

CALIFORNIA COASTAL COMMISSION

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



Th17g

Click here to go to
original staff report

ADDENDUM

April 11, 2016

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **APPEAL NO. A-5-VEN-16-0029 (Rechtszajd) FOR THE COMMISSION MEETING OF THURSDAY, APRIL 14, 2016.**

PUBLIC CORRESPONDENCE

Commission staff received one (1) letter of concern for the proposed project from Lydia Ponce. The letter indicates support for finding a substantial issue with regard to the grounds on which the appeal was filed and includes an attached article from a local publication. Commission staff received one (1) letter of support of the Coastal Exemption Appeal from Robin Rudisill. The letter indicates support for finding a substantial issue with regard to the grounds on which the appeal was filed.

ADDITIONAL FINDINGS

Commission staff recommends modifications to the staff report dated March 30, 2016.

The following paragraph shall be added to the De Novo section of the staff report:

C. UNPERMITTED DEVELOPMENT

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

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

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

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

Oshida, Caitlin@Coastal

From: Lydia Ponce <venicelydia@gmail.com>
Sent: Friday, April 08, 2016 6:23 AM
To: Oshida, Caitlin@Coastal
Subject: 821 Nowita Place (A-5-VEN-16-0029)

California Coastal Commission

Coastal Staff & Coastal Commissioners

200 Oceangate, 10th Floor

Long Beach, CA 90802

Re. SUPPORT OF Coastal Exemption Appeal

821 Nowita Place (A-5-VEN-16-0029)

Hearing date: Thursday April 14, 2016

Agenda Item 17.g.

Coastal Staff and Honorable Commissioners,

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

For the love of Venice.....

Sincerely yours,

Lydia Ponce

It Matters - continued from page 1

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

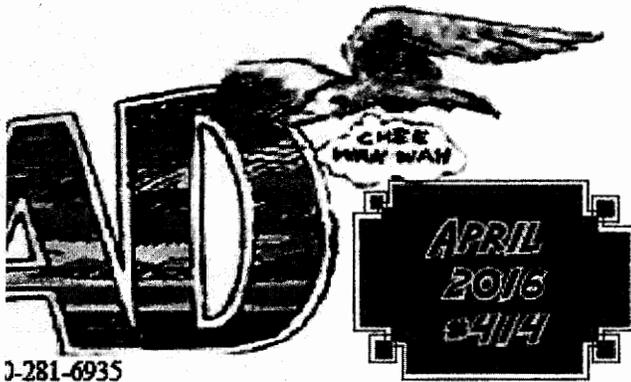
To the owners and companies that are demolishing every building in Venice and replacing them with big ugly boxes, the people of Venice don't matter. The neighbors who don't want to live in the shadow of some new concrete monstrosity don't matter. All the "little people" don't matter. To a development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

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

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

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

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



VENICE IT MATTERS

by Jon Wolff.

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

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

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

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

April 8, 2016

Th17g

Via EMAIL: Caitlin.Oshida@coastal.ca.gov

California Coastal Commission
Coastal Staff & Coastal Commissioners
200 OceanGate, 10th Floor
Long Beach, CA 90802

Re. SUPPORT OF Coastal Exemption Appeal/CDP requirement

821 Nowita Place (A-5-VEN-16-0029)

Hearing date: Thursday April 14, 2016

Agenda Item 17g

Coastal Staff and Honorable Commissioners,

A CDP is required for development on a walk street, which is defined in the certified Venice Land Use Plan (LUP) Section 1. D. 3. as a Highly Scenic Area (Exhibit C). Highly Scenic Areas are a class of development that require a CDP because they involve a risk of adverse environmental effect, as per CCR 13250 (Exhibit A). Thus, they are an exception to the exemption from a CDP under Coastal Act Section 30610(a), and require a CDP for all development (Exhibit B). The same facts apply to historic resources. The prior structure, now substantially demolished, was identified in the SurveyLA as a Contributing Structure of a potential historic district. That too makes it a coastal resource with a risk of adverse environmental effect. Under CEQA such a structure must also be evaluated and an exemption may not be applied. In addition, Highly Scenic Areas are Sensitive Coastal Resource Areas, as defined in both the certified LUP (Exhibit D) and the Coastal Act (Exhibit E). Only through a CDP process can the historic components of the structure be protected by including the appropriate City and State codes and other requirements.

Without a CDP, there is a cumulative impact issue, as there is a risk of adverse environmental effect to our valued Special Coastal Community of Venice, of which the Walk Street areas are a protected resource, a Highly Scenic Area, and of which Venice's historic resources are specifically highlighted *as a defining feature* in the definition of Special Coastal Community given to Venice by the Coastal Commission when it certified the Land Use Plan: ".....characterized by a particular cultural, historical, or architectural heritage that is distinctive....." (Exhibit D).

It is very important to note that the definition for Highly Scenic Area that is included in the development section of the certified LUP is clearly purposely placed there so that this definition would be considered in conjunction with all other development policies. This fulfills the requirement for a designation as highly scenic in the certified land use plan, as required by CCR 13250 (Exhibit A).

Being that this project is both on a Venice Walk Street, a Highly Scenic Area, and also is designated in an official City survey as a Contributing structure to the potential historic Milwood walk street district, it should have been flagged and coded for CDP processing by either the Venice Specific Plan Planner or the Coastal Exemption processing Planner, as it is an exception to the Coastal Exemption regs. We have been told that prior to the coastal planning staff reorganization in 2015, historic resources were flagged and not allowed to be processed as coastal exemptions, as such projects require an adequate review and must be handled with a public process.

Cheers,


Robin Rudisill, as an individual and not as a member of the

Venice Neighborhood Council or its Land Use & Planning Committee

(310) 721-2343

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14 CA ADC § 13250
BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS

Barclays Official California Code of Regulations Currentness
Title 14. Natural Resources
Division 5.5 California Coastal Commission [FNA1]
Chapter 6. Exclusions from Permit Requirements
Subchapter 6. Existing Single-Family Residences

14 CCR § 13250

§ 13250. Improvements to Existing Single-Family Residences.

(a) For purposes of Public Resources Code Section 30610(a) where there is an existing single-family residential building, the following shall be considered a part of that structure:

- (1) All fixtures and other structures directly attached to a residence;
- (2) Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and
- (3) Landscaping on the lot.

(b) Pursuant to Public Resources Code Section 30610(a), ^{attached} the following classes of development require a coastal development permit because they involve a risk of adverse environmental effects:

- (1) Improvements to a single-family structure if the structure or improvement is located: on a beach, in a wetland, seaward of the mean high tide line, in an environmentally sensitive habitat area, in an area designated as highly scenic in a certified land use plan, or within 50 feet of the edge of a coastal bluff.
- (2) Any significant alteration of land forms including removal or placement of vegetation, on a beach, wetland, or sand dune, or within 50 feet of the edge of a coastal bluff, or in environmentally sensitive habitat areas;
- (3) The expansion or construction of water wells or septic systems;
- (4) On property not included in subsection (b)(1) above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resources areas as designated by the commission or regional commission, improvement that would result in an increase of 10 percent or more of internal floor area of an existing structure or an additional improvement of 10 percent or less where an improvement to the structure had previously been undertaken pursuant to Public Resources Code Section 30610(a), increase in height by more than 10 percent of an existing structure and/or any significant non-attached structure such as garages, fences, shoreline protective works or docks.
- (5) In areas which the commission or a regional commission has previously declared by resolution after public hearing to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use, the construction of any specified major water using development not essential to residential use including but not limited to swimming pools, or the construction or extension of any landscaping irrigation system.
- (6) Any improvement to a single-family residence where the development permit issued for the original structure by the commission, regional commission, or local government indicated that any future improvements would require a development permit.

See Venice certified Land Use Plan Policy 6.D.30 (attached)

(c) In any particular case, even though an improvement falls into one of the classes set forth in subsection (b) above, the executive director of the commission may, where he or she finds the impact of the development on coastal resources or coastal access to be insignificant, waive the requirement of a permit, provided, however, that any such waiver shall not be effective until it is reported to the commission at its next regularly scheduled meeting. If any three (3) commissioners object to the waiver, the proposed improvement shall not be undertaken without a permit.

Note: Authority cited: Section 30333, Public Resources Code. Reference: Section 30610(a), Public Resources Code.

HISTORY

- 1. Amendment filed 6-10-77; effective thirtieth day thereafter (Register 77, No. 24).

Section 30610 Developments authorized without permit

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:

Done
at
CCR
13250(b)(1)

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

(b) Improvements to any structure other than a single-family residence or a public works facility; provided, however, that the commission shall specify, by regulation, those types of improvements which (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division. Any improvement so specified by the commission shall require a coastal development permit.

(c) Maintenance dredging of existing navigation channels or moving dredged material from those channels to a disposal area outside the coastal zone, pursuant to a permit from the United States Army Corps of Engineers.

(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.

(e) Any category of development, or any category of development within a specifically defined geographic area, that the commission, after public hearing, and by two-thirds vote of its appointed members, has described or identified and with respect to which the commission has found that there is no potential for any significant adverse effect, either individually or cumulatively, on coastal resources or on public access to, or along, the coast and, where the exclusion precedes certification of the applicable local coastal program, that the exclusion will not impair the ability of local government to prepare a local coastal program.

(f) The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this division; provided, however, that the commission may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources.

(g) (1) The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.

(2) As used in this subdivision:

(A) "Disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.

(B) "Bulk" means total interior cubic volume as measured from the exterior surface of the structure.

Adjacent Use/Development: The only permitted development adjacent to the canals and lagoon shall be habitat restoration, single-family dwellings, public parks and walkways, subterranean or surface public parking lots, maintenance activities and emergency repairs. Surface public parking lots shall be permitted only where sufficient access and roadway capacity exists to accommodate such parking. New construction along the Canals, and Ballona Lagoon shall comply with standards for setbacks, noise barriers, landscape plan, pervious surfacing with drainage control measures to filter storm run-off and direct it away from environmentally sensitive habitat areas, buffer areas in permanent open space, land dedication for erosion control, and wetland restoration including off-site drainage improvements. For more details refer to the provisions contained in Policy Group I.A., Residential Land Use and Development Standards, and Policies IV.C.1 and IV.C.2, Stormwater Runoff and Circulation.

Policy I. D. 2. Venice Beach. Venice Beach stretches along the coast from Navy Street on the north to the entrance channel of Marina Del Rey.

Use/Density: The beach shall be zoned Open Space and used for public recreation. There should be no further construction on the beach other than police substation, City's and County's operational and management offices, recreational and accessory facilities such as playground equipment, athletic facilities, restrooms, lifeguard stations, bikeways, related short-term bicycle parking, walkways, lighting facilities where appropriate, and necessary expansion of existing or installation of new infrastructure. Reconstruction and rehabilitation of existing facilities shall be encouraged. Development shall be sited to protect Least Tern nesting areas and other environmentally sensitive habitat areas.

Policy I. D. 3. Views of Natural and Coastal Recreation Resources.

The scale of development shall comply with height limits, setbacks and standards for building massing specified in Policy Groups I.A and I.B, Residential and Commercial Land Use and Development Standards of this LUP, in order to protect public views of highly scenic coastal areas and vista points, including, but not limited to, the canals, lagoon, jetty, pier, Ocean Front Walk, walk streets and pedestrian oriented special communities.

Policy I. D. 4. Signs. Roof top signs and billboards are prohibited in all land use categories. Business identification signs shall comply with the height limits and development standards specified in the LUP to ensure they do not adversely affect view sheds and view corridors.

**Preservation of Venice
as a Special Coastal
Community**

Policy I. E. 1. General. 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. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk,

removed or replaced.

Replacement Unit: Any affordable housing unit to be provided as replacement for an existing unit on a project site.

Replacement Parking: Any parking space to be provided as replacement for an existing parking space on a project site.

Roof Access Structure: An enclosed stairway or elevator housing that provides access to a roof, but contains no storage, habitable or living area.

→ **Sensitive Coastal Resource Areas:** Those identifiable land and water areas within the Coastal Zone of vital interest and sensitivity, including the following:

- a. Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the Coastal Plan.
- b. Areas possessing significant recreational value.
- c. Highly scenic areas.
- d. Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.
- e. Special communities or neighborhoods which are significant visitor destination areas.
- f. Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.
- g. Areas where divisions of land could substantially impair or restrict coastal access.

Service Floor: All areas where the customer can be served, except the bathroom, including the indoor and outdoor dining area, bar, waiting room and tavern.

Seven-Foot Contour: The mean sea level as defined by the U.S. Geological survey.

Silver-Strand Lagoon Buffer Strip: The strip of land (lagoon buffer) immediately adjacent to the Ballona Lagoon as approved in Coastal Commission Permit No. A-266-77, Permit Amendment No. A-266-77, and Appeal No. A-266-77.

Special Coastal Community: An area recognized as an important visitor destination center on the coastline, characterized by a particular cultural, historical, or architectural heritage that is distinctive, provides opportunities for pedestrian and bicycle access for visitors to the coast, and adds to the visual attractiveness of the coast.

Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of 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. Lot consolidations shall be restricted to protect the scale of existing neighborhoods. Roof access structures shall be limited to the minimum size necessary to reduce visual impacts while providing access for fire safety. In visually sensitive areas, roof access structures shall be set back from public recreation areas, public walkways, and all water areas so that the roof access structure does not result in a visible increase in bulk or height of the roof line as seen from a public recreation area, public walkway, or water area. No roof access structure shall exceed the height limit by more than ten (10') feet. Roof deck enclosures (e.g. railings and parapet walls) shall not exceed the height limit by more than 42 inches and shall be constructed of railings or transparent materials. 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.

Implementation Strategies

The LUP shall include development regulations and procedures (with respect to bulk, scale, height, setbacks, density, landscaping and types of use) to implement these policies.

Policy I. E. 3. Architecture. Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.

Policy I. E. 4. Redevelopment. Projects involving large-scale land acquisition and clearance shall be discouraged in favor of rehabilitation, restoration and conservation projects, especially those involving single-family dwellings.

Policy I. E. 5. Nonconforming Structures. Where extensive renovation of and/or major addition to a structure is proposed and the affected structure is nonconforming or there is another nonconforming structure on the site, or a project is proposed that would greatly extend the life of a nonconforming structure or that eliminates the need for the nonconformity, the following shall apply:

Unless the City finds that it is not feasible to do so, the project must result in bringing the nonconforming structure into compliance with the current standards of the certified LCP, unless in its nonconformity it achieves a goal associated with community character (i.e. the reuse and renovation of a historic structure) or affordable housing that could not be achieved if the structure conforms to the current standards of the certified LCP.

Section 30116 Sensitive coastal resource areas

Coastal Act

"Sensitive coastal resource areas" means those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. "Sensitive coastal resource areas" include the following:

(a) Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the coastal plan.

(b) Areas possessing significant recreational value.

(c) Highly scenic areas.

(d) Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.

(e) Special communities or neighborhoods which are significant visitor destination areas.

(f) Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.

(g) Areas where divisions of land could substantially impair or restrict coastal access.

BXF

CALIFORNIA COASTAL COMMISSION

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Th17g

Filed: 3/4/2016
 49th Day: 4/22/2016
 Staff: C. Oshida – LB
 Staff Report: 3/30/2016
 Hearing Date: 4/14/2016

STAFF REPORT: APPEAL – SUBSTANTIAL ISSUE AND DE NOVO

Local Government: City of Los Angeles

Local Decision: Claim of Exemption to Coastal Development Permit Requirement

Appeal Number: A-5-VEN-16-0029

Applicant/Agent: Daniela Rechtzajd

Appellants: David Dehnert, Jennifer Bass, Sue Kaplan, Leone White, Michael Segal.

Project Location: 821 Nowita Place, Venice, City of Los Angeles

Project Description: Appeal of City of Los Angeles Local Coastal Exemption No. DIR-2016-240-CEX for an interior remodel and first and second floor 565 sq. ft. addition to an existing 1,378 sq. ft., two-story, single-family dwelling.

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

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

SUMMARY OF STAFF RECOMMENDATION

The staff recommends that the Commission determine that a **substantial issue exists** with respect to the grounds on which the appeal has been filed for the following reason: the development on the site is the demolition of a residential structure and construction of a single-family residence, and is not an improvement to an existing single family residence, and is therefore non-exempt “development” as defined in the Coastal Act. Commission staff was notified on March 4, 2016 that although the City’s

Local Coastal Exemption, DIR-2016-240-CEX was issued for an addition and remodel *to an existing single family dwelling*, the entire structure had been demolished, with the exception of portions of the wood framing, chimney, foundation, and only a minimal portion of the exterior siding intact (**Exhibit 3**). 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. A coastal development permit must be obtained for the development. Commission Staff recommends that the Commission **deny the claim of exemption** and find that the proposed project requires a local coastal development permit, and return this matter to the City for processing. The **motions** to carry out the staff recommendation are on **pages 4 and 10**.

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APPENDICES

Appendix A - Substantive File Documents

EXHIBITS

Exhibit 1 – Project Location /Vicinity Map

Exhibit 2 – Appeal

Exhibit 3 – Photo of Subject Site Before and After Demolition

Exhibit 4 – Plans Submitted by the Applicant

Exhibit 5 – Permit and Inspection Report Detail

I. MOTION AND RESOLUTION

MOTION: *I move that the Commission determine that Appeal No. A-5-VEN-16-0029 raises NO Substantial Issue with respect to the grounds on which the appeal has been filed under § 30602 of the Coastal Act.*

Staff recommends a **NO** vote. Failure of this motion will result in a de novo hearing on the application, and adoption of the following resolution and findings. Passage of this motion will result in a finding of No Substantial Issue and the local action will become final and effective. The motion passes only by an affirmative vote of the majority of the appointed Commissioners present.

RESOLUTION:

*The Commission hereby finds that Appeal No. A-5-VEN-16-0029 presents A **SUBSTANTIAL ISSUE** with respect to the grounds on which the appeal has been filed under § 30602 of the Coastal Act regarding consistency with Chapter 3 policies of the Coastal Act.*

II. APPELLANTS' CONTENTIONS

On March 4, 2016, the Commission received an appeal of Local Coastal Exemption DIR-2016-240-CEX from David Dehnert, Jennifer Bass, Sue Kaplan, Leone White, and Michael Segal. The appeal contends that historic resource impacts under CEQA need to be analyzed in relation to this site because of the property's designation as historic in the SurveyLA and a walk street in the Venice Land Use Plan as a Highly Scenic Coastal Area, more than 50% of the structure will be demolished, the mass and scale of the locally-approved project is inconsistent with the community character of the area and therefore is inconsistent with the Venice certified Land Use Plan (LUP) and the Chapter 3 policies of the Coastal Act. For the reasons stated above, the appellants contend 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 January 27, 2016, the Los Angeles Department of City Planning issued a Coastal Exemption (DIR-2016-240-CEX) for development proposed at 821 Nowita Place, Venice, Los Angeles. The applicant listed on the City's exemption form is Daniela Rechtszajd. The appeal form states that the proposed development is: "*First and second story additions to **existing single-family dwelling**, the **existing two-story single family dwelling** will have additions to the first and second stories, as well as an interior remodel*" (**Exhibit 2**) (emphasis added). On February 9, 2016, the City Department of Building and Safety issued Building Permit No. 15014-30000-04499, and demolition commenced at the project site. The City did not forward a copy of the Coastal Exemption to the Coastal Commission's South Coast District Office as required. On March 4, 2016, the appellants submitted the appeal to the Commission's South Coast District Office (**Exhibit 2**). The appeal of the City's action was determined to be valid because it was received prior to the expiration of the twenty working-day period in which any action by the City of Los Angeles can be appealed to the Commission. On March 7, 2016, a Notification of Appeal was sent to the Los Angeles Department of City Planning and the applicant, notifying them of the appeal of DIR-2016-240-CEX, and therefore the decision was stayed pending Commission action of the appeal.

On March 21, 2006, the City of Los Angeles Department of Building and Safety issued Building Permit No. 15014-30001-04499 as a “supplemental permit to PCIS #15014-30000-04499 to capture a city planning clearance for historic district” (**Exhibit 5**). The historic nature of the existing structure is a topic that may be reviewed during the City’s analysis of the coastal development permit application process. The City’s action to issue a clearance without an analysis of the existing structure (after an appeal of the exemption had been filed) is not consistent with the coastal development permit process, as set forth in section 13320 of the California Code of Regulations:

*Upon receipt in the commission office of a timely valid appeal by a qualified appellant the executive director of the commission shall notify the permit applicant and the affected local government that the operation and effect of the coastal development permit has been **stayed pending final action on the appeal by the commission as required by Section 30623 of the Public Resources Code**. Within five (5) working days of the receipt of a notice of appeal from the commission, the affected local government shall deliver to the executive director of the commission all relevant documents and materials used by the local government in its consideration of the coastal development permit application.*

IV. APPEAL PROCEDURES

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

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

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

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

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

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

V. SINGLE/DUAL PERMIT JURISDICTION AREAS

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

VI. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

The project site is located in the Milwood area in Venice at 821 Nowita Place within the City's Single Permit Jurisdiction, about 0.9 mile inland of the beach (**Exhibit 1**). The lot area is 3,145.2 square feet, and is zoned R2-1 (Two Family Zone in the City of Los Angeles Zoning Code). According to Los Angeles County Records, prior to the demolition of the structure, the site was developed with a two-story, 1,378 square-foot single-family residence constructed in 1921 (**Exhibit 3**). This single family dwelling is located on a walk street and was designated as a contributing historic resource to the Milwood Venice Walk Streets Historic District by SurveyLA in 2015. The proposed scope of

work listed in the City’s Local Coastal Exemption, DIR-2016-240-CEX, describes the proposed project as:

“First and second story additions to existing single-family dwelling, the existing two-story single family dwelling will have additions to the first and second stories, as well as an interior remodel” (Exhibit 2).

Commission was notified on March 4, 2016 that although the City’s Local Coastal Exemption, DIR-2016-240-CEX was issued for an addition and remodel *to an existing single family dwelling*, the structure had been demolished, with the exception of portions of the wood framing, chimney, foundation, and only a minimal portion of the exterior siding intact (**Exhibit 3**). 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.

B. FACTORS TO BE CONSIDERED IN SUBSTANTIAL ISSUE ANALYSIS

Section 30625(b)(1) of the Coastal Act states that the Commission shall hear an appeal of a local government action carried out pursuant to Section 30600(b) unless it finds that no substantial issue exists as to conformity with Chapter 3 of the Coastal Act. The term “substantial issue” is not defined in the Coastal Act or its implementing regulations. Section 13115(b) of the Commission’s 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 **a substantial issue exists** with respect to whether the local government action conforms to the provisions of Chapter 3 of the Coastal Act for the reasons set forth below.

C. SUBSTANTIAL ISSUE ANALYSIS

As stated in Section IV of this report, the Commission shall hear an appeal unless it determines that no substantial issue exists as to conformity with Chapter 3 policies of the Coastal Act.

The grounds for this appeal are that the project is not an improvement to an existing single-family residence, and is therefore non-exempt “development” as defined in the Coastal Act and so a coastal development permit should have been required.

Section 30610, Developments Authorized Without Permit, states:

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

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

Section 13250, Improvements to Existing Single-Family Residences, states:

(a) For purposes of Public Resources Code Section 30610(a) where there is an existing single-family residential building, the following shall be considered a part of that structure:

- (1) All fixtures and other structures directly attached to a residence;*
- (2) Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and*
- (3) Landscaping on the lot.*

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

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

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

To date, all that remains of the former single family residence at the subject site is the wood framing, chimney, foundation, and small portion of the exterior siding. On-site observations made by staff and photographic evidence demonstrate that the roof, siding, electrical system, plumbing, and drywall have been removed (**Exhibit 3**). The amount of the structure that has been removed exceeds fifty percent of the structure. The City of Los Angeles Certified Land Use Plan (LUP) for Venice defines “remodel” as: *an improvement to an existing structure in which no more than fifty percent (50%) of the exterior walls are removed or replaced*. 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. Therefore, the proposed development is not exempt from the permitting requirement and the applicant must obtain a coastal development permit must be obtained. This appeal raises a substantial issue as to conformity with the Chapter 3 policies of the Coastal Act because the development, which did not obtain a coastal development permit, has not yet been reviewed for conformity with the Chapter 3 policies.

Applying the five factors listed in the prior section clarifies that the appeal raises “a substantial issue” with respect to Chapter 3 of the Coastal Act, and therefore, does meet the substantiality standard of Section 30265(b)(1), because the nature of the proposed project and the local government action are not consistent with policies of Chapter 3 of the Coastal Act.

The first factor is the degree of factual and legal support for the local government’s decision that the development is exempt from coastal development permit requirements. Issuing an Exemption for a project with the scope of work that includes a “*first and second story additions to existing single-family dwelling, the existing two-story single family dwelling will have additions to the first and second stories, as well as an interior remodel*” could be, on its face, consistent with the Coastal Act. However, in order to qualify for an exemption, at least 50 percent of the existing single family residence must be retained. The City’s issuance of an exemption for this project, however, has resulted in exempting development from permitting requirements that includes demolition of over 50 percent of the existing structure when, in fact, such demolition and reconstruction projects constitute replacement structures under section 13252 of the Commission’s regulations. Additionally, City staff states that at the time it issued this coastal exemption, it did not retain copies of the plans for the proposed development that it exempted from coastal development permit requirements. There are no plans in the City record for Commission staff to review to determine whether the City properly determined that an exemption was appropriate. Therefore, the Coastal Commission finds that the City does not have an adequate degree of factual and legal support for its exemption determination.

The second factor is the extent and scope of the development as approved or denied by the local government. As discussed, the demolition of most of the structure that occurred on the property exceeded the scope of what was authorized under the coastal exemption, which invalidates the exemption. Los Angeles County records indicate that the structure that was substantially demolished was a 1,378 square foot house constructed in 1921. The proposed project to be constructed as a result of the City issued Exemption is a substantial remodel to the existing single family dwelling disregarding the structural integrity of the aged foundation and framing. Even if the plans do not indicate replacement of floors and walls, the City building inspector may require replacement of these components for safety reasons. In fact, it appears that come of the wood framing has already been replaced (**Exhibit 3**). The full extent and scope of the proposed, large project will be reviewed by the City through the local coastal development permitting process.

The third factor is the significance of the coastal resources affected by the decision. The significant coastal resource is community character. Other coastal resources could be affected. This single family dwelling is located on a walk street and was designated as a contributing historic resource to the Milwood Venice Walk Streets Historic District by SurveyLA in 2015. The City’s coastal exemption process was utilized instead of the coastal development permit process, during which the proposed development would be reviewed for consistency with the character of the surrounding area. Community character issues are particularly important in Venice. Although this exemption relates only to one project, the erosion of community character is a cumulative issue, and the City’s cumulative exemption of numerous large-scale remodel and demolition projects has a significant impact on Venice’s visual character. See, e.g., staff report dated 1/28/16 for Appeal No. A-5-VEN-16-0005.

The fourth factor is the precedential value of the local government’s decision for future interpretations of its LCP. The City does not currently have a certified LCP. Issuing exemptions for proposed projects like these that result in the construction of new larger residences circumvents the

coastal development permit process and its requirement for public participation, and sets a bad precedent. As discussed above, significant adverse impacts to coastal resources would potentially occur, if the City’s coastal exemption process is inappropriately used to avoid the coastal development permit process, during which the proposed development would be reviewed for consistency with the character of the surrounding area and would potentially set a bad precedent. Overall, the issuance of coastal exemptions for proposed projects that result in the construction of new residences much larger than the size of the original structure circumvents the coastal development permit process and its requirement for public participation, and sets a bad precedent. The abuse of the City’s coastal exemption process in order to avoid obtaining a coastal development permit for new development is a recurring problem. See, e.g., staff report dated 1/28/16 for Appeal No. A-5-VEN-16-0005.

The final factor is whether the appeal raises local issues, or those of regional or statewide significance. Although this appeal raises specific local issues, exempting projects from the coastal development process will have potential negative and cumulative impacts to the coast if they are not properly reviewed through the local coastal development permit process and monitored by the City. Therefore, the City’s approval does raise issues of statewide significance.

In conclusion, the primary issue for the appeal is that the development is actually the replacement of the existing single family residence with a new single family residence, and therefore a coastal development permit must be obtained in order to ensure that it conforms to the policies of the certified LUP and the Chapter 3 policies of the Coastal Act. Therefore, Commission staff recommends that the Commission find that the appeal raises a substantial issue as to conformity with Chapter 3 policies.

VII. MOTION AND RESOLUTION – DE NOVO PERMIT

Motion: *I move that the Commission **approve** Claim of Exemption No. A-5-VEN-16-0029 for the development proposed by the applicant.*

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

Resolution:

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

VIII. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

The actual project as documented on the project site, as well as project plans provided by the applicant (**Exhibit 4**), is the demolition of a 1,378 square foot, two-story, single-family residence and construction of a new 1,943 square foot, two-story single family residence on a 3,145.2 square foot lot in the Milwood area in Venice. This single family dwelling is located on a walk street and was

designated as a contributing historic resource to the Milwood Venice Walk Streets Historic District by SurveyLA in 2015. To date, the entire structure had been demolished, with the exception of portions of the wood framing, chimney, foundation, and only a minimal portion of the exterior siding (**Exhibit 3**).

B. DEVELOPMENT REQUIRES A COASTAL DEVELOPMENT PERMIT

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

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z’berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

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

Coastal Act Section 30610 provides, in part:

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

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

(d) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities; provided, however, that if the commission determines that certain extraordinary methods of repair and maintenance involve a risk of substantial adverse environmental impact, it shall, by regulation, require that a permit be obtained pursuant to this chapter.

Section 13252, California Title 14 Regulations 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 so a coastal development permit should have been required. The City's interpretation of a "remodel" is based on the City's uncertified municipal code, not the provision of the Coastal Act.

The proposed project does not qualify for an exemption under Coastal Act Section 30610(a). Coastal Act Section 30610(a) allows *improvements* to existing single-family residences without a coastal development permit. In this case, the applicant demolished nearly the entire single family residence as part of the proposed development. When an applicant has already demolished all or nearly all of a single-family residence, there can no longer be an "existing single-family residence" subject for improvement on the site.

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

In determining whether the project constitutes the replacement of 50 percent or more of the existing single family residence, Commission staff analyzes what percentage of which components and how much of each component of the house is being replaced. A single family residence consists of many components that can be measured, such as: the foundation, plumbing, electrical, walls, floor, and/or roof of the structure. The project plans must indicate the amount of demolition and augmentation that is necessary to build the proposed remodel. If 50 percent or more of the total of these components are being replaced, then the project would not qualify as exempt development, and must obtain a coastal development permit pursuant to Section 30600(a) of the Coastal Act. Typically, the addition of a complete second story to a one-story house would not qualify for an exemption because the amount of construction required to support the additional weight of a new level would often require substantial reconstruction/reinforcement of the first-floor load bearing walls, often with steel framing, and/or a new foundation which would exceed the amount of change allowable under an exemption. Even if the plans do not indicate replacement of floors and walls, the City building inspector may require replacement of these components for safety reasons. For example, when an older house is enlarged from one story to two-story, more than fifty percent of the components may need to be replaced due to termite infestation and/or dry rot, which are typical of Southern California homes.

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

In this case, prior to the demolition of the structure, the site was developed with a two-story 1,378 square foot single family residence constructed in 1921. According to DIR-2016-240-CEX, the resulting project would add a “*First and second story additions to existing single-family dwelling, the existing two-story single family dwelling will have additions to the first and second stories, as well as an interior remodel.*” The age of the existing structure should have indicated that there may have been underlying issues that would prevent the retention of more than 50 percent of the structure.

To date, all that remains of the former single family residence at the subject site is the exterior framing. On-site observations made by staff and photographic evidence demonstrate that the roof, siding, and drywall have been removed (**Exhibit 3**). The amount of the structure that has been removed exceeds fifty percent of the existing structure. 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.

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

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

*requirements of subdivision (b), a coastal development permit shall be obtained from the commission or from a local government as provided in subdivision (d).
(d) After certification of its local coastal program or pursuant to the provisions of Section 30600.5, a coastal development permit shall be obtained from the local government as provided for in Section 30519 or Section 30600.5.*

As discussed, the City of Los Angeles has the authority to issue coastal development permits. The proposed project site is located within the *Single Permit Jurisdiction Area*. For the reasons discussed in detail above, the proposed project constitutes the substantial demolition of an existing 1,378 square foot, two-story single family residence and construction of a new 1,943 square foot, two-story single family residence, which, in the Venice coastal zone is not exempt under any section or provision of the Coastal Act or the Commission's Regulations and require a coastal development permit. Therefore, the proposed project requires a local coastal development permit, processed by the City of Los Angeles. The appellants have expressed their concerns regarding the alleged inconsistencies between the proposed project's mass, scale and character with that of the surrounding community. The local coastal development permit process is the process during which the proposed development will be reviewed for its consistency with the Coastal Act and local land use regulations. Because the evidence does not support the City's action in exempting the proposed project from Coastal Act permitting requirements, *Coastal Exemption No. A-5-VEN-16-0029* is denied.

Appendix A – Substantive File Documents

1. City of Los Angeles Certified Land Use Plan for Venice (2001)
2. Appeal File A-5-VEN-16-0005
3. Appeal File A-5-VEN-16-0006

Vicinity Map: 821 Nowita Place, Venice



Photo Credit: Bing Maps

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California Coastal
Commission

STATE OF CALIFORNIA - THE RESOURCES AGENCY

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: David Dehnert, Jennifer Bass, Sue Kaplan, Michael Segal, Leone White

Mailing Address: 910 Amoroso

City: 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:

1st and 2nd story additions to existing single-family dwelling, the existing 2-story SFD will have additions to the 1st and 2nd stories, as well as an interior remodel.

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

821 Nowita Place, APN: 424-101-6011, Oakwood Ave

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

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

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

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-5-VEN-16-0029

DATE FILED: 3-4-2016

DISTRICT: South Coast

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
 City Council/Board of Supervisors
 Planning Commission
 Other

6. Date of local government's decision: January 27, 2016

7. Local government's file number (if any): DIR-2016-240-CEX

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Daniela Rechtszajd, Architect, 924 Milwood Ave, Venice, CA 90291

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.

THIS PROJECT ABSOLUTELY MUST HAVE A CDP, and the demo of this historic resource, this protected coastal resource, this highly scenic coastal resource needs to stop immediately, before any further damage is done!!

1. Due to its Historic Status:

A property in the Venice Coastal Zone that has been identified as being eligible for historic designation status in the SurveyLA must be looked at for historical resource impacts under CEQA. The City's presumption is that if the City has found it to be significant in SurveyLA that they will continue to find it significant in their environmental reviews. Sometimes the district itself is the primary historic resource, and so it's important to think about a given neighborhood as being the historic resource. Whether or not the proposed project may have an adverse affect on, or may materially impair the significance of, the historic resource must be determined. There are two levels of potential impact: the loss of a contributor or multiple contributors to a district, if a site has been identified as a contributing structure as has the site at 821 Nowita Place. Built in 1921, the structure is almost 100 years old. In addition, the impact to the overall integrity of the historic district must be considered, i.e. whether the project would materially impair its continued eligibility as an historic district. In the Coastal Zone, particularly in Venice where the City knows that there are ongoing multiple cases/project applications, the City also considers the potential for cumulative impacts under CEQA. In the Venice Coastal Zone, which has been designated as a Special Coastal Community, the history and historic structures and districts have a direct connection to that special coastal designation (see definition in excerpt of the certified Venice Land Use Plan, attached). On page 2 of the CEX, the top section reads: "A determination has been made that a CDP is not required for the preceding described project based on the fact that it does not involve a risk of adverse environmental effect." If the property has historic status, even if it's "potential" or pending, because historic resources are considered as coastal resources and as part of the environment, then there IS a risk of adverse environmental effect and a CDP is required. Thus, prior to making this determination for the CEX, it is necessary to determine a property's historical status, including its status in SurveyLA. The property at 821 Nowita Place is designated in SurveyLA as a contributing property (see attached information from the SurveyLA report), therefore this determination that the project does not involve a risk of adverse environmental effect cannot be made and the project cannot be processed with a CEX; a CDP must be obtained.

2. Due to its CEQA Status:

See attached CEQA exhibit.



3. Due to its Walk Street Status:

It has been designated in the certified Venice Land Use Plan as a Highly Scenic Coastal Area and is in a sensitive coastal resource area, and as such, by the Coastal Act State Law, Section 30610 (attached) it **MUST BE PROCESSED WITH A CDP**: See attached Coastal Act Section 30610 (a) and CCR 13250, and certified Land Use Plan designation of the Venice Walk Street areas as a "Highly Scenic Coastal Area."

Further, State law requires that 50% or more of the structure be maintained in order to qualify as an existing structure for purposes of a Coastal Exemption. This project cannot be considered an addition to and/or a remodel of an existing single-family dwelling when it is clear that the very large size of the addition, vs. the fact that most of the entire existing structure is to be demolished, leaves little existing structure to add onto or improve, which indicates that the development is much more than an "improvement" to a single-family dwelling. It is therefore non-exempt "development" as defined in the Coastal Act, and thus a CDP should be required.

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

This CEX must be revoked and the related building permit must be revoked, and the Applicant must be required to obtain a CDP. This should be done *ASAP, as demolition is underway and must be stayed immediately so that the proper permits may be obtained.*

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

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

In addition, the Venice Coastal Zone does not have a certified Local Coastal Program, and issuing exemptions for proposed projects like this one, which substantially exceed the mass and scale of the surrounding area and are also significantly larger than the existing structure, set a very damaging precedent. The abuse of the City's Coastal Exemption process in order to avoid obtaining a CDP for new development has been a recurring problem. The City has inadequate controls over the Coastal

Exemption process, including a lack of adequate enforcement, resulting in developers frequently ignoring or violating regulations, including demolition of the entire structure even though the project description indicates otherwise. There is generally no penalty applied by the City when this is discovered, other than a requirement to stop work and obtain a CDP, and thus there is little to discourage Applicants from this practice. Very importantly, exempting projects from the CDP process has potential significant negative cumulative impacts to the entire California Coast, as these projects are not being properly reviewed for Community Character and conformance to Chapter 3 of the Coastal Act.

The Coastal Commission-certified Venice Land Use Plan, used as guidance for determining conformity with Chapter 3, indicates in Policy I. E. 2. that “... All new development *and renovations should respect the scale, massing and landscape of existing residential neighborhoods.*” However, the City does not perform such a review for Coastal Exemptions, including for this project.

Relevant law includes Coastal Act Section 30610 and CCR Sections 13250 and 13252 (see attached).

Adjacent neighbors, property owners and residents in the surrounding area, and all Venice residents would be harmed by this project, as well as the cumulative effect of this project and other such projects.

Not only would there be adverse effects on adjacent and surrounding properties (without an associated public process including Notice, a Public Hearing, transparency, and an Appeal right), but there would be a significant adverse impact on the Community Character of Venice, which is a protected Coastal Resource. This has the result of significantly reducing the long-term value of the Venice Coastal Zone Community and the current and future Quality of Life for all residents of Venice.

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

Exhibit 2

Page 5 of 26



California Coastal
Commission

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

SECTION V. Certification

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

David Lebrun
Gomis Bass

Sue Folan *Leah White*
Signature of Appellant(s) or Authorized Agent

Date: March 4, 2016

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

Michael Segal

Section VI. Agent Authorization

I/We hereby
authorize

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

Signature of Appellant(s)

Date: _____

Exhibit 2

Page 6 of 26



California Coastal
Commission



Section 30610 Developments authorized without permit

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

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

Section 13250 Improvements to Existing Single-Family Residences

(a) For purposes of Public Resources Code Section 30610(a) where there is an existing single-family residential building, the following shall be considered a part of that structure:

(1) All fixtures and other structures directly attached to a residence;

(2) Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and

(3) Landscaping on the lot.

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

Section 13252 Repair and Maintenance Activities That Require a Permit

(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.



EXCERPTS FROM

VENICE

certified Land Use Plan

Preservation of Venice as a
Special Coastal Community *

Policy I. E. 1. General. 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. New development within the Venice Coastal Zone shall respect the scale and character of 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.

* **Special Coastal Community:** An area recognized as an important visitor destination center on the coastline, characterized by a particular cultural, historical, or architectural heritage that is distinctive, provides opportunities for pedestrian and bicycle access for visitors to the coast, and adds to the visual attractiveness of the coast.



Permit and Inspection Rep... +

https://www.ladbservices2.lacity.org/OnlineServices/ Search

LOS ANGELES 311

LADBS [Back to LADBS](#) All Services

821 E NOWITA PL 90291

Application / Permit 15014-30000-04499
Plan Check / Job ... B15WL05087
Group Building
Type Bldg-Addition
Sub-Type 1 or 2 Family Dwelling
Primary Use (1) Dwelling - Single Family
Work Description Interior remodel and addition to an existing s.f.d.
Permit Issued Issued on 2/9/2016
Issuing Office West Los Angeles
Current Status Issued on 2/9/2016

Permit Application Status History

Submitted	9/30/2015	APPLICANT
Green Plans Picked Up	11/3/2015	APPLICANT
Assigned to Plan Check Engineer	11/4/2015	RICHARD GARCIA
Corrections Issued	11/11/2015	RICHARD GARCIA
Reviewed by Supervisor	11/18/2015	DOUGLAS NAKATANI
Plan Check Approved	2/9/2016	RICHARD GARCIA
Issued	2/9/2016	LADBS

Permit Application Clearance Information

Eng Process Fee Ord 176,300	Cleared	1/15/2016	ARNULFO NUNO
Sewer availability	Cleared	1/15/2016	ARNULFO NUNO
Low Impact Development	Cleared	1/21/2016	VUJAY DESAI
Roof/Waste drainage to street	Cleared	1/21/2016	ADRIAN SANCHEZ
ZI	Cleared	1/27/2016	RICK TORRES
Coastal Zone	Cleared	1/29/2016	RICK TORRES
Specific Plan	Cleared	1/29/2016	RICK TORRES
Green Code	Cleared	2/9/2016	RICHARD GARCIA



Contact Information

Architect	Rechtszajd, Daniela; Lic. No.: C31333
Contractor	Reynolds David Builder Inc; Lic. No.: 987887-B
Engineer	Phillips, Craig Richard; Lic. No.: C69673

924 MILWOOD AVENUE VENICE, CA 90291

3492 CARL COURT NEWBURY PARK, CA 91320

2123 VESTAL AVE LOS ANGELES, CA 90026

Inspector Information

BOB DUNN, (310) 914-3981

Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.



Department of City Planning
Case Summary & Documents

Los Angeles, CA
 Fair
 60.0 F
 Winds: 3.5 mph
 City / County Traffic

Case Number Ordinance Zoning Information CPC Cards

Case Number: DIR-2016-240-CEX Search Format: AA-YYYY-1234 Example: ZA-2011-3269

Case Number: DIR-2016-240-CEX

Case Filed On: 01/27/2016

Accepted for review on:

Assigned Date: 01/27/2016

Staff Assigned: RICARDO TORRES

Hearing Waived / Date Waived: No /

Hearing Location:

Hearing Date / Time:

DIR Action:

DIR Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: No

Primary Address

Address	CNC	CD
821 E NOWITA PL 90291 Venice 11		

[View All Addresses](#)

Project Description: 1ST AND 2ND STORY ADDITIONS TO EXISTING SFD

Requested Entitlement: SINGLE-JURISDICTION COASTAL EXEMPTION - THE REQUEST IS FOR A SINGLE-JURISDICTION COASTAL EXEMPTION. THE EXISTING 2-STORY SFD WILL HAVE ADDITIONS TO THE 1ST AND 2ND STORIES, AS WELL AS AN INTERIOR REMODEL. THE PROPERTY IS LOCATED IN THE R2-1 ZONE.

Applicant: DANIELA RECHTSZAJD [Company:]

Representative: KATHY MEDINA [Company: PACIFIC CREST CONSULTANTS]

Permanent Link: <http://planning.lacity.org/Pis/caseinfo/CaseId/MjA2MjA00>

0 Case Documents found for Case Number: DIR-2016-240-CEX

Type *	Scan Date	Signed
No Documents were found		

The CEX form is not even publicly available yet, nor has it been given to the Coastal Commission Long Beach District office!

By whom?

It appears it is purposely being kept from public and State Regulator view.



Information & Docu... | Fri Mar 4 10:51 AM

g/Pdiscaseinfo/CaseId/MJA0MT | Search

Department of City Planning

Case Summary & Documents

Los Angeles, CA
 Fair
 57.0 F
 Winds: 0.0 mph
 City / County Traffic

Case Number | Ordinance | Zoning Information | CPC Cards

Case Number: DIR-2015-3256-SPP | Search | Format: AA-YYYY-1234 | Example: ZA-2011-3269 | [Advanced Search Help](#)

Case Number: DIR-2015-3256-SPP
Case Filed On: 09/02/2015
Accepted for review on: 11/02/2015
Assigned Date: 09/09/2015
Staff Assigned: SOCORRO SMITH-YUMUL GUTTERREZ
Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time: 12:00 AM
DIR Action: APPROVED WITH CONDITIONS
DIR Action Date: 12/10/2015
End of Appeal Period: 12/28/2015
Appealed: No
BOE Reference Number:
Case on Hold?: No

0 Case Documents found for Case Number: DIR-2015-3256-SPP

Type *	Scan Date	Signed
No Documents were found		

No Plans available even though this was approved in December!

Primary Address

Address	CNC	CD
821 E NOWITA PL 90291 Venice 11		

[View All Addresses](#)

Project Description: 1ST & 2ND STY ADDITIONS TO A 2-STY SFD, WITH REMODELING
Requested Entitlement: VENICE SPECIFIC PLAN - THE PROPERTY IS ZONED R2-1, AND IS DEVELOPED WITH A 2-STY SFD. THE REQUEST IS FOR ADDITIONS TO THE FIRST AND SECOND STORIES, INCLUDING REMODELING. THERE IS AN DETACHED 2-CAR GARAGE. THE PROJECT WILL MAINTAIN 58% OF THE EXISTING EXTERIOR WALLS OF THE BUILDING.
Applicant: DANIELA RECHTZ [Company:DANIELA RECHTSZAJD ARCHITECT]
Representative: [Company:SAME]

Permanent Link: <http://planning.lacity.org/Pdiscaseinfo/CaseId/MJA0MTc30>



dcp CASE INFORMATION

← CASE NUMBER: SEARCH

Case Number DIR-2015-3256-SPP

Primary Address 821 E NOWITA PL

Case Project Description Requested Entitlement

VENICE SPECIFIC PLAN - THE PROPERTY IS ZONED R2-1, AND IS DEVELOPED WITH A 2-STY SFD. THE REQUEST IS FOR ADDITIONS TO THE FIRST AND SECOND STORIES, INCLUDING REMODELING. THERE IS AN DETACHED 2-CAR GARAGE. THE PROJECT WILL MAINTAIN 58% OF THE EXISTING EXTERIOR WALLS OF THE BUILDING.

Applicant DANIELA RECHTZ [COMPANY: DANIELA RECHTSAJD ARCHITECT]

Representative [COMPANY: SAME]

Filing Date 09/02/2015

Acceptance Date 11/02/2015

Staff Assigned SOCORRO SMITH-YUMUL GUTIERREZ

Staff Phone (213) 978-1208

Staff Email SOCORRO.SMITH-YUMUL@LACITY.ORG

Staff Assigned Date 09/09/2015

Expedited Case No

Full Cost Recovery No

Hearing Date

Hearing Time

Hearing Location

Hearing Continuation Date

Director Determination Date 12/10/2015

Director Determination APPROVED WITH CONDITIONS

Last Day to Appeal 12/28/2015

Related Appeals, Modifications, Reconsiderations and Plan Approvals None

Other Related Cases ENV-2015-3257-CE

Case Documents

Initial Actions No Documents

Appeal Actions No Documents

Council / Other Actions No Documents

Plan Approval / Modifications No Documents

Approved Plans No Documents

No plans posted, even though it has been almost 3 months!!



dcp CASE INFORMATION

← CASE NUMBER: SEARCH

Case Number DIR-2015-3256-SPP

Primary Address 821 E NOWITA PL

Case Project Description
Requested Entitlement

Applicant
Representative
Filing Date
Acceptance Date
Staff Assigned
Staff Phone
Staff Email
Staff Assigned Date
Expedited Case
Full Cost Recovery

VENICE SPECIFIC PLAN - THE PROPERTY IS ZONED R2-1, AND IS DEVELOPED WITH A 2-STY SFD. THE REQUEST IS FOR ADDITIONS TO THE FIRST AND SECOND STORIES, INCLUDING REMODELING. THERE IS AN DETACHED 2-CAR GARAGE. THE PROJECT WILL MAINTAIN 58% OF THE EXISTING EXTERIOR WALLS OF THE BUILDING.
DANIELA RECHTZ [COMPANY: DANIELA RECHTSZAJD ARCHITECT]
[COMPANY: SAME]
09/02/2015
11/02/2015
SOCORRO SMITH-YUMUL GUTIERREZ
(213) 978-1208
SOCORRO.SMITH-YUMUL@LACITY.ORG
09/09/2015
No
No

Hearing Date
Hearing Time
Hearing Location
Hearing Continuation Date
Director Determination Date
Director Determination
Last Day to Appeal

12/10/2015
APPROVED WITH CONDITIONS
12/28/2015

Related Appeals, Modifications, Reconsiderations and Plan Approvals
None

Other Related Cases
ENV-2015-3257-CE

Case Documents

Initial Actions
No Documents

Appeal Actions
No Documents

Council / Other Actions
No Documents

Plan Approval / Modifications
No Documents

Approved Plans
No Documents

Should NOT have been a CEA Categorical Exemption!

Survey was issued and should have been consulted by the Planner for this 1920 Designated

*Contributor in
Milwood Historic
Walk Street
District!*

Article 19. Categorical Exemptions

Sections 15300 to 15333

15300. Categorical Exemptions

Section 21084 of the Public Resources Code requires these Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

In response to that mandate, the Secretary for Resources has found that the following classes of projects listed in this article do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.1. Relation to Ministerial Projects

Section 21080 of the Public Resources Code exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority. Since ministerial projects are already exempt, categorical exemptions should be applied only where a project is not ministerial under a public agency's statutes and ordinances. The inclusion of activities which may be ministerial within the classes and examples contained in this article shall not be construed as a finding by the Secretary for Resources that such an activity is discretionary.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.



15300.2. Exceptions



(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is located -- a project that is ordinarily insignificant in its impact on the environment may have a significant impact on a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Note: Authority cited: Section 21083, Public Resources Code; References: Sections 21084 and 21084.1, Public Resources Code; *Wildlife Alive v. Chickering* (1977) 18 Cal.3d 190; *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* (1997) 52 Cal.App.4th 896; *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal.App.4th 925; *City of Pasadena v. State of California* (1993) 14 Cal.App.4th 810; *Association for the Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720; and *Baird v. County of Contra Costa* (1995) 32 Cal.App.4th 1464

Discussion: In *McQueen v. Mid-Peninsula Regional Open Space* (1988) 202 Cal. App. 3d 1136, the court reiterated that categorical exemptions are construed strictly, shall not be unreasonably expanded beyond their terms, and may not be used where there is substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment.

Public Resources Code Section 21084 provides several additional exceptions to the use of categorical exemptions. Pursuant to that statute, none of the following may qualify as a categorical exemption: (1) a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources within a scenic highway (this does not apply to improvements which are required as mitigation for a project for which a negative declaration or EIR has previously been adopted or certified); (2) a project located on a site included on any list compiled pursuant to Government Code section 65962.5 (hazardous and toxic waste sites, etc.); and (3) a project which may cause a substantial adverse change in the significance of a historical resource.

Exhibit 2



California Coastal Commission

ZIMAS

Search Reports Resources

821 E NOWITA PL Font: A A A +/-

PIN: 108B145 506
821 E NOWITA PL

ZIP Code	90291
PIN Number	108B145 506
Lot/Parcel Area (Calculated)	3,145.2 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID JS
Assessor Parcel No. (APN)	4241016011
Tract	VENICE ANNEX
Map Reference	M 9 7-200
Block	13
Lot	11
Arb (Lot Cul Reference)	None
Map Sheet	108B145

Jurisdictional

Community Plan Area	Venice
Area Planning Commission	West Los Angeles
Neighborhood Council	Venice
Council District	CD 11 - Mike Bonin
Census Tract #	2736.00
LADBS District Office	West Los Angeles
Building Permit Info	View

Planning and Zoning

Assessor

Assessor Parcel No. (APN) 4241016011

Ownership (Assessor)

Owner1
Address

Ownership (Bureau of Engineering, Land Records)

Owner
Address

APN Area (Co. Public Works)*	0.072 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$1,492,200
Assessed Improvement Val.	\$806,800
Last Owner Change	07/20/15
Last Sale Amount	\$2,299,022
Tax Rate Area	67
Deed Ref No. (City Clerk)	940330
Deed Ref No. (City Clerk)	904696
Deed Ref No. (City Clerk)	872282
Deed Ref No. (City Clerk)	544849
Deed Ref No. (City Clerk)	536158
Deed Ref No. (City Clerk)	262404
Deed Ref No. (City Clerk)	2116451
Deed Ref No. (City Clerk)	1504882
Deed Ref No. (City Clerk)	1248636

Building 1

Year Built	1921 ✓
Building Class	D55A
Number of Units	1
Number of Bedrooms	5
Number of Bathrooms	3
Building Square Footage	1,378.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Case Numbers

Recent Activity	DIR-2016-240-CEX
Recent Activity	DIR-2009-4703-DI
City Planning Commission	CPC-2005-8262-GA
City Planning Commission	CPC-2000-4046-CA
City Planning Commission	CPC-1998-119-LCP
City Planning Commission	CPC-1987-848-JCC
City Planning Commission	CPC-1984-226-SP
City Planning Commission	CPC-17832
Ordinance	ORD-175694
Ordinance	ORD-175693
Ordinance	ORD-172807
Ordinance	ORD-172019
Ordinance	ORD-168999
Ordinance	ORD-130338
Director of Planning	DIR-2015-3255-SPP
Director of Planning	DIR-2014-2824-DI
Environmental	ENV-2015-3257-CE
Environmental	ENV-2005-8263-ND
Environmental	ENV-2004-2891-CE
Environmental	ENV-2002-6836-SP
Environmental	ENV-2001-846-ND





Coastal Act

Section 30610 Developments authorized without permit

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:

109

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

California Code of Regulations

14 CCR § 13250

§ 13250. Improvements to Existing Single-Family Residences.

(a) For purposes of Public Resources Code Section 30610(a) where there is an existing single-family residential building, the following shall be considered a part of that structure:

- (1) All fixtures and other structures directly attached to a residence;
- (2) Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and
- (3) Landscaping on the lot.

(b) Pursuant to Public Resources Code Section 30610(a), the following classes of development require a coastal development permit because they involve a risk of adverse environmental effects:

- (1) Improvements to a single-family structure if the structure or improvement is located: on a beach, in a wetland, seaward of the mean high tide line, in an environmentally sensitive habitat area, in an area designated as highly scenic in a certified land use plan, or within 50 feet of the edge of a coastal bluff.
- (2) Any significant alteration of land forms including removal or placement of vegetation, on a beach, wetland, or sand dune, or within 50 feet of the edge of a coastal bluff, or in environmentally sensitive habitat areas;
- (3) The expansion or construction of water wells or septic systems;
- (4) On property not included in subsection (b)(1) above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resources areas as designated by the commission or regional commission, improvement that would result in an increase of 10 percent or more of internal floor area of an existing structure or an additional improvement of 10 percent or less where an improvement to the structure had previously been undertaken pursuant to Public Resources Code Section 30610(a), increase in height by more than 10 percent of an existing structure and/or any significant non-attached structure such as garages, fences, shoreline protective works or docks.
- (5) In areas which the commission or a regional commission has previously declared by resolution after public hearing to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use, the construction of any specified major water using development not essential to residential use including but not limited to swimming pools, or the construction or extension of any landscaping irrigation system.
- (6) Any improvement to a single-family residence where the development permit issued for the original structure by the commission, regional commission, or local government indicated that any future improvements would require a development permit.

(c) In any particular case, even though an improvement falls into one of the classes set forth in subsection (b) above, the executive director of the commission may, where he or she finds the impact of the development on coastal resources or coastal access to be insignificant, waive the requirement of a permit, provided, however, that any such waiver shall not be effective until it is reported to the commission at its next regularly scheduled meeting. If any three (3) commissioners object to the waiver, the proposed improvement shall not be undertaken without a permit.

Note: Authority cited: Section 30333, Public Resources Code. Reference: Section 30610(a), Public Resources Code.

HISTORY

1. Amendment filed 6-10-77; effective thirtieth day thereafter (Register 77, No. 24).
2. Amendment of subsection (b)(4) filed 8-24-77; effective thirtieth day thereafter (Register 77, No. 35).
3. Amendment of subsection (a)(5) filed 5-29-79; effective thirtieth day thereafter (Register 79, No. 22).
4. Amendment filed 1-3-80 as an emergency; effective upon filing (Register 80, No. 1). A Certificate of Compliance must be filed within 120 days or emergency language will be repealed on 5-3-80.
5. Certificate of Compliance transmitted to OAH 4-29-80 and filed 5-8-80 (Register 80, No. 19).
6. Amendment of subsection (b)(1) filed 7-24-80; effective thirtieth day thereafter (Register 80, No. 30).
7. Amendment filed 1-29-81; effective thirtieth day thereafter (Register 81, No. 5).
8. Amendment of subsection (c) filed 8-14-81; effective thirtieth day thereafter (Register 81, No. 33).
9. Amendment of section heading and section filed 9-20-99; operative 10-20-99 (Register 99, No. 39).

This database is current through 10/30/15 Register 2015, No. 44

14 CCR § 13250. 14 CA ADC § 13250



removed or replaced.

Replacement Unit: Any affordable housing unit to be provided as replacement for an existing unit on a project site.

Replacement Parking: Any parking space to be provided as replacement for an existing parking space on a project site.

Roof Access Structure: An enclosed stairway or elevator housing that provides access to a roof, but contains no storage, habitable or living area.

Sensitive Coastal Resource Areas: Those identifiable land and water areas within the Coastal Zone of vital interest and sensitivity, including the following:

- a. Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the Coastal Plan.
- b. Areas possessing significant recreational value.
- c. Highly scenic areas.
- d. Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.
- e. Special communities or neighborhoods which are significant visitor destination areas.
- f. Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.
- g. Areas where divisions of land could substantially impair or restrict coastal access.

Service Floor: All areas where the customer can be served, except the bathroom, including the indoor and outdoor dining area, bar, waiting room and tavern.

Seven-Foot Contour: The mean sea level as defined by the U.S. Geological survey.

Silver-Strand Lagoon Buffer Strip: The strip of land (lagoon buffer) immediately adjacent to the Ballona Lagoon as approved in Coastal Commission Permit No. A-266-77, Permit Amendment No. A-266-77, and Appeal No. A-266-77.

Special Coastal Community: An area recognized as an important visitor destination center on the coastline, characterized by a particular cultural, historical, or architectural heritage that is distinctive, provides opportunities for pedestrian and bicycle access for visitors to the coast, and adds to the



visual attractiveness of the coast.

Street Wall: An exterior wall of a building that faces a street.

Subarea: One of the areas in the Venice Coastal Zone within which a project is located as defined in the "Locating and Planning New Development" Section of the Venice Land Use Plan, as shown in Exhibits 4 through 7.

Stepped Back Roofline: A roof on which the portion that exceeds the flat roof height limit is set back from the required front yard one foot for every foot in height above the flat roof height limit.

Trip: A single or one direction vehicle movement with either origin or destination (exiting or entering) generated by the use of a subject site.

Varied Roofline: Any roof which has a slope in excess of 2 inches to 12 inches, including but not limited to a sloped, curved, or stepped back roofline.

Venice Coastal Zone: The area within the Venice community planning area west of Lincoln Boulevard, including those lots fronting on the west side of Lincoln Boulevard (See Exhibits 2a and 2b of this Land Use Plan).

Walk Street: A public street in the Coastal Zone and/or beach area that has been improved for public pedestrian use over part of its width and is landscaped (privately or publicly) over the remainder, but which has not been improved for vehicular access.

Wetland: Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or support the growth of hydrophytes, and shall include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. Wetlands include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.



marine support industry, as they are considered a coastal-related use and are particularly suitable for the industrially designated lands in the Venice Coastal Zone, shall be encouraged.

Policy I. C. 3. Coastal-dependent industrial facilities, multi-company use of existing industrial facilities, hazardous industrial development and the expansion and location of non-coastal-dependent industrial development shall be placed in appropriate land use categories and maintained or eliminated when appropriate.

Policy I. C. 4. Accessory Retail Use. On-site retail sale of goods produced in industrially designated lands and in areas recommended for aircraft shall be encouraged. Adequate off-street parking shall be required for all uses consistent with Policies II.A.3 and 4.

Policy I. C. 5. Oil Wells. All idle, non-operational oil wells shall be safely removed.

Policy I. C. 6. Hazardous Uses. Hazardous industrial uses shall not be located adjacent to residential uses.

Policy I. C. 7. Bus Yard Redevelopment. Should the site become available, priority uses for the future redevelopment of the former MTA (formerly Southern California Rapid Transit District (RTD)) bus service maintenance and storage facility, located on Main Street, between Sunset Avenue and Thornton Place, include affordable housing, which may be a mixed-use residential-commercial project, and public parking structure as a measure to improve public access.

Policy I. C. 8. Railroad Rights-of-Way. Abandoned railroad rights-of-way in the Venice Coastal Zone shall be developed with public transit including bikeways, residential uses, parking and/or open space uses, subject to a discretionary review by means of a coastal development permit. Compatibility with adjacent land uses and potential as a coastal resource shall be factors considered in evaluating use permits for railroad rights-of-way.

Policy I. C. 9. Public Rights-of-Way. Public rights-of-way in the Venice Coastal Zone shall be reserved for public transportation uses including use by private vehicles, pedestrians and bicyclists. Uses that do not interfere with coastal access, transportation and visual quality may be permitted, subject to a discretionary review by means of a coastal development permit. Vacations of public rights-of-way shall not be permitted in the area between the first public road and the sea, Ballona Lagoon or any canal except for public purposes consistent with all applicable local, state and federal laws.

Development Within
Natural and
Recreational Resource
Areas/Protection of
Views

Policy I. D. 1. Canals and Ballona Lagoon Waterways. The Venice estuaries and wetlands including the Ballona Lagoon, Venice Canals, and Grand Canal south of Washington Boulevard, are designated in the Land Use Plan as natural and coastal recreational resources, and are rezoned to the "Open Space" designation.



Adjacent Use/Development: The only permitted development adjacent to the canals and lagoon shall be habitat restoration, single-family dwellings, public parks and walkways, subterranean or surface public parking lots, maintenance activities and emergency repairs. Surface public parking lots shall be permitted only where sufficient access and roadway capacity exists to accommodate such parking. New construction along the Canals, and Ballona Lagoon shall comply with standards for setbacks, noise barriers, landscape plan, pervious surfacing with drainage control measures to filter storm run-off and direct it away from environmentally sensitive habitat areas, buffer areas in permanent open space, land dedication for erosion control, and wetland restoration including off-site drainage improvements. For more details refer to the provisions contained in Policy Group I.A., Residential Land Use and Development Standards, and Policies IV.C.1 and IV.C.2, Stormwater Runoff and Circulation.

Policy I. D. 2. Venice Beach. Venice Beach stretches along the coast from Navy Street on the north to the entrance channel of Marina Del Rey.

Use/Density: The beach shall be zoned Open Space and used for public recreation. There should be no further construction on the beach other than police substation, City's and County's operational and management offices, recreational and accessory facilities such as playground equipment, athletic facilities, restrooms, lifeguard stations, bikeways, related short-term bicycle parking, walkways, lighting facilities where appropriate, and necessary expansion of existing or installation of new infrastructure. Reconstruction and rehabilitation of existing facilities shall be encouraged. Development shall be sited to protect Least Tern nesting areas and other environmentally sensitive habitat areas.

Policy I. D. 3. Views of Natural and Coastal Recreation Resources.

The scale of development shall comply with height limits, setbacks and standards for building massing specified in Policy Groups I.A and I.B, Residential and Commercial Land Use and Development Standards of this LUP, in order to protect public views of highly scenic coastal areas and vista points, including, but not limited to, the canals, lagoon, jetty, pier, Ocean Front Walk, walk streets and pedestrian oriented special communities.

Policy I. D. 4. Signs. Roof top signs and billboards are prohibited in all land use categories. Business identification signs shall comply with the height limits and development standards specified in the LUP to ensure they do not adversely affect view sheds and view corridors.

**Preservation of Venice
as a Special Coastal
Community**

Policy I. E. 1. General. 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. New development within the Venice Coastal Zone shall respect the scale and character of 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. Lot consolidations shall be restricted to protect the scale of existing neighborhoods. Roof access structures shall be limited to the minimum size necessary to reduce visual impacts while providing access for fire safety. In visually sensitive areas, roof access structures shall be set back from public recreation areas, public walkways, and all water areas so that the roof access structure does not result in a visible increase in bulk or height of the roof line as seen from a public recreation area, public walkway, or water area. No roof access structure shall exceed the height limit by more than ten (10') feet. Roof deck enclosures (e.g. railings and parapet walls) shall not exceed the height limit by more than 42 inches and shall be constructed of railings or transparent materials. 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.

Implementation Strategies

The LUP shall include development regulations and procedures (with respect to bulk, scale, height, setbacks, density, landscaping and types of use) to implement these policies.

Policy I. E. 3. Architecture. Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.

Policy I. E. 4. Redevelopment. Projects involving large-scale land acquisition and clearance shall be discouraged in favor of rehabilitation, restoration and conservation projects, especially those involving single-family dwellings.

Policy I. E. 5. Nonconforming Structures. Where extensive renovation of and/or major addition to a structure is proposed and the affected structure is nonconforming or there is another nonconforming structure on the site, or a project is proposed that would greatly extend the life of a nonconforming structure or that eliminates the need for the nonconformity, the following shall apply:

Unless the City finds that it is not feasible to do so, the project must result in bringing the nonconforming structure into compliance with the current standards of the certified LCP, unless in its nonconformity it achieves a goal associated with community character (i.e. the reuse and renovation of a historic structure) or affordable housing that could not be achieved if the structure conforms to the current standards of the certified LCP.

Policy I. E. 6. Constitution. This LUP/LCP is not intended, and shall not be construed, as authorizing the City to exercise its power to grant or deny a permit in a manner which will constitute an unconstitutional taking of private property for public use. This policy is not intended to increase or

**Preservation of
Cultural Resources**

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

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.



- c. Rehabilitation shall not destroy the distinguishing feature or character of the property and its environment and removal or alteration of historical architectural features shall be minimized.
- d. The existing character of building/house spaces and setbacks shall be maintained.
- e. The existing height, bulk and massing which serves as an important characteristic of the resource shall be retained.

Implementation Strategies

Where appropriate, historic preservation overlay zones, historic districts or historic-cultural monuments shall be designated within the Venice Coastal Zone, which will be afforded special regulations governing demolition or alteration. Nominated significant historic sites for official designation as City Historic-Cultural Monuments shall be processed through the City's Cultural Heritage Commission.

Properties not eligible for monument status, as well as monuments, will be flagged for review by the Department of Building and Safety and the Cultural Heritage Commission for all building and demolition permits.

Guidelines providing for the protection and restoration of these resources shall be developed to protect architecture and historic character of buildings. These guidelines shall include provisions for rehabilitation and new construction, demolition controls and use regulation.

Policy I. F. 3. Venice Canals. The historic integrity of the Venice Canals shall be preserved. The canals are deemed to be significant as an early example of community recreational planning in a coastal marshlands area. Included in the historic district are the six canals, their associated sidewalks and a number of pedestrian and vehicular bridges. The Venice Canals are listed on the National Register of Historic Places as an historic district (August 30, 1982). Additionally, the City of Los Angeles Cultural Heritage Commission declared the Venice Canal System a Los Angeles City Historic-Cultural Monument (HCM No. 270, August 2, 1983).

Policy I. F. 4. Windward Historic Arcade. The Windward Historic Arcade District boundaries are the south side of Market Street between Pacific Avenue and Ocean Front Walk on the north, the east side of Ocean Front Walk between Horizon Avenue and the 17th Avenue on the West, both sides of Windward Avenue between Pacific Avenue and Ocean Front Walk on the south, and the east side of Pacific Avenue between Market Street and Windward Avenue on the east. New development shall maintain and preserve the historical arcade area of Venice and be required, where feasible, to restore or replicate the arcade if they fall within the historic arcade locations.



Photo of 821 Nowita Place, Before Demolition



Photo credit: SurveyLA 2015



Photo of 821 Nowita Place, 3-4-2016



Photo Credit: David Dehnert, appellant

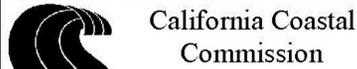


Photo of 821 Nowita Place, 3-10-2016



Photo Credit: California Coastal Commission Staff

Exhibit 4



NOTES

TEST EDITION OF THE APPLICABLE CODES PLICABLE CODES' AND ALL OTHER DRMING WORK SHALL HAVE AN ACTIVE

S. LABOR, EQUIPMENT, TRANSPORTATION ON OF THE WORK EXCEPT AS NOTED TO BE

PROVIDED BY THE OWNER. SUCH EXCEPTIONS WILL BE NOTED NIC (NOT IN CONTRACT) ON THE DRAWINGS.

4. ALL MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPLICABLE CODES AS INDICATED ON THE COVER SHEET UNDER 'APPLICABLE CODES' AND ALL OTHER REGULATING AGENCIES HAVING JURISDICTION.

5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS OTHER THAN BUILDING PERMIT FEES, WHICH SHALL BE PROVIDED BY THE OWNER.

6. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE DRAWINGS.

7. PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL VISIT THE CONSTRUCTION SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS. HE SHALL ALSO REVIEW THE CONSTRUCTION DOCUMENTS AND REPORT ANY ERRORS, DISCREPANCIES, AMBIGUITIES OR OMISSIONS TO THE ARCHITECT FOR CORRECTION OR CLARIFICATION BEFORE ANY PART OF THE WORK IS STARTED. UNLESS EXPRESSLY STIPULATED IN WRITING, NO ALLOWANCE WILL BE MADE IN FAVOR OF THE CONTRACTOR AND/OR THE MANUFACTURER BY VIRTUE OF ERRORS.

8. THE CONSTRUCTION DOCUMENTS ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

9. THE CONTRACTOR SHALL MAINTAIN LIABILITY AND WORKMENS COMPENSATION INSURANCE TO PROTECT HIMSELF AND SHALL HOLD THE OWNER HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR PERSONAL OR BODILY INJURY OR DEATH OR PROPERTY DAMAGE DURING THE COURSE OF THE CONTRACT. THE OWNER WILL BE NAMED AS CO-INSURED. THE OWNER SHALL SECURE FIRE INSURANCE.

10. THE CONTRACTOR SHALL PROVIDE SUFFICIENT MEANS FOR PROTECTING EXISTING EXPOSED INTERIOR FINISHES AND NEW CONSTRUCTION AND MATERIALS FROM DAMAGE BY WEATHER, OR VANDALS FOR THE COURSE OF THE PROJECT. DUCTS SHOULD BE CAPPED WITH PLASTIC SHEETING DURING CONSTRUCTION.

11. UPON COMPLETION OF HIS WORK, EACH CONTRACTOR SHALL LEAVE THE WORK BROOM CLEAN.

12. THE WORK OF ALL TRADES IS TO BE PERFORMED IN A WORKMAN-LIKE MANNER. AND SHALL BE PLUMB, LEVEL AND TRUE TO LINE. MATERIALS ARE TO BE NEW, FREE FROM DEFECTS, AND STORED AT THE JOBSITE IN A MANNER SUITABLE TO MAINTAIN THE INTEGRITY OF THE MATERIAL.

13. THE CONTRACTOR SHALL PROVIDE SUFFICIENT MEANS FOR PROTECTING THE CONSTRUCTION AND MATERIALS FROM DAMAGE FROM WEATHER OR VANDALS DURING THE COURSE OF CONSTRUCTION.

14. ALL MEASUREMENTS ARE SUBJECT TO VERIFICATION AND ANY DISCREPANCIES MUST BE CALLED TO THE ATTENTION OF THE OWNER. ALL NECESSARY EQUIPMENT CLEARANCES ARE TO BE VERIFIED WITH ACTUAL BUILT CONDITIONS PRIOR TO PROCEEDING WITH EQUIPMENT PURCHASE. ALL DISCREPANCIES, CONFLICTS, OR INADEQUATE CLEARANCES ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER.

15. ALL DUST AND NOISE SHALL BE KEPT TO A MINIMUM.

16. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE APPROVAL OF THE OWNER AND WITH MINIMUM DISRUPTION. WHERE APPLICABLE, ALL DEMOLITION SHALL BE KEPT TO A MINIMUM. ALL DEBRIS SHALL BE REMOVED PROMPTLY FROM THE SITE. AT EXISTING BUILDINGS TO REMAIN, THE OWNER SHALL BE CONSULTED BEFORE ANY EXISTING BUILDING SERVICES ARE TEMPORARILY CUT OFF. TEMPORARILY REROUTE ANY UTILITIES REQUIRED BY THE OWNER FOR CONTINUOUS SERVICE.

17. ALL INTERIOR GYPSUM BOARD SHALL BE SECURED WITH DRYWALL SCREWS. ALL GYPSUM BOARD SHALL BE FINISHED, TAPED, BEDDED, AND READY TO PAINT.

18. CAULK BETWEEN ALL PLASTER STOPS.

19. TYPICAL DETAILS SHOWN SHALL BE USED WHERE NO SPECIFIC DETAIL OR SECTION IS USED.

20. ALL FOOTINGS, NAILING, REINFORCING, ANCHOR BOLTS, STRAPS AND STRUCTURAL MEMBERS SHALL BE IN COMPLIANCE WITH THE CURRENT EDITION OF THE LABC, TITLE 24, OTHER APPLICABLE CODES AND AS SHOWN ON DRAWINGS

21. GLAZING IN DOORS AND FIXED GLAZED PANELS OF 6 SQ. FT. OR LESS SHALL HAVE CATEGORY I CLASSIFICATION PER UBC. STD. 24-2, TABLE 24-2.A.

22. ALL SAFETY GLAZING SHALL MEET THE TEST REQUIREMENTS OF UBC STANDARD 24-2, PART 1 (ANSI Z97.1 SAFETY GLAZING TEST)

23. CUTTING, BORING, SAW-CUTTING, OR DRILLING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS OR ACCEPTED BY THE STRUCTURAL ENGINEER.

24. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

25. AN APPROVED SEISMIC GAS SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING'. (PER ORDINANCE 170.158). SEPARATE PLUMBING PERMIT REQUIRED.

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

27. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3 & LAPC)

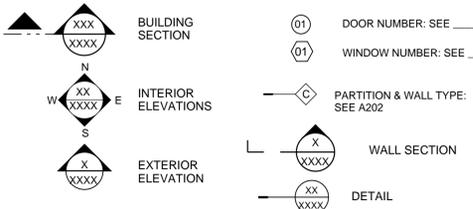
28. PROVIDE (70 (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE (1210.2.3, 2406.4.5 R307.2, R308.4)

29. NEW LANDINGS AT DOORS SHALL BE A LENGTH MEASURED IN DIRECTION OF TRAVEL OF NOT LESS THAN 36" (3304-5).

30. NOTCHING OF EXTERIOR AND BEARING/NONBEARING WALLS SHALL NOT EXCEED 25% / 40% RESPECTIVELY. BORED HOLES IN BEARING/NONBEARING WALLS SHALL 40% / 60% RESPECTIVELY. (U. B.C. 2326.11.9 & 2326.11.10)

31. CONTRACTOR TO PROVIDE INDOOR AIR QUALITY MANAGEMENT PLAN THAT REQUIRES THE FOLLOWING:
A. PROTECTION OF CONSTRUCTION MATERIALS FROM WATER DAMAGE DURING CONSTRUCTION.
B. CAPPING OF DUCTS DURING CONSTRUCTION.

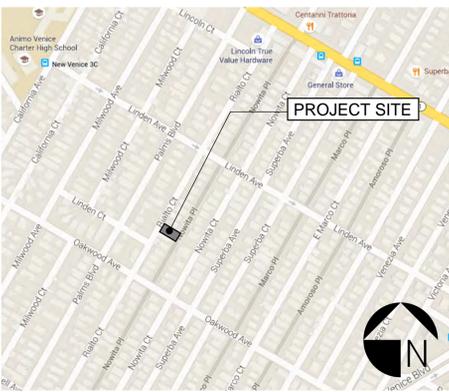
SYMBOLS



ABBREVIATIONS

Table of abbreviations for construction terms such as DEMOLISH, EXISTING, NEW, ANGLE, AT, ANCHOR BOLT, etc.

VICINITY MAP



PARTICIPANTS

- OWNER: JOSEPH & PAMELA WIRHT
ARCHITECT: DANIELA RECHTSZAJD, ARCHITECT
CIVIL ENGINEER: CRAIG PHILLIPS
ENERGY CONSULTANT: SPIRIT ENGINEERING
INTERIOR DESIGNER: BRENDAN MC BREEN DESIGNER
LAND USE CONSULTANT: RAC ARCHITECTS

ADDITION & INTERIOR REMODELING TO:

WIRHT RESIDENCE

821 EAST NOWITA PLACE, VENICE, CA 90291

PROJECT INFORMATION

PROJECT DESCRIPTION: INTERIOR REMODELING AND ADDITION OF 565.00 SF (NET) TO AN EXISTING SINGLE FAMILY DWELLING WITH A DETACHED TWO-CAR GARAGE. THE ADDITION CONSISTS OF 121.00 SF (NET) TO THE FIRST FLOOR AND 444.00 SF (NET) TO THE SECOND FLOOR.

LEGAL DESCRIPTION: LOT 11, BLOCK 13, OF VENICE ANNEX, IN THE CITY OF VENICE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN MAP BOOK 7, PAGE 200, IN THE COUNTY RECORDERS OFFICE OF SAID COUNTY.

LOT: 11
BLOCK: 13
TRACT: VENICE ANNEX
MAP SHEET: M B 7-200
PIN: 108B145 506
APN: 4241016011
LOT SIZE: 3,145.20 sq. ft.
ZONING: R-2-1

SETBACKS (Residential)
FRONT: Prevailing Front Yard Setbacks, refer to prevailing front yard setback calculation A1.1. Required: 13'0". Provided: 13'0".
SIDE: Required: 10% of Lot width = 37' x 10% = 3.7'. Existing East side yard to remain: 3.3'. Per Zoning Code Section 12.23.A.1.(a) Refer to A1.1 for diagram of existing wall analysis. Existing West side yard to remain: 4.7'.
REAR: Required: Not less than 15'-0". Provided: 36'-3 1/8"

Table with columns: OCCUPANCY, TYPE OF CONSTRUCTION, N° OF STORIES, HEIGHT, EXISTING BUILDING HEIGHT, PROPOSED MAX. HEIGHT, FLOOR AREA (EXISTING, ADDITION, TOTAL BUILDING).

PERCENTAGE OF ADDITION: 565.00/ 1,378.00 X 100 = 41%

DETACHED GARAGE: EXISTING 2-CAR GARAGE: 412.00 SF

Table with columns: DECKS, FRONT DECK/PORCH, REAR DECK, TOTAL DECK.

CODES

- 2014 CALIFORNIA BUILDING CODE AS AMENDED BY THE CITY OF LOS ANGELES
2014 CALIFORNIA PLUMBING CODE AS AMENDED BY THE CITY OF LOS ANGELES
2014 CALIFORNIA MECHANICAL CODES AMENDED BY THE CITY OF LOS ANGELES
2014 CALIFORNIA ELECTRICAL CODE AS AMENDED BY THE CITY OF LOS ANGELES
2014 CALIFORNIA GREEN BUILDING CODE AS AMENDED BY THE CITY OF LOS ANGELES
2013 CALIFORNIA ENERGY CODE AS AMENDED BY THE CITY OF LOS ANGELES

DEFERRED APPROVALS

- 1. CUSTOM SKYLIGHT, SKYLIGHT MANUFACTURER TO PROVIDE SUBMITTAL DRAWINGS.

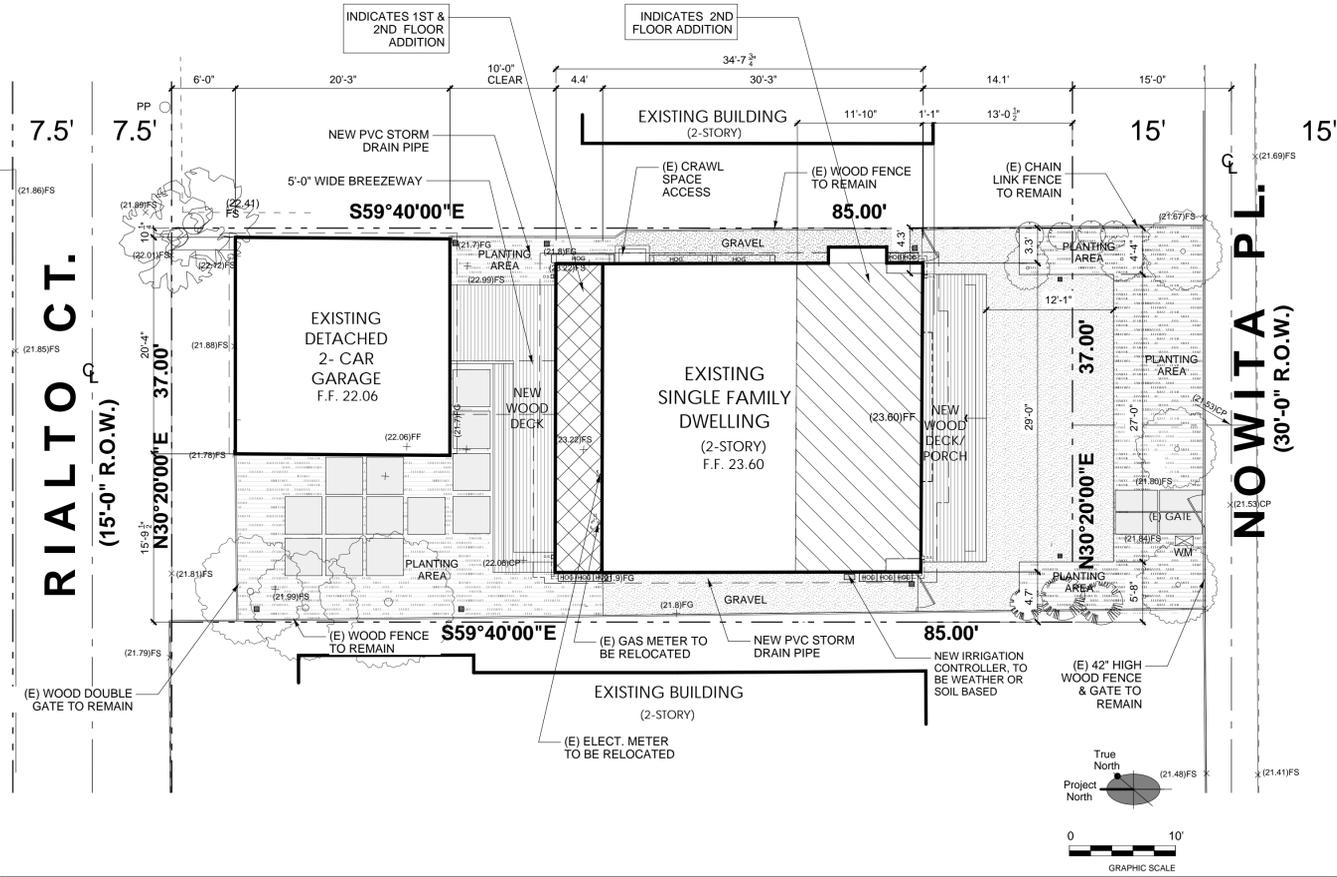
SHEET INDEX

- A1.0 TITLE, SITE PLAN, GENERAL NOTES, PROJECT DESCRIPTION, SITE PLAN
A1.1 EXISTING WALL DIAGRAM & PREVAILING SETBACK CALC'S
A1.2 VENICE COASTAL ZONE SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
A1.3 DRAINAGE PLAN

- SURVEY
A2.0 SECURITY NOTES, ENERGY NOTES, DEMO FLOOR PLANS, UNPROTECTED EXTERIOR WALL OPENING ANALYSIS
A2.1 PROPOSED 1ST & 2ND FLOOR PLAN, FIREPLACES SPECIFICATIONS, FINISH SCHEDULE
A2.2 ROOF PLAN, LID CALC'S, DOOR & WINDOW SCHEDULE
A3.0 ELEVATIONS
A4.0 SECTIONS
A4.1 SECTIONS
A5.0 DETAILS
A5.1 DETAILS
A6.0 GREEN CODE

- STRUCTURAL
S-1 STRUCTURAL NOTES
S-2 FOUNDATION PLAN
S-3 FLOOR FRAMING PLAN
S-4 ROOF FRAMING PLAN
D-1 DETAILS
D-2 DETAILS
D-3 DETAILS
D-4 DETAILS

- ENERGY CALCULATIONS
T-24B TITLE 24 CALCULATIONS
T-24H TITLE 24 CALCULATIONS



LEGEND

- INDICATES EXISTING BUILDING
INDICATES 2nd FLOOR ADDITION
INDICATES 1st & 2nd FLOOR ADDITION
INDICATES LANDSCAPED AREA
INDICATES CONCRETE HARDSCAPE, LANDING/PAVER/WALKWAY
INDICATES GRAVEL
INDICATES LINE OF ROOF ABOVE
INDICATES LINE OF BUILDING ABOVE
INDICATES NEW AREA DRAIN
INDICATES DOWNSPOUT

NOTES

- 1. PRIOR TO BUILDING, OBTAIN APPROVAL OF THE CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CALOSHA) FOR EXCAVATIONS EXCEEDING 5'-0" IN HEIGHT WHERE A WORKER DESCENDS.
2. PROVIDE GUTTERS AND DOWNSPOUTS WHERE NECESSARY AND CONDUCT ALL CONCENTRATED RAIN WATER TO THE STREET VIA GRAVITY THROUGH NON-RESRIVE DEVICES (0.5% CONDUITS, 1% CONCRETE). REFER TO DRAINAGE PLAN 1/A1.3
3. PROVIDE 2% MIN. DRAINAGE TO THE STREET
4. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER AND POWER FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, ETC.) OR AT THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS OR ADDED EXPENSES.
5. ALL PROPOSED CONCRETE HARDSCAPE SHALL BE UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH. TO PROVIDE AN INITIAL SOLAR REFLECTANCE VALUE OF AT LEAST 0.30 AS DETERMINED PER ASTM E918 OR ASTM C1549.

SITE PLAN SCALE: 1/8" = 1'-0"

Remodeling & Addition to: WIRHT RESIDENCE 821 E. NOWITA PLACE, VENICE, CA 90291

ISSUE
09.30.2015 B & S Submittal
01.26.2016 B & S 2nd Submittal

REVISIONS

Table with columns: Revision number, Description of revision.



architect: DANIELA RECHTSZAJD ARCHITECT

5410 Village Green Los Angeles, CA 90016 Telephone: 310.625.0654 e-mail: recdani@gmail.com

engineer's stamp

engineer

project no. date scale as noted

drawing title: TITLE SHEET, SITE PLAN

drawing number

A1.0

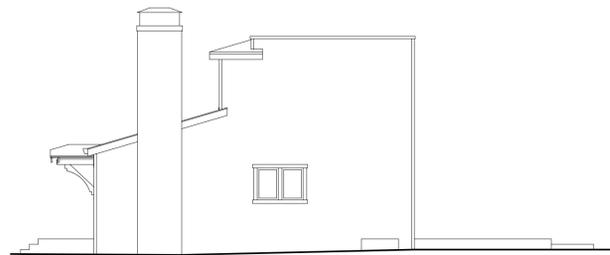
Exhibit 4



EXISTING ELEVATION



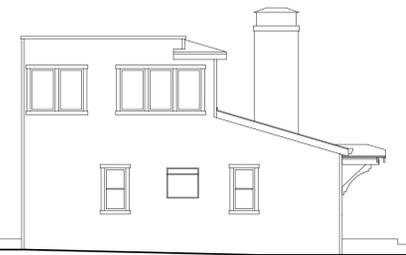
SOUTH/FRONT ELEVATION



EAST ELEVATION



NORTH/REAR ELEVATION



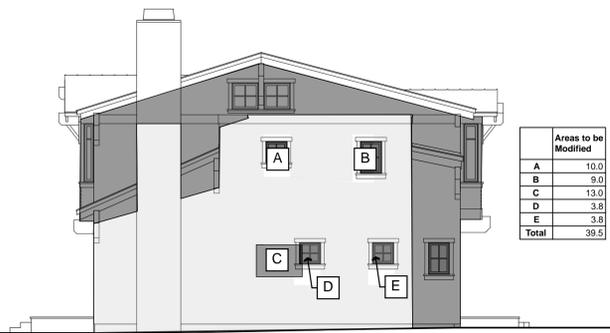
WEST ELEVATION

PROPOSED ELEVATIONS



SOUTH/FRONT ELEVATION

Existing Walls	Areas to be Modified	Existing Walls to Remain
600.0	292.0	308.0



EAST ELEVATION

Existing Walls	Areas to be Modified	Existing Walls to Remain
540.0	39.5	500.5



NORTH/REAR ELEVATION

Existing Walls	Areas to be Modified	Existing Walls to Remain
584.0	584.0	0.0



WEST ELEVATION

Existing Walls	Areas to be Modified	Existing Walls to Remain
512.0	25.5	486.5

LEGEND

- EXISTING WALL TO REMAIN
- NEW/AFFECTED WALL

PERIMETER MATRIX

	Existing Walls	Existing Walls to Remain
South	600.0	308.0
East	540.0	500.5
North	584.0	0.0
West	512.0	486.5
TOTAL	2236.0	1295.0

WALL AREA CALC'S

TOTAL EXISTING TO REMAIN WALL x 100 =
 TOTAL EXISTING WALL

1,295.00 x 100 = 57.91%
 2,236.00

PERCENTAGE OF WALLS TO REMAIN:
 57.91% OF EXISTING WALLS TO REMAIN
 57.91% > 50%

PERIMETER WALL ANALYSIS

SCALE: 1/8" = 1'-0"

1

The City of Los Angeles Department of Building and Safety

How To Use Prevailing Setback Calculator

- Click the "Add Lot" button.
- Enter the lot number, the storage dimension and the corresponding front yard setback for each lot. Enter the frontage and setback dimensions in feet using decimals (e.g. 23.69). Inches to Feet Conversion Chart
- For vacant lots leave the setback blank.
- For buildings built up to the front lot line, enter 0 in the setback field.
- Click the "Calculate" button.
- If the frontage of all of the lots with front yards varying no more than 10' from each other is less than 40% of the total frontage, then there is no prevailing setback. In that case the front yard is a percentage of the depth of the lot according to the spring of the lot as prescribed in the Zoning Code.
- Please read the Prevailing Setback Calculator Disclaimer.

Add Lot Enter the Lot information after adding rows:

Lot	Frontage (ft)	Setback (ft)
1	38	14
2	37	14.2
3	37	13.5
4	37	12.80
5	37	12.50
6	37	12.31
7	37	11.75
8	40.86	12.5
9	35.14	14.80
10	37	13.10
11	37	14.09
12	37	13.9
13	37	12.70
14	37.00	12.46
15	35.00	12.00
16	37.00	11.90
17	37.00	12.90

Results

Number of lots: 17
 Prevailing Setback: 13.02 ft

Calculation
 Total no of lots entered: 17
 Total frontage entered: 630.00 ft
 40% from total frontage entered: 252.00 ft
 No of lots used in the calculation: 17
 Setback range used: 11.75 ft - 14.80 ft
 Total frontage used in the calculation: 630.00 ft

Lots Used

Lot	Frontage (ft)	Setback (ft)
1	38.00	14.00
2	37.00	14.20
3	37.00	13.50
4	37.00	12.80
5	37.00	12.50
6	37.00	12.31
7	37.00	11.75
8	40.86	12.50
9	35.14	14.80
10	37.00	13.10
11	37.00	14.09
12	37.00	13.90
13	37.00	12.70
14	37.00	12.46
15	35.00	12.00
16	37.00	11.90
17	37.00	12.90

View Calculation Details

Clear Calculate



To find out about Zoning Codes, click here: (http://www.amiagel.com/ivt/gateway.dfl?...) To find out about the Prevailing Setback Information Bulletin, click here: (http://www.todh.com/ADRSWeb/ADRS_Forms/InformationBulletin/IB-0-2009-0115/PrevailingSetback.pdf) https://www.ladbservices2.lacity.org/OnlineServices/PrevailingSetbackCalculator/PrevailingSetbackCalculator

PREVAILING SETBACK CALCULATION

SCALE: 1" = 30'-0"

2

Remodeling & Addition to:
WIRHT RESIDENCE
 821 E. NOWITA PLACE, VENICE, CA 90291

ISSUE
 09.30.2015 B & S Submittal
 01.26.2016 B & S 2nd Submittal

REVISIONS

NO.	DESCRIPTION
1	
2	
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architect
DANIELA RECHTSZAJD ARCHITECT
 5410 Village Green
 Los Angeles, CA 90016
 Telephone: 310.625.0654
 e-mail: recdani@gmail.com

engineer's stamp

engineer

project no.
 date
 scale as noted

drawing title
PERIMETER WALL ANALYSIS & PREVAILING SETBACK CALC'S

drawing number
A1.1



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
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INFORMATION:
http://planning.lacity.org

VENICE COASTAL ZONE SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW

December 10, 2015

Property Owner: Pamela and Joe Wirth, 6785 Fernhill Road, Malibu, CA 90265
Representative: Daniela Rechtszajd, 5410 Village Green, Los Angeles, CA 90016
Case No. DIR 2015-3256-SPP
CEQA: ENV 2015-3257-CE
Specific Plan: Venice Coastal Zone
Location: 821 E. Nowita Place
Council District: 11 - Mike Bonin
Neighborhood Council: Venice
Community Plan Area: Venice - Milwood-Oakwood-S/E
Land Use Designation: Low Medium I Residential
Zone: R2-1
District Map: 103 B 145
Legal Description: Venice Annex Tract, Block 13; Lot 11; Arb None
Coastal Zone: Single Jurisdiction

Last Day to File an Appeal: December 28, 2015

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 and Venice Coastal Zone Specific Plan (Ordinance No. 175,693), as the designee of the Director of Planning, I hereby:

Approve with Conditions a Specific Plan Project Permit Compliance to allow the remodel and one-story and two-story addition to an existing two-story single-family dwelling with a detached two-car garage. The project will maintain 58% of the existing exterior walls.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to ENV 2015-3257-CE per Article III, Section 1, Class 1, Category 5 of the City of Los Angeles CEQA Guidelines.

Case No. DIR 2015-3256-SPP Page 1 of 8

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

Specific Plan Compliance Conditions

NOTE: This Specific Plan Project Permit Compliance is only applicable to the provisions of the Venice Coastal Zone Specific Plan pertaining to project as described relative to density, height, access, parking, and walk street standards. Whenever the Venice Coastal Zone Specific Plan is silent, all other relevant provisions of the Los Angeles Municipal Code (LAMC) shall apply.

- 1. Exhibit A. Except as modified by this action, the proposed building shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A", attached to the case file. No change to the plans will be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. Density. A maximum density of two dwelling units per lot shall be permitted, as restricted by Section 10.G.2.a. The proposed project will maintain the existing single-family dwelling on the property.
3. Height. The subject project shall be limited to a maximum height of 28 feet, measured from the centerline of Nowita Place to the highest point of the roof.
4. Parking and Access. The subject project shall maintain the two parking spaces in a detached garage, accessed from the alley, Riako Court, as shown on "Exhibit A".
5. Walk Street (Design Criteria). The building materials, colors, articulation, massing, and scale of the proposed project shall substantially comply with those specified on the plans labeled Exhibit "A", in the subject case file. The building materials and colors include dual-glazed painted wood windows and doors, cement siding, battin siding painted white, dove grey standing seam metal roofing, and other building materials to match the existing building materials and colors of the existing dwelling.
6. Permanent Public Right-of-Way Encroachments. Fences shall be permitted in stringline with existing fences. No other encroachments, including hedges or other accessory structures, shall be permitted within five feet of the centerline of Nowita Place. Encroachments shall not exceed 42 inches above natural grade. The bottom of tree canopies shall be maintained at least eight feet above the existing grade. Prior to the issuance of a building permit, a revocable encroachment permit shall be obtained from the Department of Public Works for any encroachments within Nowita Place. Permanent encroachments on Nowita Place shall be limited to grade level uses including gardens, patios, landscaping, ground level decks, and fences.

Case No. DIR 2015-3256-SPP Page 2 of 8

Administrative Conditions

- 7. Final Plans. Prior to the issuance of any building permits for the project by the Department of Building and Safety, the Applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by the Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the Applicant, shall be retained in the subject case file.
8. Notation on Plans. Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
9. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
10. Code Compliance. All other use, height, and area regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
11. Department of Building and Safety. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with these plans.
12. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
13. Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding, and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not be responsible to defend, indemnify, or hold harmless the City.

PROJECT PERMIT COMPLIANCE FINDINGS

- 1. The project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.

Case No. DIR 2015-3256-SPP Page 3 of 8

The project consists of the remodel and one-story and two-story additions to an existing two-story single-family dwelling with a detached two-car garage. The project will maintain 58% of the existing exterior walls. As discussed below, the proposed project meets the findings required by Section 8.C of the Venice Coastal Zone Specific Plan. The project is compatible in scale and character with the existing neighborhood, and would not be materially detrimental in scale and character to the immediate neighborhood. The project complies with the applicable General Land Use and Development Regulations set forth in Section 9, Land Use and Development Regulations for the Oakwood-Milwood-Southeast Venice Subarea set forth in Section 10.G, regulations for Walk Streets as set forth in Section 12, and the Parking provisions set forth in Section 13 of the Specific Plan as evidenced below:

- A. Section 8.C. Findings
1. The Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood.
The subject parcel is a substandard lot fronting Nowita Place, having a width of 37 feet and a depth of 85 feet, with a total lot area of 3,145 square feet. The subject property and the surrounding properties are zoned R2-1. The immediate surrounding properties are developed with one- to two-story residential structures. The proposed first- and second-story additions to the existing two-story single-family dwelling would not be materially detrimental to properties on adjoining lots or the immediate neighborhood. The proposed project is compatible in scale and character with the existing neighborhood and that which is allowed in the Venice Coastal Zone Specific Plan for the Oakwood-Milwood-Southeast Venice Subarea. As approved and conditioned, the project will not be detrimental to the adjoining properties or the immediate area.
2. The Venice Coastal Development Project is in Conformity with the Certified Venice Local Coastal Program.
The subject property is designated Low Medium I Residential in the Venice Local Coastal Program Land Use Plan and is zoned R2-1. The proposed project is consistent with the zoning and the intent and purposes of the Land Use Plan and the Specific Plan, which are parts of the Venice Coastal Program. As stated above and as discussed in this document, the project complies with all applicable development requirements of the Venice Coastal Specific Plan.
3. The applicant has guaranteed to keep the rent levels of any Replacement Affordable Units at an affordable level for the life of the proposed project and to register the Replacement Affordable Unit with the Los Angeles Housing Department.
The proposed project does not include the conversion or demolition of the existing two-story single-family dwelling. The project consists of a remodel and addition. Therefore, Replacement Affordable Units are not proposed or required for this project.
4. The Venice Coastal Development Project is consistent with the special requirements for low- and moderate-income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65580 (Mello Act).

Case No. DIR 2015-3256-SPP Page 4 of 8

The proposed project consists of a remodel and one- and two-story additions to an existing two-story single-family dwelling with a detached two-car garage. The project is therefore categorically exempt under the Interim Administrative Procedures for Complying with the Mello Act and complies with the Mello Act, as set forth in California Government Code Sections 65590 and 65590.1.

In addition to the requisite findings set forth in Section 8.C of the Specific Plan, the project also complies with all applicable provisions of the Specific Plan, as set forth below:

- B. Section 9. General Land Use and Development Regulations
1. Lot Consolidation. The subject property consists of one residentially-zoned lot adjacent to Nowita Place, a Walk Street, in the Oakwood-Milwood-Southeast Venice Subarea. The project does not propose the consolidation of any lots. Therefore, the proposed project is in conformance with Section 9.A of the Specific Plan.
2. Height. As shown in Exhibit A, the height of the structure is measured from the centerline of Nowita Place and conforms to the standards of measurement as outlined in Section 9.B of the Specific Plan. The height conforms to the 28-foot height limit for a building along a Walk Street. The project proposes to maintain the existing pitched roof to a height of 27 feet.
3. Roof Structures. The subject project will maintain the existing chimney, the height of which is within the five-foot maximum limit for roof structures.
C. Sections 10.G. Land Use and Development Regulations for the Oakwood-Milwood-Southeast Venice Subarea
1. Density. A maximum of two dwelling units per lot shall be permitted on residentially-zoned lots less than 5,000 square feet. The project consists of a remodel and one-story and two-story additions to an existing two-story single-family dwelling with a detached two-car garage. Therefore the project complies with Section 10.G.2 of the Specific Plan.
2. Height. Venice Coastal Development Projects fronting on Walk Streets shall not exceed a maximum height of 28 feet. As shown in Exhibit A, the proposed remodel and one-story and two-story additions to the existing two-story single-family dwelling with a detached two-car garage, results to a building height of 27 feet, as measured from the centerline of Nowita Place. Therefore, the height of the structure complies with Section 10.G.3 of the Specific Plan.
3. Parking. Pursuant to Section 13.D of the Specific Plan, the project, a single-family dwelling on a lot of 35 feet or more in width and adjacent to an alley, is required to provide three parking spaces; the third space may be uncovered and in tandem with the other two required covered parking spaces.
Where more than 50% of the existing exterior walls are removed and/or replaced, the project shall be required to provide three parking spaces (Section 13. E). The project proposes to remove and/or replace 42% of the existing exterior walls. Thus, the project is conditioned to maintain the existing detached two-car garage.

Case No. DIR 2015-3256-SPP Page 5 of 8

- 4. Access. Vehicular access to projects located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets. As shown in Exhibit A, the project maintains the existing detached two-car garage with vehicle access provided from the adjacent alley, Riako Court. Therefore, the project complies with Section 10.G.4 of the Specific Plan.

D. Section 12. Walk Streets

Residential Development Standards. The project consists of a remodel and one-story and two-story additions to an existing two-story single-family dwelling with a detached two-car garage. The project will maintain 58% of the existing exterior walls. The project includes a 2-story addition to the front of the house accommodating the standard that building facades shall be varied and articulated to provide visual interest to pedestrians and that ground floor entrances and frequent windows shall face the walk streets. The proposed building materials and colors to match the existing complement the existing structures in the neighborhood.
Public Right-of-Way and Permanent Encroachments: The project has a 42-inch high wood fence and gate along Nowita Place, as well as, hardscape, plants and other landscaping that encroach into the public-right-of-way. The project will be required, as stated in Condition No. 6 of the Conditions of Approval, to obtain a revocable encroachment permit in order to continue this encroachment.

E. Section 13.B. Parking Exception

Any additions or alternation to an existing single-family or multiple-family dwelling are not subject to the Parking Requirements Table in Section 13.D, unless the addition or alterations will result in a new dwelling unit or where more than 50 percent of the existing exterior walls are removed and/or replaced. As shown in Exhibit A, the proposed project will remove the front and rear walls of the existing two-story dwelling, approximately 42 percent. This does not meet or exceed the 50 percent threshold. As such, the project is able to maintain the existing number of nonconforming two parking spaces onsite. The project complies with Section 13 of the Specific Plan.

- 2. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

Mitigation measures are not necessary for the subject project. The Director of Planning has determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1, and Category 5 of the City CEQA Guidelines because the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition. A Notice of Exemption was filed as ENV 2015-3257-CE on September 2, 2015.

OBSERVANCE OF CONDITIONS - TIME LIMIT / EXTENSION - LAPSE OF PRIVILEGES

All terms and conditions of this Project Permit Compliance Review Determination shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of this determination and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

Case No. DIR 2015-3256-SPP Page 6 of 8

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the Los Angeles Municipal Code states in part (m): "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated the applicant or his successor in interest may be prosecuted for violating these conditions in the manner of any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The determination in this matter will become effective and final, fifteen (15) days after the date of mailing of the Director's Determination unless an appeal is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at http://planning.lacity.org.

Planning Department public offices are located at:

Downtown Office: Figueroa Plaza, 201 North Figueroa Street, 4th Floor, Los Angeles, CA 90012, (213) 482-7077
Valley Office: Marvin Braude Constituent Services Center, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, (818) 374-5050

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077 or (818) 374-5050 or through the Department of City Planning website at http://cityplanning.lacity.org. The applicant is further advised to notify any consultant representing you of this requirement as well.

Case No. DIR 2015-3256-SPP Page 7 of 8

The time in which a party may see judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

MICHAEL J. LOGRANDE
Director of Planning

Approved by: Faust Robb, Principal Planner

Reviewed by: Simon Pastucha, Senior City Planner

Reviewed by: Kevin D. Jones, City Planner

Prepared by: Socorro Smith-Yumul, Planning Assistant

cc: Councilmember Mike Bonin, 11th District Department of Transportation, Kelton Kirby, Department of Public Works Venice Neighborhood Council, Adjoining and Abutting Property Owners, Charles Posner, CA State Coastal Commission

Case No. DIR 2015-3256-SPP Page 8 of 8

Remodeling & Addition to:

WIRHT RESIDENCE
821 E. NOWITA PLACE, VENICE, CA 90291

ISSUE table with dates and submission numbers

REVISIONS

REVISIONS table with numbered items 1-10



architect
DANIELA RECHTSZAJD ARCHITECT

5410 Village Green
Los Angeles, CA 90016
Telephone: 310.625.0654
e-mail: recdan@gmail.com

engineer's stamp

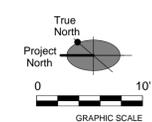
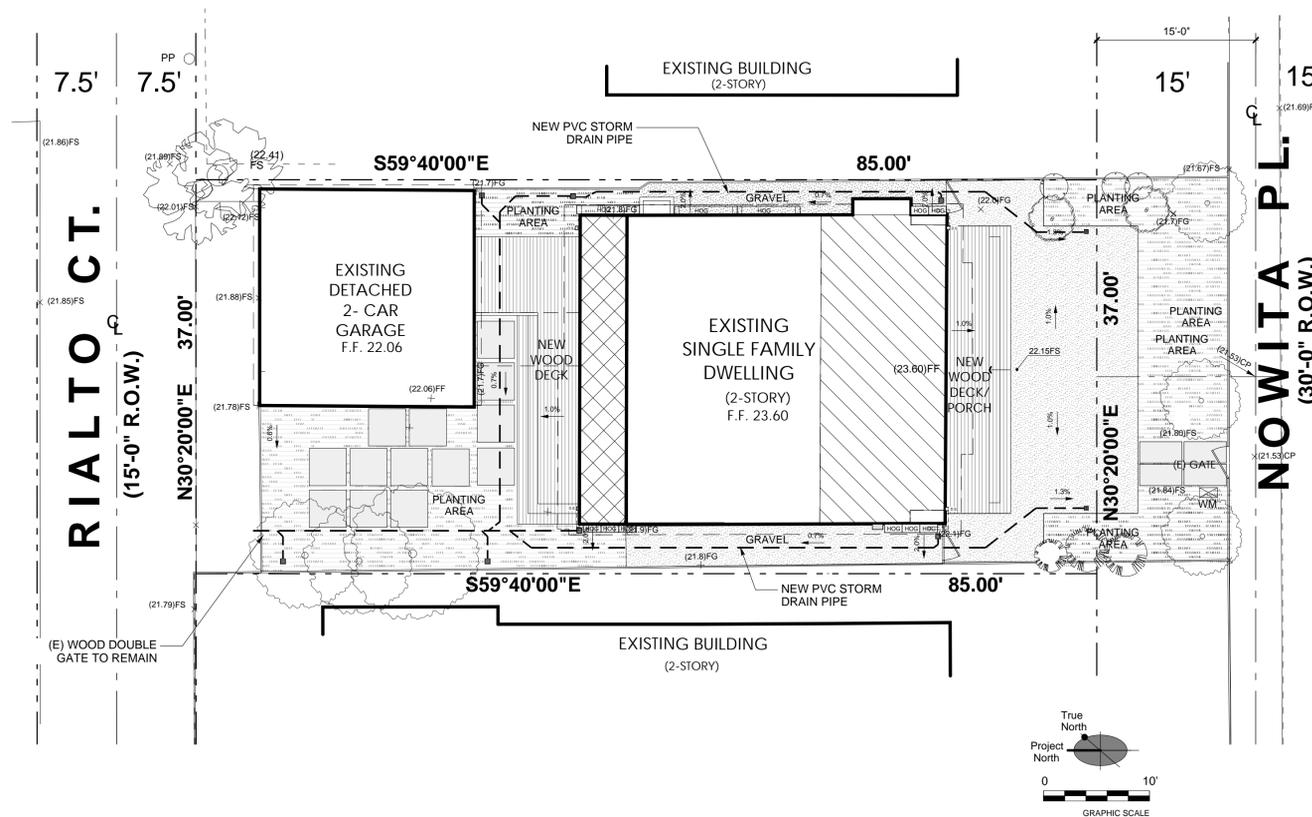
engineer

project no. date scale as noted

drawing title
VSP PROJECT PERMIT COMPLIANCE REVIEW

drawing number

A1.2



- LEGEND**
- INDICATES EXISTING BUILDING
 - INDICATES 2nd FLOOR ADDITION
 - INDICATES 1st & 2nd FLOOR ADDITION
 - INDICATES LANDSCAPED AREA
 - INDICATES CONCRETE HARDSCAPE, LANDING/PAVER/WALKWAY
 - INDICATES GRAVEL
 - INDICATES LINE OF ROOF ABOVE
 - INDICATES LINE OF BUILDING ABOVE
 - INDICATES DOWNSPOUT
 - INDICATES NEW AREA DRAIN
 - INDICATES "HOG" RAIN WATER COLLECTOR

- NOTES**
- PRIOR TO BUILDING, OBTAIN APPROVAL OF THE CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CALOSHA) FOR EXCAVATIONS EXCEEDING 5'-0" IN HEIGHT WHERE A WORKER DESCENDS.
 - PROVIDE GUTTERS AND DOWNSPOUTS WHERE NECESSARY AND CONDUCT ALL CONCENTRATED RAIN WATER TO THE STREET VIA GRAVITY THROUGH NON-EROSIVE DEVICES (0.5% CONDUITS, 1% CONCRETE).
 - PROVIDE 2% MIN. DRAINAGE TO THE STREET

DRAINAGE PLAN
SCALE: 1/8" = 1'-0"

1

Remodeling & Addition to:
WIRHT RESIDENCE
821 E. NOWITA PLACE, VENICE, CA 90291

ISSUE
09.30.2015 B & S Submittal
01.26.2016 B & S 2nd Submittal

REVISIONS

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architect
DANIELA RECHTSZAJD ARCHITECT
5410 Village Green
Los Angeles, CA 90016
Telephone: 310.625.0654
e-mail: recdani@gmail.com

engineer's stamp

engineer

project no.
date
scale as noted

drawing title
DRAINAGE PLAN

drawing number
A1.3

EXISTING SANITARY CENTER MANHOLE

EXISTING TREE

BW = BACK OF WALK
 C/L = CENTER LINE
 CONC = CONCRETE
 EG = EDGE OF CONCRETE
 EG = EDGE OF GUTTER
 EL = ELEVATION
 EP = EDGE OF PAVEMENT
 EX = EXISTING
 FF = FINISH FLOOR
 FG = FINISH GRADE
 FL = FLOW LINE
 FS = FINISH SURFACE
 GB = GRADE BREAK
 P/L = PROPERTY LINE
 R/W = RIGHT OF WAY LINE

SURVEY NOTES:

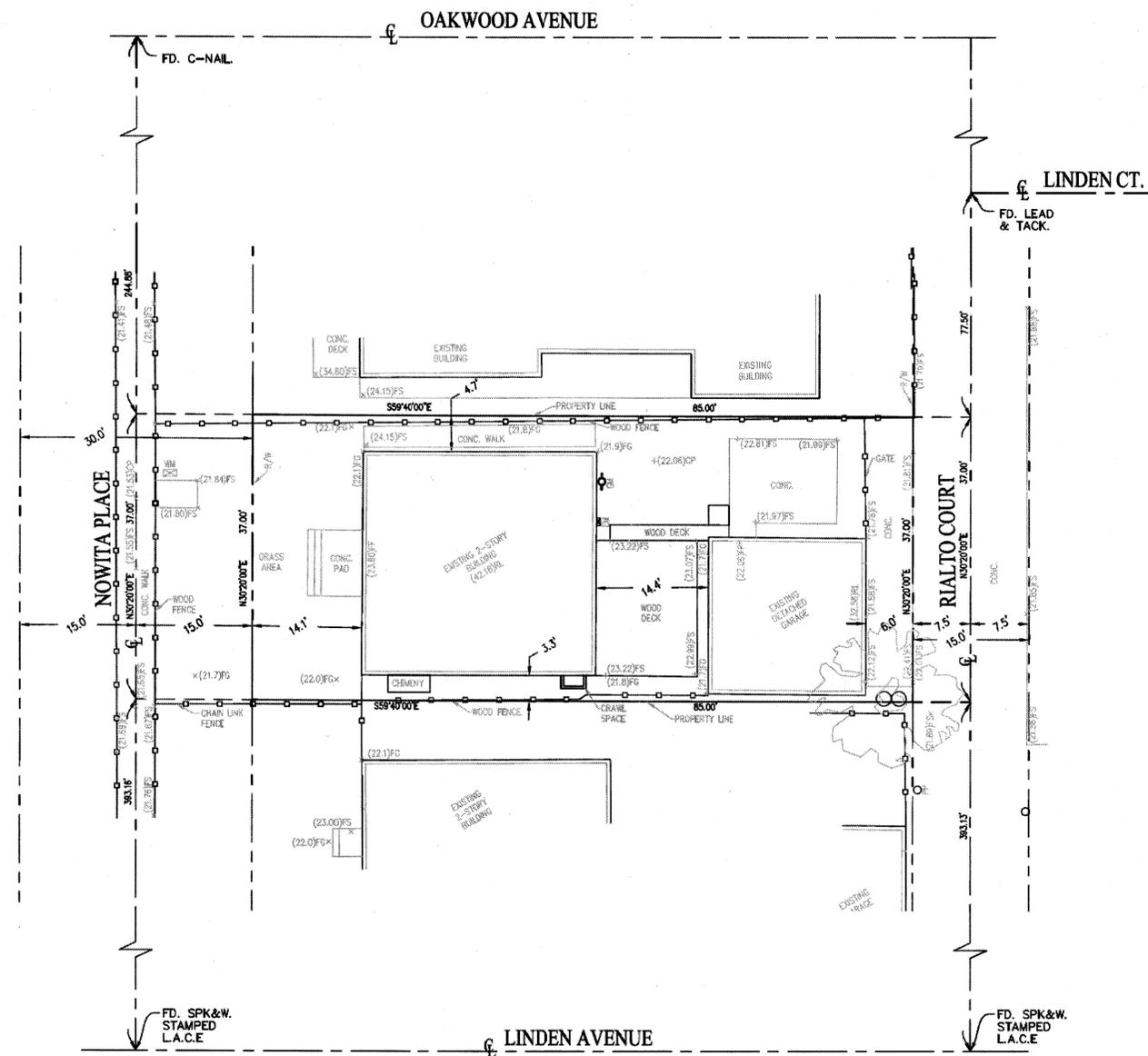
THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE LINE OF NOWITA PLACE, SHOWN AS N30°20'00"E PER M.B. 7/200. ALL BOUNDARY BEARINGS, DISTANCES AND CURVE DATA SHOWN HEREON ARE PER RECORD DATA.

● FOUND AND DESCRIBED AS NOTED

BENCHMARK:

THE BENCHMARK FOR THIS PROJECT

DATUM: NAVD88 (2005)
 ELEVATION: 16.65'



SCALE: 1"=10'

SURVEY FOR:

JOE & PAMELA WIRTH
 PROPERTY OWNER
 6785 FERNHILL ROAD
 MALIBU, CA. 90265
 E: joewirth@topsondowns.com

LEGAL DESCRIPTION:

LOT 11, BLOCK 13, OF VENICE ANNEX, IN THE CITY OF VENICE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN MAP BOOK 7, PAGE 200, IN THE COUNTY RECORDERS OFFICE OF SAID COUNTY.

NO.	BY	APPR.	DATE



SURVEYING
 ENGINEERING
 PLANNING
 G.P.S. SERVICES

WRIGHT MAPPING, INC.

8419 LYNDORA STREET
 DOWNEY, CA. 90242

Jacob R. Wright
 JACOB WRIGHT, PLS 8717 DATE 11-25-2015
 LIC. EXP. DATE 6-30-16

TOPOGRAPHIC SURVEY

SITE LOCATION

821 NOWITA PLACE
 VENICE, CA. 90291
 A.P.N. 4241-016-011



NOTES

OF A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOORS A LATCH. (6709-B)
 ROW OF 1 INCH WITH AN HARDENED INSERTS.
 TCH IF MECHANISM HAS A KEY
 D BOLTS SHALL HAVE A MINIMUM
 TICALLY ACTIVATE TWO OR MORE
 DEAD BOLTS SHALL EMBED AT LEAST 1/2 INCH, BUT NOT EXCEED 3/4" INTO THE HOLDING DEVICES RECEIVING THE PROJECTED BOLTS.

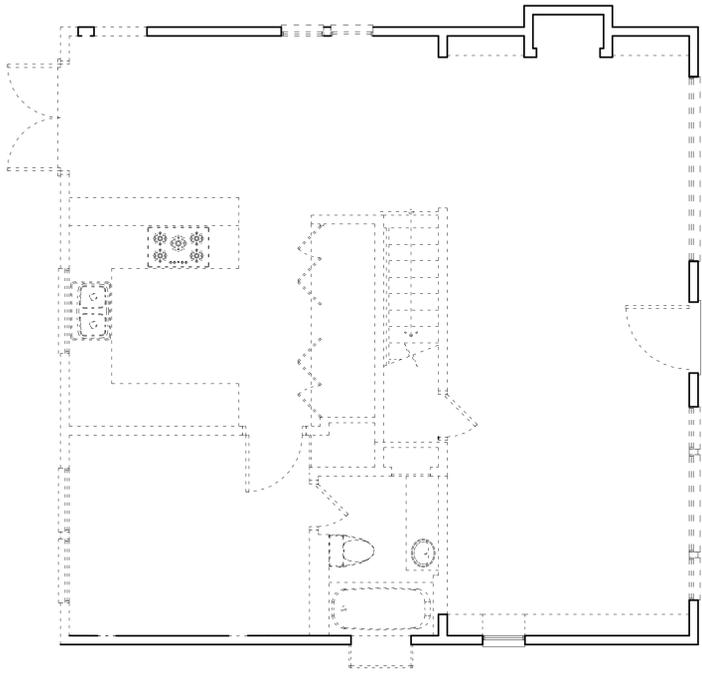
- INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT OR DEAD BOLTS AS SET FORTH IN ITEM 3 ABOVE. (6709-C). EXCEPTION:
 A. BOLTS MAY BE NON-KEY OPERATED OR AUTOMATICALLY OPERATED WITH THE DEAD BOLT ON THE ACTIVE OR LOWER LEAF.
 B. MANUALLY OPERATED BOLTS AT THE TOP AND BOTTOM OF THE LEAF WHICH EMBED 1/2 INCH INTO RECEIVING DEVICE MAY BE USED.
 C. MANUALLY OPERATED EDGE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN DOORS ARE USED IN PAIRS, AUTOMATIC FLUSH BOLTS ARE PERMITTED. PROVIDED THERE IS NO DOOR KNOB OR SURFACE MOUNTED HARDWARE AND THE UNLATCHING OF ANY LEAF REQUIRES ONLY A SINGLE OPERATION.
- A PAIR OF DOORS SERVING A ROOM NOT NORMALLY OCCUPIED, MANUALLY OPERATED BOLTS AND NO CLOSER MAY BE USED ON THE INACTIVE LEAF.
- USE ONE-PIECE FLOOR MOUNTED METAL STOPS FOR IN-SWINGING DOORS. (6709-D)
- USE NONREMOVABLE PINS FOR HINGES ACCESSIBLE FROM THE EXTERIOR. (6709-C)
- USE CYLINDER GUARDS ON CYLINDER JOCKS WHEN THE CYLINDER PROJECTS BEYOND THE OUTSIDE FACE OF THE DOOR. (6709-F)
- WINDOWS (LIGHTS) WITHIN 40 INCHES OF A LOCKING DEVICE ON A DOOR WHICH IS OPENABLE FROM THE INSIDE WITHOUT A KEY SHALL BE TEMPERED, LAMINATED, APPROVED BURGLARY-RESISTANT MATERIAL, OR GUARDED BY METAL BARS, SCREENS, OR GRILLES IN AN APPROVED MANNER. (6714)
- SLIDING GLASS WINDOWS SHALL BE EQUIPPED WITH A LOCKING DEVICE AND HAVE FORCED-ENTRY RESISTANCE LABEL PER SECTION 6707. SLIDING GLASS WINDOWS USED FOR EMERGENCY EXITING PER SECTION 1204 SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR EXCESSIVE FORCE. (6715.2)
- OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES PER SECTION 6715.
- LOCKING DEVICE FOR SLIDING GLASS WINDOWS IN GROUP B OCCUPANCIES SHALL BE A GLIDE BAR, BOLT, CROSS BAR AND/OR PADLOCK WITH HARDENED STEEL SHACKLE. (6715.1)
- HATCHWAYS AND SCUTTLES SHALL BE SECURED FROM THE INSIDE WITH A SLIDE BAR, SLIDE BOLT, AND/OR PADLOCK WITH A HARDENED SHACKLE. ACCESSIBLE HINGES SHALL HAVE NON-REMOVABLE PINS. (6717.2)
- EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATION FOR THE PURPOSES OF SAFETY GLAZING. GLAZING IN SECTION 2406:
 a. SWING DOORS
 b. FIXED & SLIDING PANELS OF SLIDING DOOR ASSEMBLIES & PANELS IN SLIDING & BIFOLD CLOSET DOOR ASSEMBLIES.
 c. STORM DOORS.
 d. UNFRAMED SWINGING DOORS.
 e. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEM ROOMS, BATHTUBS AND SHOWERS.
 f. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF WITHIN A 24INCH (610mm) ARC OF VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 mm) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTION.
 g. FIXED OR OPERABLE PANELS, OTHER THAN DESCRIBED IN ITEMS a. AND f. WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
 i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 ii. EXPOSED TOP EDGE LESS THAN 18" ABOVE THE FLOOR.
 iii. EXPOSED TO EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
 h. GUARDS AND RAILINGS REGARDLESS OF THE AREA OF OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
 i. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
 i. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING
 ii. THE GLAZING IS WITHIN 60 INCHES OF A SWIMMING POOL OR SPA WATER'S EDGE.
 j. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS OR WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE: WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
 k. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
- OTHER OPENINGS EXCEEDING 96 SQUARE INCHES WITH A LEAST DIMENSION EXCEEDING 8 INCHES SHALL BE SECURED BY METAL BARS, SCREENS OR GRILLES IN AN APPROVED MANNER (6717.4)

C. ENERGY NOTES

- THE BUILDING DESIGN SHALL MEET THE REQUIREMENTS OF TITLE 24, PART 2 CHAPTER 2-53.
- INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3. SPECIFIED STANDARDS WILL BE REVIEWED BY A THIRD PARTY (HERS RATING)
- ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OR UNCONDITIONED SPACES SUCH AS UTILITY ROOMS AND STORAGE ROOMS SHALL BE FULLY WEATHERSTRIPPED.
- MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS.
- CAULK PLUMBING AND ELECTRICAL PENETRATIONS, ALL WINDOW AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS AND ALL OTHER OPENINGS IN THE ENVELOPE.
- FIXED WINDOWS SHALL BE SEALED TO LIMIT AIR INFILTRATION.
- DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 10 OF THE CURRENT UMC.
- 25 LUMENS/WATT EFFICIENCY SHALL BE PROVIDED FOR GENERAL LIGHTING IN UTILITY ROOMS, STORAGE ROOMS AND BATHROOMS (FLUORESCENT LIGHTS).
 EXCEPTION: LUMINAIRES WHICH ARE THE ONLY LIGHTING IN A BATHROOM AND LIGHTING TO BE USED ONLY FOR SPECIFIC VISUAL TASKS OR DECORATIVE EFFECT ARE EXEMPT FROM THIS REQUIREMENT. SUCH EXEMPT LIGHTING INCLUDES LUMINAIRES THAT ARE MEANT TO LIGHT ONLY A SPECIFIC TASK AREA SUCH AS A KITCHEN COUNTER OR SINK, A DINING TABLE, OR A BATHROOM MIRROR.
- ALL OPENINGS (DOORS AND WINDOWS) SHALL BE PROPERLY WEATHERSTRIPPED, CERTIFIED, AND LABELED.
- BACKDRAFT DAMPERS FOR ALL EXHAUST AND FAN SYSTEMS SHALL BE PROVIDED.
- A R-13 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER HEATERS.
- R-13 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE.
- ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.
- MANUFACTURED FENESTRATION PRODUCTS SHALL:
 A) HAVE TEMPORARY LABEL, NOT TO BE REMOVED BEFORE INSPECTION BY THE ENFORCEMENT AGENCY, LISTING THE CERTIFIED U-VALUE AND CERTIFYING THAT AIR INFILTRATION RATES NOT EXCEEDING THOSE SHOWN IN TABLE NO. 1-E.
 B) HAVE A PERMANENT LABEL LISTING THE U-VALUE, CERTIFYING ORGANIZATION, AND RATING PROCEDURES.
- SITE CONSTRUCTED DOORS, SKYLIGHTS, AND WINDOWS, INCLUDING, BUT NOT LIMITED TO, FIELD MANUFACTURED DOORS, SKYLIGHTS, OR WINDOWS AND THE BUILDING, SHALL BE WEATHERSTRIPPED. EXCEPTION: UNFRAMED GLASS DOORS AND FIRE DOORS.
- ALL EXTERIOR DOORS SHALL LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION.
 A) PROVIDE SEAL OR ASTRAGAL AT HEAD, SILL AND JAMBS.
 B) DOORS MOUNTED ON THE INSIDE OR THE OUTSIDE OF EXTERIOR WALLS SHALL HAVE A MINIMUM 1" LAP AT JAMBS.
 C) MEETING PORTIONS OF SECTIONAL, BI-PARTING, OR DOUBLE DOORS SHALL BE PROVIDED WITH A WEATHER-TIGHT ASTRAGAL OR SEAL.
 D) DOORS REQUIRING VERTICAL TRACKS OR GUIDES SHALL USE A CONTINUOUS MOUNTING ANGLE AND SHALL BE SEALED TO LIMIT AIR LEAKAGE.
- ALL OPENABLE WINDOWS AND SLIDING DOORS SHALL LIMIT WITH THE FOLLOWING STANDARDS:
 METAL WINDOWS AND DOORS ANSI A 134.2-1972
 WOOD WINDOWS AND DOORS NWMA 1 S-3

LEGEND

- INDICATES EXIST. WALL TO REMAIN
- INDICATES EXIST. WALL, MILLWORK, FIXTURES, DOOR & WINDOWS, ROOF, ETC. TO BE DEMOLISHED
- INDICATES LINE OF BUILDING BELOW
- INDICATES WINDOWS TO REMAIN



FIRST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

1

ISSUE	
09.30.2015	B & S Submittal
01.26.2016	B & S 2nd Submittal

REVISIONS	
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architect
DANIELA RECHTSZAJD ARCHITECT
 5410 Village Green
 Los Angeles, CA 90016
 Telephone: 310.625.0654
 e-mail: recdani@gmail.com
 engineer's stamp

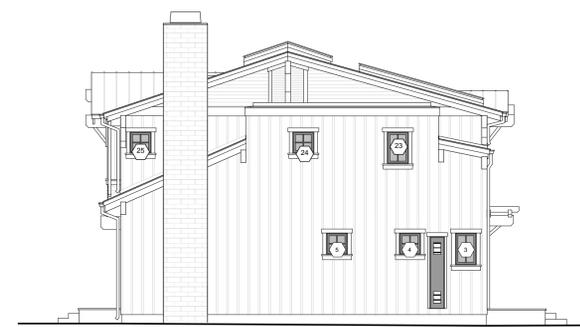
engineer

project no.
 date
 scale as noted

drawing title
SECURITY NOTES, ENERGY NOTES, DEMO PLAN, UNPROTECTED WALL OPENINGS ANALYSIS

drawing number

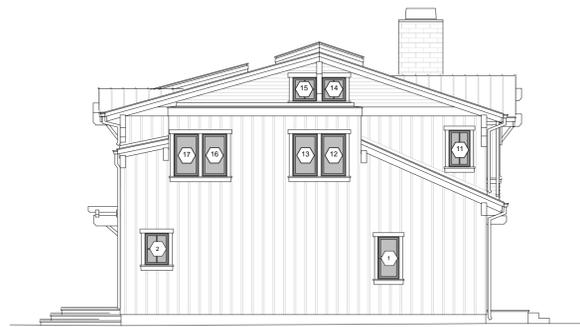
A2.0



EAST ELEVATION

WINDOW N°	AREA
3	6.00
4	4.00
5	4.00
23	6.00
24	4.00
25	4.00
Vents	8.24
TOTAL	36.24

WINDOW AREA X 100 = $\frac{36.24}{794.00} \times 100 = 4.56\% < 25\% \text{ VERIFIES}$



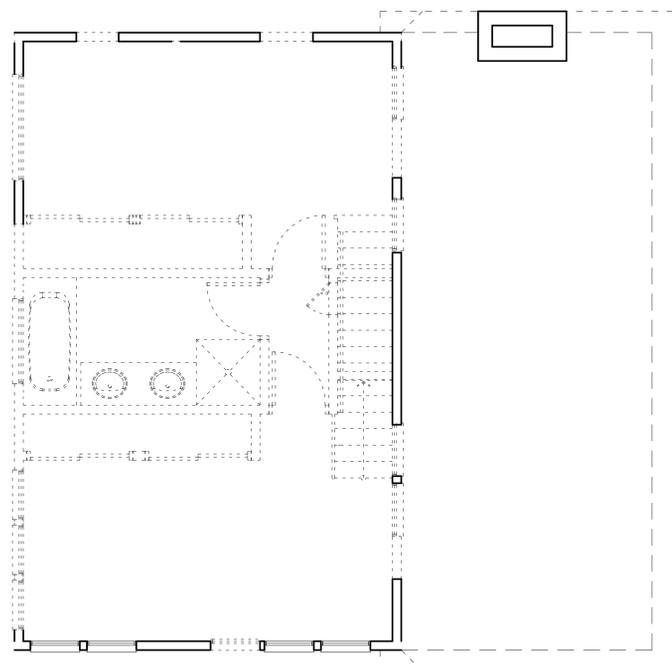
WEST ELEVATION

WINDOW N°	AREA
1	8.00
2	6.75
11	7.00
12	9.32
13	9.32
14	5.36
15	9.32
16	9.32
17	9.32
TOTAL	73.71

WINDOW AREA X 100 = $\frac{73.71}{794.00} \times 100 = 9.28\% < 25\% \text{ VERIFIES}$

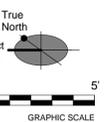
"UNPROTECTED" EXTERIOR WALL OPENINGS ANALYSIS
SCALE: 1/8" = 1'-0"

3



LEGEND

- INDICATES EXIST. WALL TO REMAIN
- INDICATES EXIST. WALL, MILLWORK, FIXTURES, DOOR & WINDOWS, ROOF, ETC. TO BE DEMOLISHED
- INDICATES LINE OF BUILDING BELOW
- INDICATES WINDOWS TO REMAIN



SECOND FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"

2



TECHNICAL INFORMATION

Series 110

Subject	Details
Frame	Clear Stand Alone Frameless with Frame
Vent	5/8" Direct Vent (by Dura Vent) Log Set with Beige Embers Mixed Long and Short Branches with Beige Embers
Interior Design Media	Wood Style Ceramic Stones Glass (by others): General Note
Type of Gas	Natural Gas (NG) or Propane (LP) Clear 150 Clear 110H Clear 110 RS/L/S Clear 110 TS Clear 150 Tamed Space Creator 150 Stand Alone 150
Weight	406 lbs., 183 kg. 406 lbs., 183 kg. 444 lbs., 200 kg.
Standard	Safety Efficiency ANSI P.4.1-09 ANSI P.4.1-09
Operation	Merch. Max/Min Remote Control (full automatic, wall control unit is optional), electronic ignition



The appliance has been certified for use with either Natural Gas (NG) or Propane Gas (LP), and NOT for use with solid fuels.

These direct vent gas fireplace heaters are sealed combustion, air-circulating gas fireplaces approved for indoor use. For indoor installation they must be installed maintaining required clearance. Refer to manual for clearance distances. Installation is recommended in living spaces such as bedrooms, living rooms, great rooms, etc. The appliance is not approved for closed installation.

The appliance must be properly connected to a venting system.

The appliance must be installed according to local codes in addition to any local codes that may apply. If there are codes that conflict with the current CSA installation code, the current CSA code shall prevail.

Gas Pressure & Power Output

Model	Gas	Input Pressure	Manifold Pressure	Power output	
burner Section 110		Min. Max.	Min. Max.	Min. Max.	
Clear 110H Clear 110 RS/L/S Clear 110 TS Clear 110 Tamed Stand Alone 110	Natural Gas (NG)	7" WC 1.74	7" WC 1.74	21,000 8,100	21,000 8,100
	Propane (LP)	11" WC 2.71	11" WC 2.71	22,900 8,300	22,900 8,300

- Parts Included:**
- Ortal fireplace box
 - Ortal gas control panel
 - Clearance Glass Panel
 - Choice of Ortal interior media, choose one or mix from these options:
 - Ceramic stones (Black or White - Large or Small)
 - Log and short branches with Beige Embers
 - Ortal heater (only very hard fireplace installation)
 - Merch. Max/Min remote control radio, Merch. Max/Min GVI (ignition and control system) (Merch. Max/Min remote control radio and Merch. Max/Min GVI are not included for LP or NG)
 - Spark igniter (not included)
 - Glass removal tool (glass suction cups and (1)mm ratchet wrench)
 - 4 kg extension and mounting brackets
 - Full set of the necessary all units (not applicable for Space Creator models)
 - Retailer advice products for RS/L/S TS and Space Creator models

Subject	Details
Vent	5/8" Direct Vent (by Dura Vent) Log Set with Beige Embers Mixed Long and Short Branches with Beige Embers
Interior Design Media	Wood Style Ceramic Stones Glass (by others): General Note
Type of Gas	Natural Gas (NG) or Propane (LP) Clear 150 Clear 110H Clear 110 RS/L/S Clear 110 TS Clear 150 Tamed Space Creator 150 Stand Alone 150
Weight	406 lbs., 183 kg. 406 lbs., 183 kg. 444 lbs., 200 kg.
Standard	Safety Efficiency ANSI P.4.1-09 ANSI P.4.1-09
Operation	Merch. Max/Min Remote Control (full automatic, wall control unit is optional), electronic ignition



The appliance has been certified for use with either Natural Gas (NG) or Propane Gas (LP), and NOT for use with solid fuels.

These direct vent gas fireplace heaters are sealed combustion, air-circulating gas fireplaces approved for indoor use. For indoor installation they must be installed maintaining required clearance. Refer to manual for clearance distances. Installation is recommended in living spaces such as bedrooms, living rooms, great rooms, etc. The appliance is not approved for closed installation.

The appliance must be properly connected to a venting system.

The appliance must be installed according to local codes in addition to any local codes that may apply. If there are codes that conflict with the current CSA installation code, the current CSA code shall prevail.

Gas Pressure & Power Output

Model	Gas	Input Pressure	Manifold Pressure	Power output	
burner Section 110		Min. Max.	Min. Max.	Min. Max.	
Clear 110H Clear 110 RS/L/S Clear 110 TS Clear 110 Tamed Stand Alone 110	Natural Gas (NG)	7" WC 1.74	7" WC 1.74	21,000 8,100	21,000 8,100
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 - Spark igniter (not included)
 - Glass removal tool (glass suction cups and (1)mm ratchet wrench)
 - 4 kg extension and mounting brackets
 - Full set of the necessary all units (not applicable for Space Creator models)
 - Retailer advice products for RS/L/S TS and Space Creator models

FIREPLACE: ORTAL 150 SERIES TECH. INFO

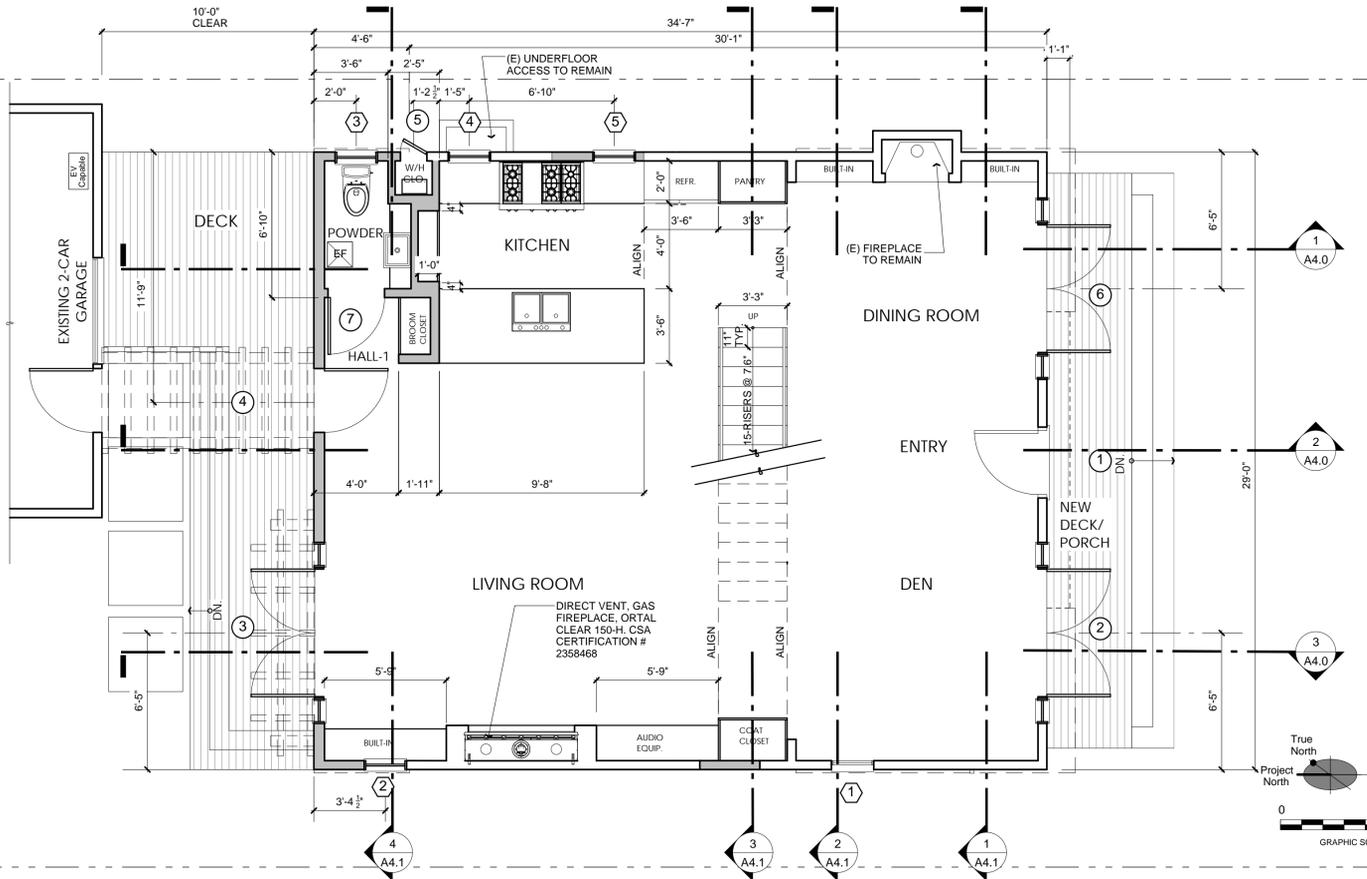
FIREPLACE: ORTAL 110 SERIES TECH. INFO

ROOM NAME	FLOOR	MATERIAL	BASE	WALLS	CEILING	REMARKS
FIRST FLOOR						
ENTRY	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	SATIN	a5'-4"
DEN	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	SATIN	a5'-4"
DINING ROOM	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	SATIN	a5'-4"
KITCHEN	HARDWOOD	WOODREVEAL	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	SATIN	a5'-4"
DEN	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	SATIN	a5'-4"
LIVING ROOM	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	SATIN	a5'-4"
HALL-1	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	SATIN	a5'-4"
POWDER ROOM	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	SATIN	a5'-4"
HALL-3	HARDWOOD	WOODREVEAL	GYF BO	PAINTED TONGUE & GROOVE	SATIN	8'-6"
SECOND FLOOR						
HALL-2	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	SATIN	VARIABLE SLOPING CLG.
LAUNDRY CLOSET	HARDWOOD	WOOD	GYF BO	PAINTED TONGUE & GROOVE	EGG	8'-6" PROVIDE A PAN UNDER WASHER & DRYER
STUDY	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE & EXPOSED RAFTERS	SATIN	VARIABLE SLOPING CLG.
MASTER BEDROOM	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE & EXPOSED RAFTERS	SATIN	VARIABLE SLOPING CLG.
W.I.C.-1	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	SATIN	8'-6"
MASTER BATHROOM	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	EGG	8'-6"
TOILET ENCLOSURE	TILE	TILE	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	EGG	8'-6"
BEDROOM-2	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE & EXPOSED RAFTERS	SATIN	VARIABLE SLOPING CLG.
W.I.C.-2	HARDWOOD	WOOD	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	SATIN	8'-6"
BATHROOM-2	TILE	TILE	GYF BO & TONGUE & GROOVE	PAINTED TONGUE & GROOVE	EGG	8'-6"

FINISH SCHEDULE

SCALE: N.T.S.

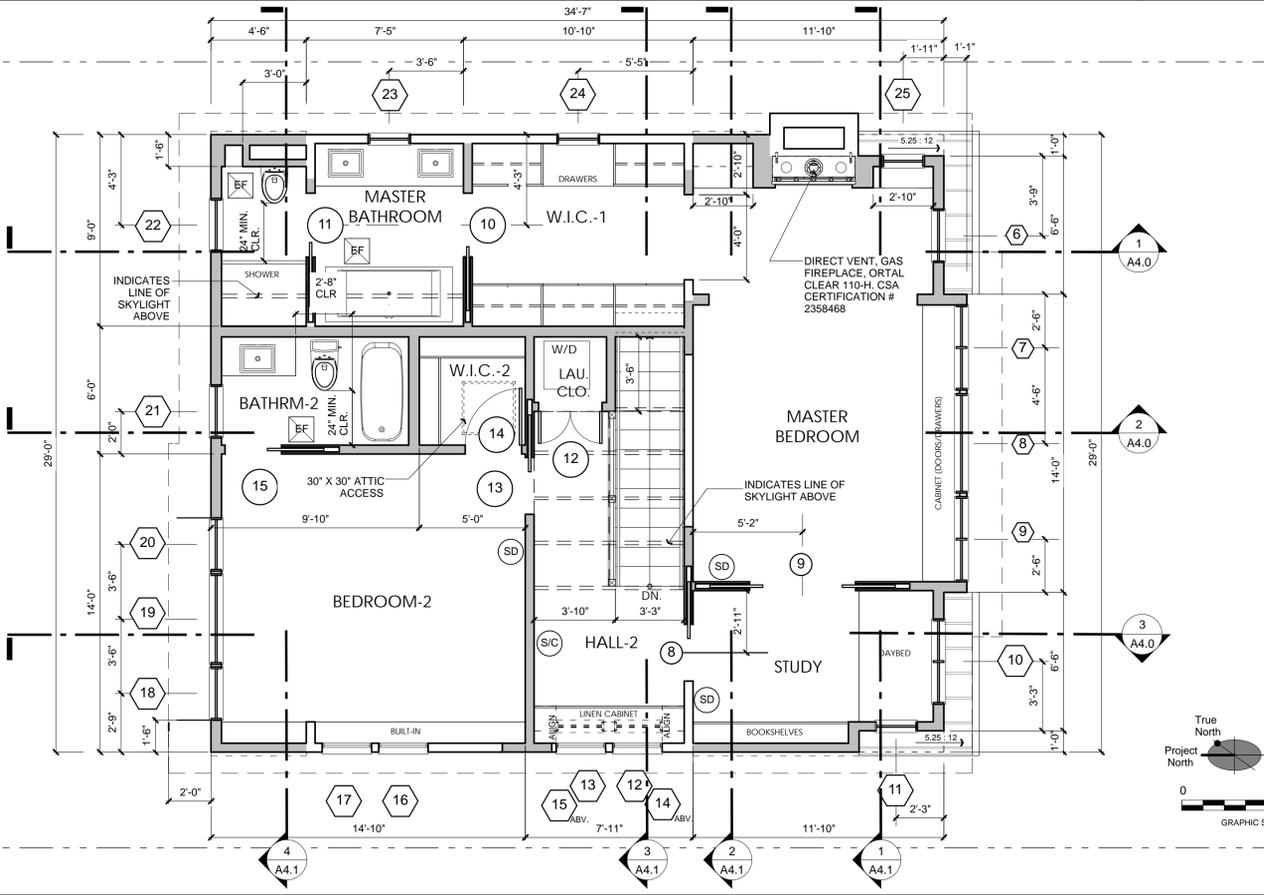
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PROPOSED FIRST FLOOR PLAN

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

1



PROPOSED SECOND FLOOR PLAN

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

2

LEGEND

- INDICATES EXIST. WALL TO REMAIN
- INDICATES NEW WALL
- INDICATES 1-HR. RATED WALL
- INDICATES STONE VENEERED WALL
- INDICATES LINE OF BUILDING ABOVE
- INDICATES LINE OF ROOF/SOFFIT ABOVE
- INDICATES TRANSOM WINDOW ABOVE
- INDICATES SMOKE DETECTOR
- INDICATES COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
- INDICATES EXHAUST FAN. FAN SHALL BE ENERGY STAR, CONTROLLED BY A HUMIDISTAT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- INDICATES SUBPANEL TO HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVEL 2 EVSE. REFER TO NOTE #6 BELOW

NOTES

- FOR DOOR & WINDOW SCHEDULE REFER TO A-2.2
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE OF 10 FOOT-CANDELES OF LIGHT OVER THE AREA OF THE ROOM AT A HEIGHT 30' ABOVE THE FLOOR LEVEL (1205.1 & 1205.3).
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
- PROVIDE CARBON MONOXIDE ALARMS IN EACH DWELLING:
 - CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION
 - CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL ALARMS IN THE INDIVIDUAL DWELLING.
 - MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 2043. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 2075. INSTALLATION SHALL BE IN ACC. ORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - REQUIRED CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1) OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS; AND 2) ON EVERY LEVEL OF EACH DWELLING.
- ENTRY/EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 15" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING, LANDING SHALL BE NOT MORE THAN 7.75" BELOW THE THRESHOLD. STORM & SCREEN DOORS ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS & LANDINGS
- PROVIDE A MINIMUM 1-INCH DIAMETER LISTED RACEWAY THAT CAN ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVEL 2 EVSE. A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.
- STAIRWAY NOTES:
 - 7.75" MAXIMUM RISE & MINIMUM 10" RUN.
 - MINIMUM 6'-8" HEADROOM CLEARANCE.
 - MINIMUM 36" CLEAR WIDTH.
 - HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING
 - HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS.
 - MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS.

Remodeling & Addition to:
WIRHT RESIDENCE
821 E. NOWITA PLACE, VENICE, CA 90291

ISSUE
09.30.2015 B & S 5th Submittal
01.26.2016 B & S 2nd Submittal

REVISIONS

NO.	DESCRIPTION
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architect's stamp



architect
DANIELA RECHTSZAJD ARCHITECT

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engineer's stamp

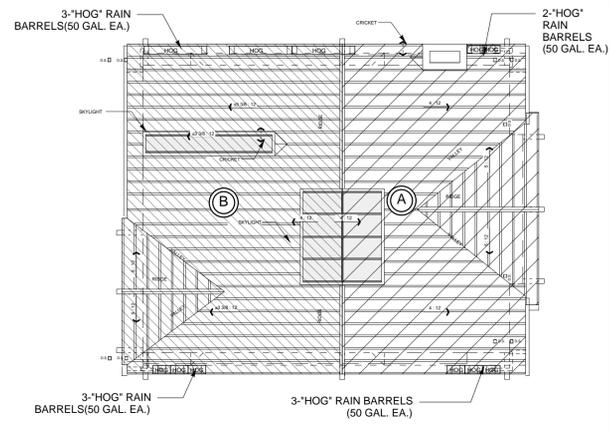
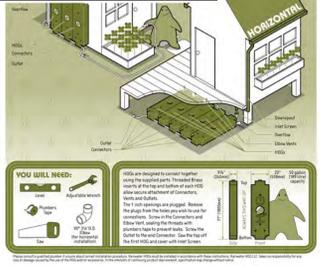
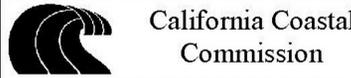
engineer

project no.
date
scale
as noted

drawing title
PROPOSED FIRST & SECOND FLOOR PLAN

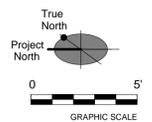
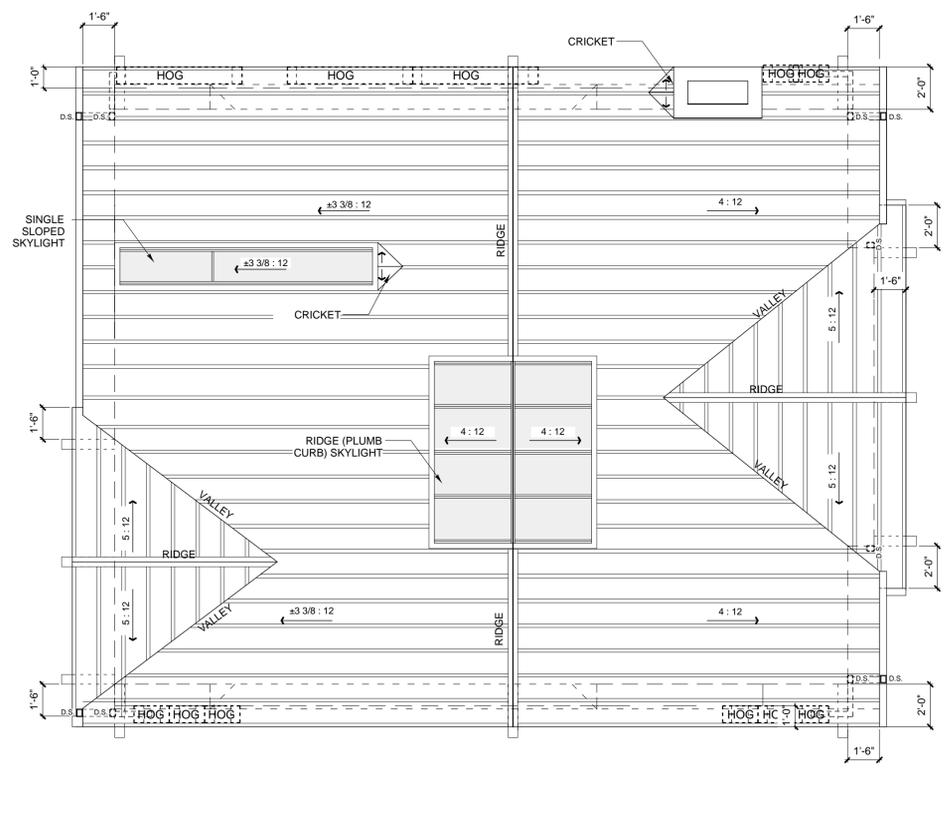
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A2.1



RAIN BARREL CALCULATION
AREA "A" = 548 sf x 0.0625 x 7.48 = 256 = 5- 50 GAL TANKS
AREA "B" = 636 sf x 0.0625 x 7.48 = 297 = 6- 50 GAL TANKS

- NOTES**
- SCREENS ARE PRESENT ON ALL RAIN BARREL INLETS TO REMOVE DEBRIS AND LARGER PARTICLES AS THE WATER ENTERS THE BARREL. REMOVABLE CHILD-RESISTANT COVERS AND MOSQUITO SCREENING ARE IN PLACE.
 - BARREL IS CHILD SAFE: ACCESS IS CHILD PROOF AND THE BARREL IS PROPERLY SITED AND ANCHORED ON A STABLE SURFACE TO PREVENT TIPPING OVER.
 - ABOVE GROUND BARRELS SHALL NOT LOCATED ON UNEVEN OR SLOPED SURFACE; IF INSTALLED ON A SLOPED SURFACE THE BASE WHERE THE BARREL IS INSTALLED HAS BEEN LEVELLED USING APPROPRIATE CONSTRUCTION MATERIAL PRIOR TO INSTALLATION.
 - INSTALL DRAIN BARRELS SHALL NOT BE PLACED ON ELEVATED PLATFORMS, DECKS OR PORCHES WITHOUT CONSULTING LOCAL BUILDING CODE OFFICIALS.
 - DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
 - DISPERSION IS DIRECTED SO AS NOT TO KNOWINGLY CAUSE GEOTECHNICAL HAZARDS RELATED TO SLOPE STABILITY OR TRIGGERING EXPANSIVE (CLAYEY SOIL MOVEMENT).
 - RAIN BARREL SHALL BE OPAQUE AND DARK IN COLOR TO PREVENT UV LIGHT PENETRATION AND DISCOURAGE ALGAE GROWTH.
 - BARREL PLACEMENT SHALL ALLOW EASY ACCESS FOR REGULAR MAINTENANCE.
 - SEE RAIN BARREL FACT SHEET FOR MORE INFORMATION.



- LEGEND**
- INDICATES ROOF SLOPE
 - INDICATES LINE OF BLDG. BELOW
 - INDICATES LINE OF ROOF BELOW
 - INDICATES GUTTER
 - INDICATES DOWNSPOUT
 - INDICATES STANDING SEAM METAL ROOFING.

- ROOFING SPECIFICATIONS**
- ROOF MATERIALS TO BE CLASS "A"
 - INDICATES STANDING SEAM METAL ROOFING, 16" O.C., SNAP-CLAD BY PAC CLAD, UL 1897
 COLOR: WEATHERED ZINC
 ENERGY STAR RATING: YES
 SOLAR REFLECTANCE: 0.26
 EMISSIVITY: 0.82
 SRI: 23
 - SKYLIGHTS TO BE BRISTOLITE DAYLIGHTING SYSTEMS. DEFERRED APPROVAL FOR CUSTOM SKYLIGHT. SKYLIGHT MANUFACTURER TO PROVIDE SUBMITTAL DRAWINGS.

ATTIC VENT CALCULATIONS

ATTIC VENTS REQUIRED: 559 SF/ 150 = 3.73 SF = 537 SQ IN/2 = 268.50 SQ. IN.
 HIGH VENT (REFER TO EAST ELEVATION): 2-(15" X 36") = 540.00 SQ. IN.
 LOW VENT (UNDEREAVE VENT): 11-(16" X 4") = 11 X 26 = 286.00 SQ. IN.
TOTAL = 826.00 SQ. IN.

826 SQ. IN. > 537 SQ. IN. VERIFIES

LID CALCULATION

2

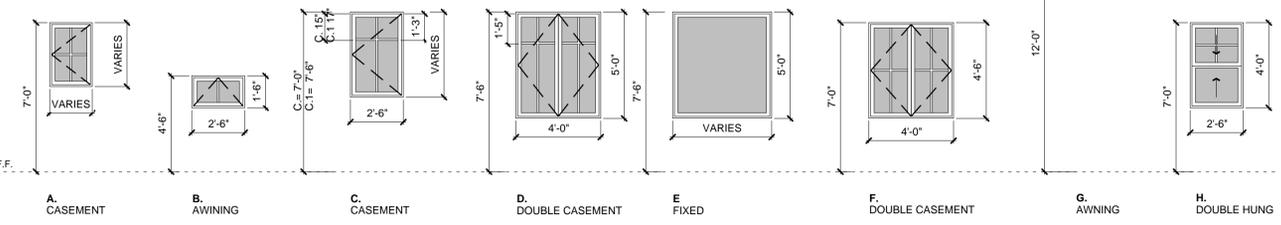
No.	ROOM NAME	TYPE	SIZE (WxH)	OPERATION	DETAILS			FRAME TYPE	FRAME FINISH	REMARKS
					HEAD	JAMB	SILL			
1	DEN	SIM. H	2'-0" x 4'-0"	DOUBLE HUNG				CLADWOOD	FACTORY/PAINTED	EXISTING WINDOW TO REMAIN
2	LIVING ROOM	A	2'-3" x 3'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	
3	POWDER ROOM	A	2'-0" x 3'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	
4	KITCHEN	A	2'-0" x 2'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	
5	KITCHEN	A	2'-0" x 2'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	
6	MASTER BEDROOM	A	2'-6" x 4'-6"	CASEMENT				CLADWOOD	FACTORY/PAINTED	
7	MASTER BEDROOM	D	4'-0" x 5'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	EGRESS
8	MASTER BEDROOM	E	4'-8" x 5'-0"	FIXED				CLADWOOD	FACTORY/PAINTED	
9	MASTER BEDROOM	D	4'-0" x 5'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	EGRESS
10	STUDY	F	4'-0" x 4'-6"	CASEMENT				CLADWOOD	FACTORY/PAINTED	
11	STUDY	A	2'-0" x 3'-6"	CASEMENT				CLADWOOD	FACTORY/PAINTED	
12	HALL-2	SIM. A	2'-4" x 4'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	EXISTING WINDOW TO REMAIN
13	HALL-2	SIM. A	2'-4" x 4'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	EXISTING WINDOW TO REMAIN
14	HALL-2	G	2'-3" x 2'-3"	AWINING				CLADWOOD	FACTORY/PAINTED	PROVIDE EYE HOOK AND POLE
15	HALL-2	G	2'-3" x 2'-3"	AWINING				CLADWOOD	FACTORY/PAINTED	PROVIDE EYE HOOK AND POLE
16	BEDROOM-2	SIM. A	2'-4" x 4'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	EXISTING WINDOW TO REMAIN
17	BEDROOM-2	SIM. A	2'-4" x 4'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	EXISTING WINDOW TO REMAIN
18	BEDROOM-2	C.1	2'-6" x 5'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	EGRESS
19	BEDROOM-2	E	4'-3" x 5'-0"	FIXED				CLADWOOD	FACTORY/PAINTED	
20	BEDROOM-2	C.1	2'-6" x 5'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	EGRESS
21	BATHROOM-2	H	2'-6" x 4'-0"	DOUBLE HUNG				CLADWOOD	FACTORY/PAINTED	
22	TOILET ENCLOSURE	H	2'-6" x 4'-0"	DOUBLE HUNG				CLADWOOD	FACTORY/PAINTED	
23	MASTER BATHROOM	A	2'-0" x 3'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	
24	W.I.C.-1	A	2'-0" x 2'-0"	FIXED				CLADWOOD	FACTORY/PAINTED	
25	MASTER BEDROOM	A	2'-0" x 2'-0"	CASEMENT				CLADWOOD	FACTORY/PAINTED	

SCALE: N.T.S.

- NOTES:**
- SEE FLOOR PLAN FOR WINDOW NUMBER CALLOUTS
 - ALL DIMENSIONS TO BE VERIFIED IN FIELD (V.I.F.)
 - ALL WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS
 - ALL WINDOWS TO HAVE:
 U value: 0.32
 SHGC: 0.25
 VT: 0.5
 - ALL NEW GLAZING TO BE DUAL & CLEAR U.N.O.

- LEGEND**
- WD WOOD
 - TEMP TEMPERED
 - PTD PAINTED
 - CLR CLEAR

WINDOW TYPES



WINDOW SCHEDULE

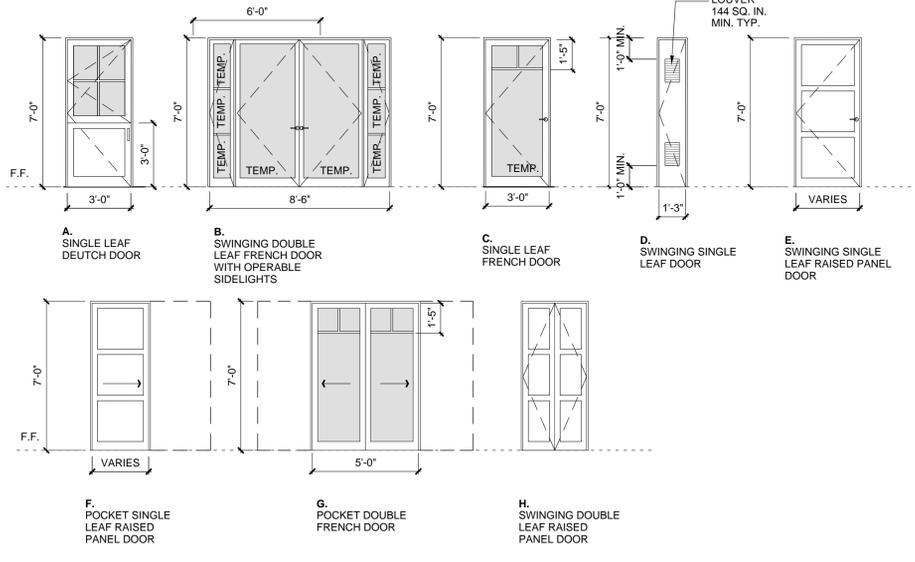
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ROOF PLAN

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NO	ROOM NAME	FROM/TO	ROOM NAME	TYPE	CONST.	FINISH	SIZE (WxH)	THICK	OPERATION	FIRE RATING (MINIMUM)	GLASS	CONST.	FRAME FINISH	UL RATING (MINIMUM)	DETAILS		NOTES
															HEAD	JAMB	
1	EXT	TO	ENTRY	A	WOOD	PAINTED	3'-0" X 7'-0"		IN SW		DUAL/TEMP	WD	PAINTED				
2	EXT.	FROM	DEN	B	WOOD	PAINTED	8'-6" X 7'-0"		OUT SW		DUAL/TEMP	WD	PAINTED				
3	EXT.	FROM	LIVING ROOM	B	WOOD	PAINTED	8'-6" X 7'-0"		OUT SW		DUAL/TEMP	WD	PAINTED				
4	EXT.	FROM	LIVING ROOM	C	WOOD	PAINTED	3'-0" X 7'-0"		OUT SW		DUAL/TEMP	WD	PAINTED				
5	EXT.	FROM	WH CLOSET	D	SC SLB	PAINTED	1'-3" X 7'-0"	1.34"	OUT SW			WD	PAINTED				
6	EXT.	FROM	DINING ROOM	B	WOOD	PAINTED	8'-6" X 7'-0"		OUT SW		DUAL/TEMP	WD	PAINTED				
7	HALL-1	FROM	POWDER ROOM	E	WOOD	PAINTED	2'-8" X 7'-0"	1.38"	OUT SW			WD	PAINTED				
8	HALL-2	TO	STUDY	F	WOOD	PAINTED	2'-8" X 7'-0"	1.38"	POCKET			WD	PAINTED				
9	STUDY	TO	MASTER BEDROOM	G	WOOD	PAINTED	5'-0" X 7'-0"	1.38"	POCKET			WD	PAINTED				
10	W.I.C.-1	TO	MASTER BATHROOM	F	WOOD	PAINTED	3'-0" X 7'-0"	1.38"	POCKET			WD	PAINTED				
11	MASTER BATHROOM	TO	TOILET ENCLOSURE	F	WOOD	PAINTED	3'-0" X 7'-0"	1.38"	POCKET			WD	PAINTED				
12	HALL-2	FROM	WID CLOSET	H	WOOD	PAINTED	3'-0" X 7'-0"	1.38"	OUT SW			WD	PAINTED				
13	HALL-2	TO	BEDROOM-2	F	WOOD	PAINTED	2'-8" X 7'-0"	1.38"	POCKET			WD	PAINTED				
14	BEDROOM-2	FROM	W.I.C.-2	H	WOOD	PAINTED	2'-8" X 7'-0"	1.38"	OUT SW			WD	PAINTED				
15	BEDROOM-2	TO	BATHROOM-2	F	WOOD	PAINTED	2'-8" X 7'-0"	1.38"	POCKET			WD	PAINTED				

DOOR TYPES



- LEGEND**
- SC SLB SOLID CORE SLAB
 - RS PNL RAISED PANEL
 - PT PAINTED
 - TEMP TEMPERED
 - WD WOOD
 - STN STAINED

- NOTES:**
- SEE FLOOR PLAN FOR DOOR NUMBER CALLOUTS
 - ALL DIMENSIONS TO BE VERIFIED IN FIELD (V.I.F.)
 - ALL EXTERIOR FRENCH DOORS TO HAVE:
 U value: 0.32
 SHGC: 0.25
 VT: 0.5

DOOR SCHEDULE

3

Remodeling & Addition to:
WIRHT RESIDENCE
 821 E. NOWITA PLACE, VENICE, CA 90291

ISSUE
 09.30.2015 B & S Submittal
 01.26.2016 B & S 2nd Submittal

REVISIONS

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10	Architect's stamp



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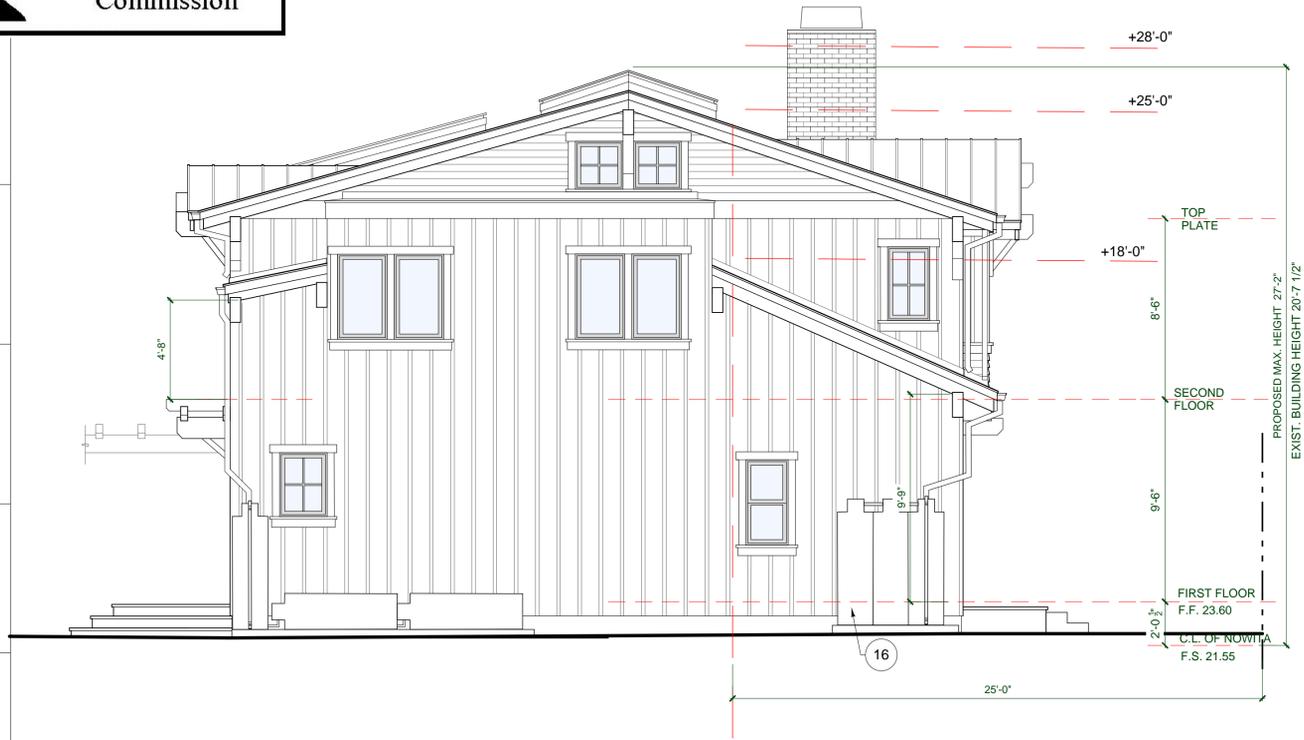
engineer

project no.
 date
 scale as noted

drawing title
ROOF PLAN & DOOR & WINDOW SCHEDULE

drawing number

A2.2



FOR TYPICAL NOTES & CALL OUTS REFER TO 1/-

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

2



SOUTH ELEVATION (NOWITA PLACE)
SCALE: 1/4" = 1'-0"

1



FOR TYPICAL NOTES & CALL OUTS REFER TO 1/-

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

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FOR TYPICAL NOTES & CALL OUTS REFER TO 1/-

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

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ELEVATION LEGEND

1. 16" STANDING SEAM METAL ROOFING
2. GUTTER & DOWNSPOUT. COLOR TO MATCH METAL ROOF
3. PAINTED CEMENT BOARD & BATTEN SIDING
4. PAINTED CEMENT SMOOTH LAP SIDING, 4" EXPOSURE
5. ALUMINUM CLAD, DUAL GLAZED WOOD WINDOWS
6. ALUMINUM CLAD, DUAL GLAZED WOOD FRENCH DOORS
7. BRICK VENEERED CHIMNEY WITH SHEET METAL VENT COVER, COLOR TO MATCH ROOF
8. PAINTED WOOD RAFTER TAILS
9. PAINTED WOOD OUTLOOKERS/BEAMS
10. PAINTED 3 X 4 WOOD FASCIA
11. CUSTOM CURB MOUNTED RIDGE DUAL GLAZED SKYLIGHT
12. CUSTOM CURB MOUNTED SLOPED DUAL GLAZED SKYLIGHT
13. PAINTED CEMENT ACCENT TRIM
14. DUAL GLAZED PAINTED WOOD FRONT DOOR
15. WOOD DECK
16. RAIN WATER COLLECTOR
17. WOOD ATTIC VENTS WITH WIRE MESH BEHIND
18. PAINTED WOOD TRELLIS

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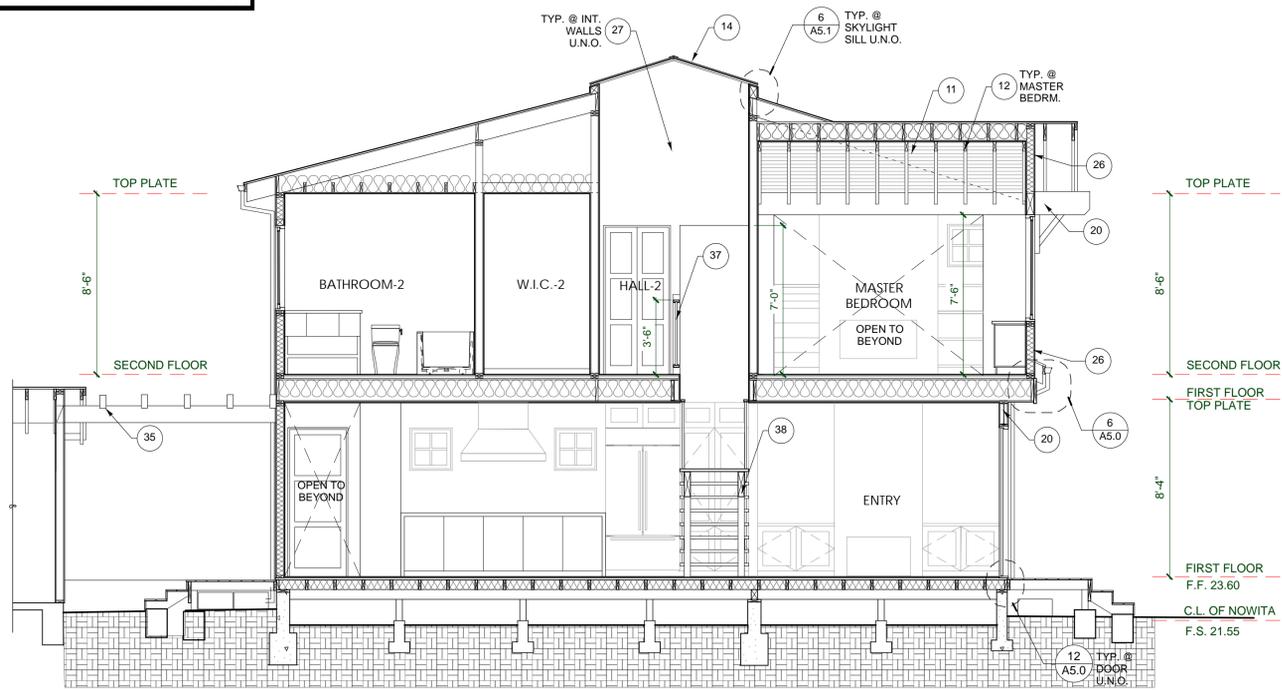
project no.
date
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drawing title

ELEVATIONS

drawing number

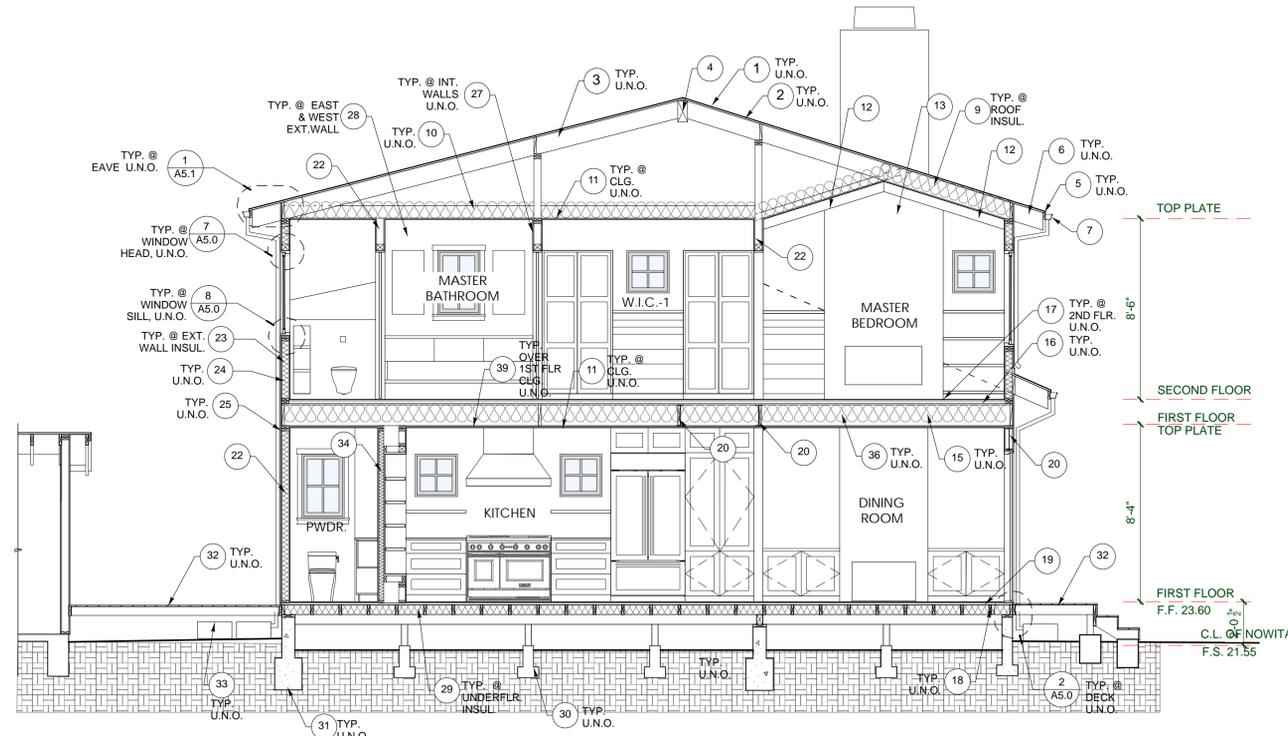
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FOR TYPICAL NOTES & CALL OUTS REFER TO 1/-

SECTION
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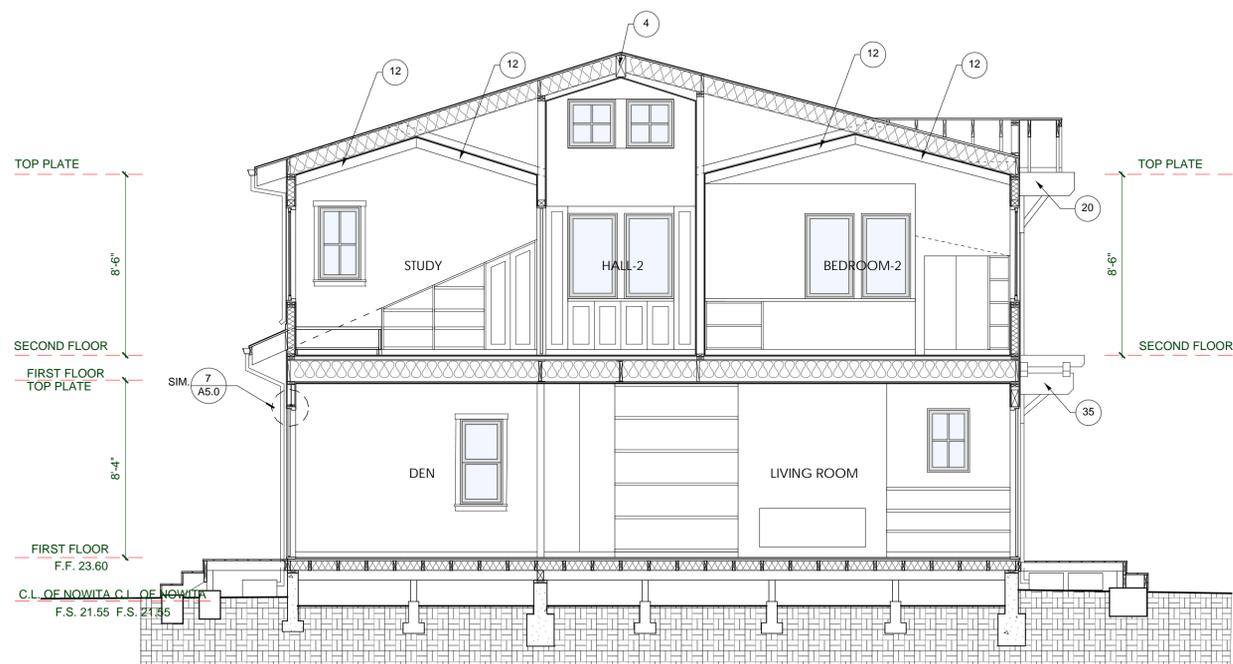
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F.F. 23.60
C.L. OF NOWITA
F.S. 21.55

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

1



FOR TYPICAL NOTES & CALL OUTS REFER TO 1/-

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

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- | | |
|---|--|
| 1. NEW STANDING SEAM METAL ROOFING OVER WEATHER BARRIER | 30. EXIST. PADS TO REMAIN |
| 2. NEW ROOF SHEATHING PER "S" DWG'S WITH RADIANT BARRIER | 31. EXIST. CONT. FOOTING TO REMAIN |
| 3. NEW ROOF RAFTERS PER "S" DWG'S | 32. NEW CONT. FOOTING PER "S" DRAWINGS |
| 4. NEW RIDGE BEAM PER "S" DRAWINGS" | 33. NEW WOOD DECK |
| 5. NEW 2 X 4 PAINTED FASCIA | 34. NEW RAIN BARRELS UNDER DECK |
| 6. NEW PAINTED RAFTER TAILS | 35. NEW WOOD TRELLIS |
| 7. NEW GUTTERS & DOWNSPOUTS | 36. R-11 BATT INSULATION |
| 8. EXISTING ROOF RAFTERS TO REMAIN | 37. NEW 4" WOOD GUARDRAIL |
| 9. NEW R-30 BATT INSULATION | 38. NEW 6 X WOOD STRINGER TYP. X 2 |
| 10. NEW CLG. JOISTS PER "S" DRAWINGS | 39. NEW 1/2" RESILIENT CHANNELS |
| 11. NEW PAINTED TONGUE & GROOVE BOARDS | |
| 12. NEW DECORATIVE ROOF RAFTERS | |
| 13. 5/8" TYPE "X" GYP. BD. | |
| 14. NEW CUSTOM SKYLIGHT | |
| 15. NEW FLOOR JOISTS PER "S" DRAWINGS | |
| 16. NEW FLOOR SHEATHING PER "S" DRAWINGS" | |
| 17. 1 1/2" LIGHT WEIGHT CONCRETE | |
| 18. EXIST. FLOOR JOIST TO REMAIN | |
| 19. EXIST. FLOOR SHEATHING TO REMAIN | |
| 20. NEW BEAM PER "S" DRAWINGS | |
| 21. NEW 2 X STUDS TO BE SISTERED TO EXISTING 2 X STUDS | |
| 22. NEW 2 X STUDS @ 16" O.C. | |
| 23. NEW R-15 BATT INSULATION | |
| 24. NEW PLYWOOD SHEATHING PER "S" DWG'S | |
| 25. PAINTED CEMENT BOARD & BATTEN SIDING OVER WEATHER BARRIER | |
| 26. PAINTED CEMENT LAP SIDING OVER WEATHER BARRIER | |
| 27. PAINTED TONGUE & GROOVE BOARDS | |
| 28. PAINTED TONGUE & GROOVE BOARDS OVER 5/8" GYP. BD. | |
| 29. R-19 BATT INSULATION | |

SECTION LEGEND
SCALE: N.T.S.

4

Remodeling & Addition to:

WIRHT RESIDENCE
821 E. NOWITA PLACE, VENICE, CA 90291

ISSUE
08.17.2015 B & S Submittal
01.26.2016 B & S 2nd Submittal

REVISIONS

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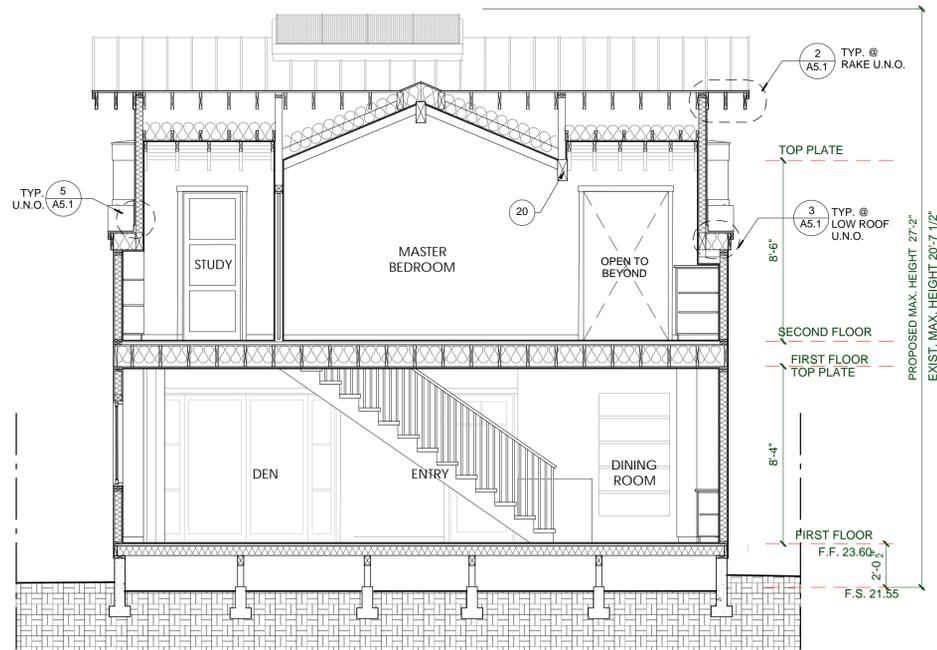
engineer's stamp
engineer

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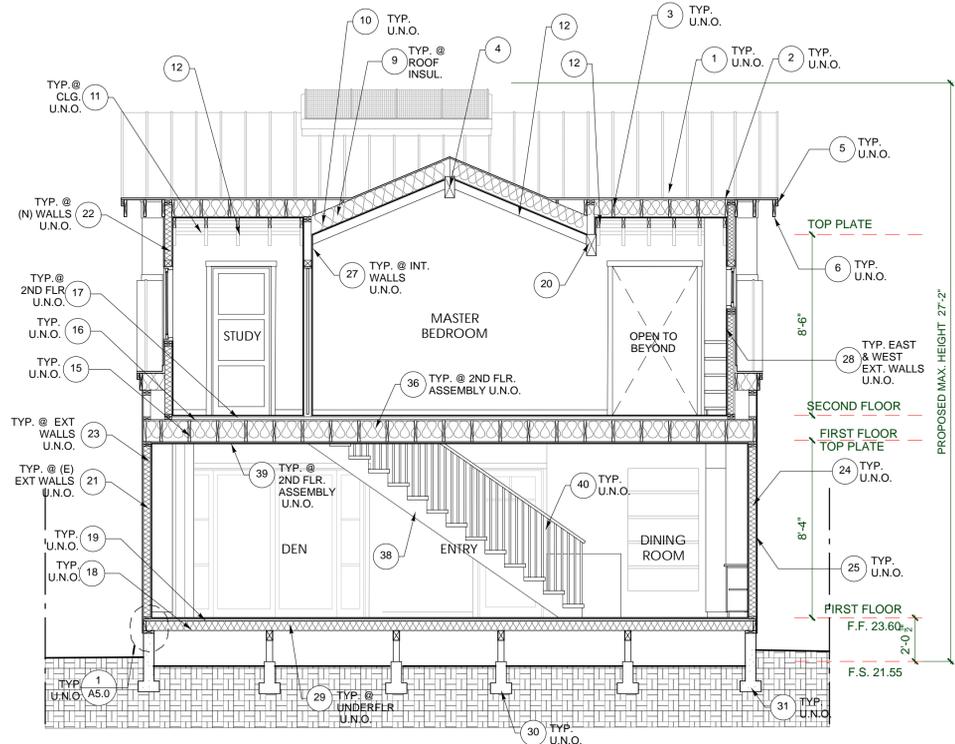
SECTIONS

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



PROPOSED MAX. HEIGHT 27'-2"
EXIST. MAX. HEIGHT 20'-7 1/2"

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

SECTION LEGEND

1. NEW STANDING SEAM METAL ROOFING OVER WEATHER BARRIER
2. NEW ROOF SHEATHING PER 'S' DWG'S WITH RADIANT BARRIER
3. NEW ROOF RAFTERS PER 'S' DWG'S
4. NEW RIDGE BEAM PER 'S' DRAWINGS'
5. NEW 2 X 4 PAINTED FASCIA
6. NEW PAINTED RAFTER TAILS
7. NEW GUTTERS & DOWNSPOUTS
8. EXISTING ROOF RAFTERS TO REMAIN
9. NEW R-30 BATT INSULATION
10. NEW CLG. JOISTS PER 'S' DRAWINGS
11. NEW PAINTED TONGUE & GROOVE BOARDS
12. NEW DECORATIVE ROOF RAFTERS
13. 5/8" TYPE 'X' GYP. BD.
14. NEW CUSTOM SKYLIGHT
15. NEW FLOOR JOISTS PER 'S' DRAWINGS
16. NEW FLOOR SHEATHING PER 'S' DRAWINGS'
17. 1 1/2" LIGHT WEIGHT CONCRETE
18. EXIST. FLOOR JOIST TO REMAIN
19. EXIST. FLOOR SHEATHING TO REMAIN
20. NEW BEAM PER 'S' DRAWINGS
21. NEW 2 X STUDS TO BE SISTERED TO EXISTING 2 X STUDS
22. NEW 2 X STUDS @ 16" O.C.
23. NEW R-15 BATT INSULATION
24. NEW PLYWOOD SHEATHING PER 'S' DWG'S
25. PAINTED CEMENT BOARD & BATTEN SIDING OVER WEATHER BARRIER
26. PAINTED CEMENT LAP SIDING OVER WEATHER BARRIER
27. PAINTED TONGUE & GROOVE BOARDS
28. PAINTED TONGUE & GROOVE BOARDS OVER 5/8" GYP. BD.
29. R-19 BATT INSULATION
30. EXIST. PADS TO REMAIN
31. EXIST. CONT. FOOTING TO REMAIN
32. NEW CONT. FOOTING PER 'S' DRAWINGS
33. NEW WOOD DECK
34. NEW RAIN BARRELS UNDER DECK
35. NEW WOOD TRELLIS
36. R-11 BATT INSULATION
37. NEW 42" WOOD GUARDRAIL
38. NEW 6 X WOOD STRINGER TYP. X 2
39. NEW 1/2" RESILIENT CHANNELS
40. 34"-38" HIGH HANDRAIL

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engineer's stamp
engineer

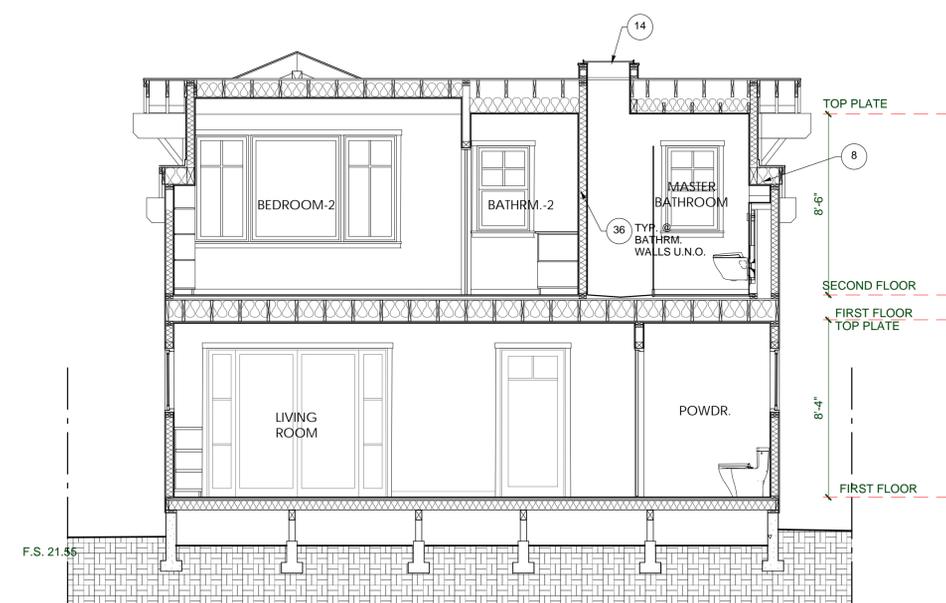
project no.
date
scale as noted

drawing title

SECTIONS

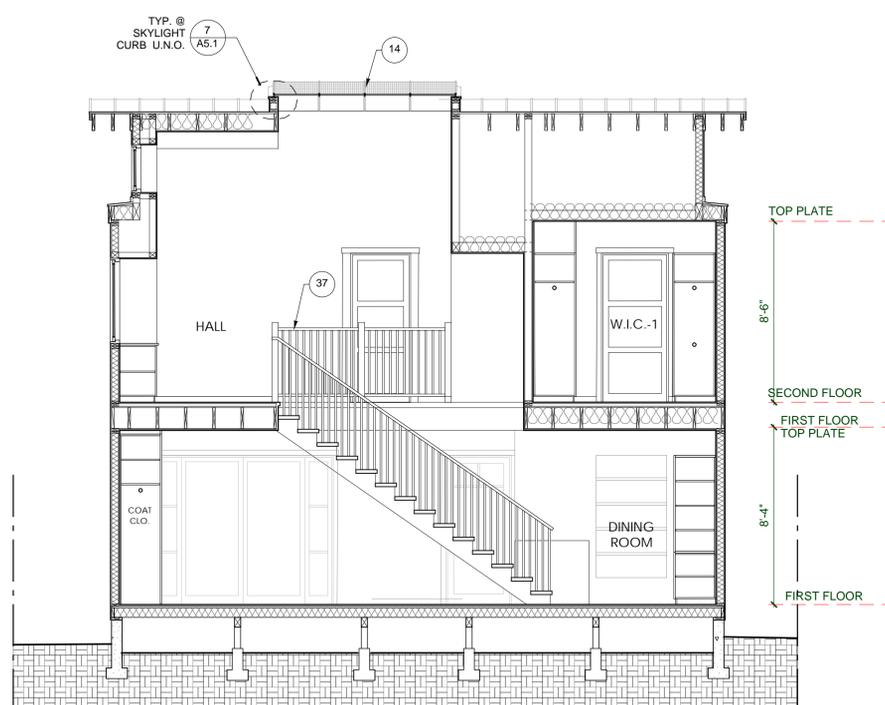
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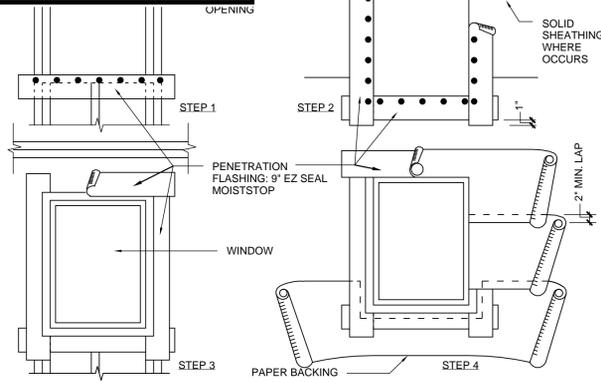
FOR TYPICAL NOTES & CALL OUTS REFER TO 1/-

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



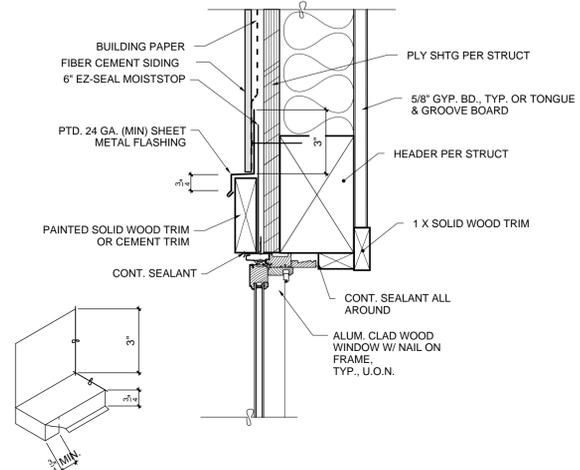
FOR TYPICAL NOTES & CALL OUTS REFER TO 1/-

EAST ELEVATION 3
SCALE: 1/4" = 1'-0"



TYP. PENETRATION FLASHING
SCALE: NOT TO SCALE

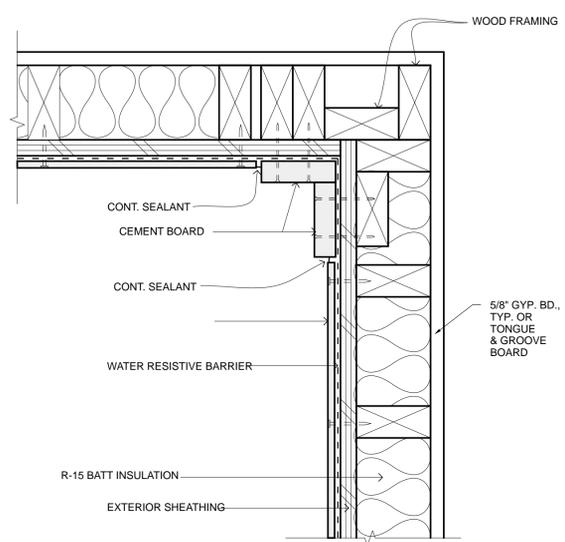
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TYP. UPPER CORNER
CONDITION AT TRIM FLASHING

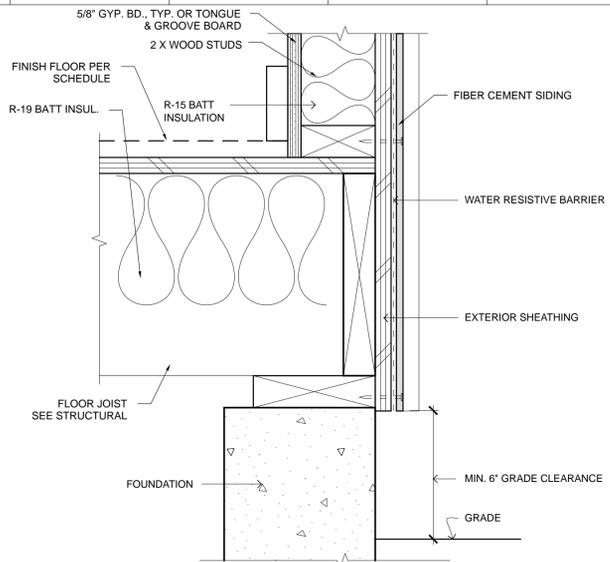
TYP. WINDOW HEAD
SCALE: 3\"/>

7



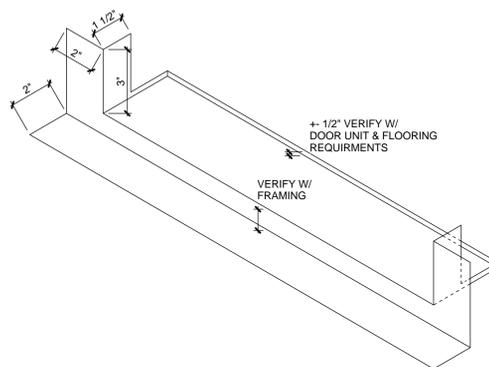
TYP. INSIDE CORNER
SCALE: 3\"/>

4



TYP. WALL GRADE CLEARANCE
SCALE: 3\"/>

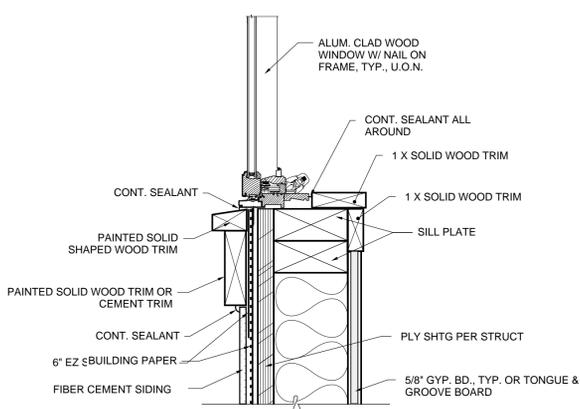
1



NOTE:
G.S.M. PAN FLASHING ASSEMBLY. ALL JOINTS SOLDERED
WATERTIGHT. INSTALL OVER FULL SEALANT BED ON ALL
CONTACT SURFACES PRIOR TO INSTALLATION OF DECK,
WALL & DOOR WATERPROOFING COMPONENTS

TYP. PAN FLASHING ASSEMBLY INSTALLATION DOOR THRESHOLD DETAIL
SCALE: = 1\"/>

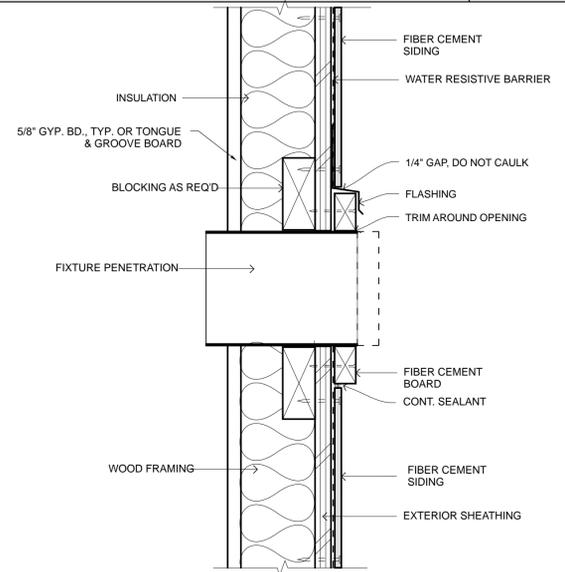
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NOTE: JAMB SIMILAR

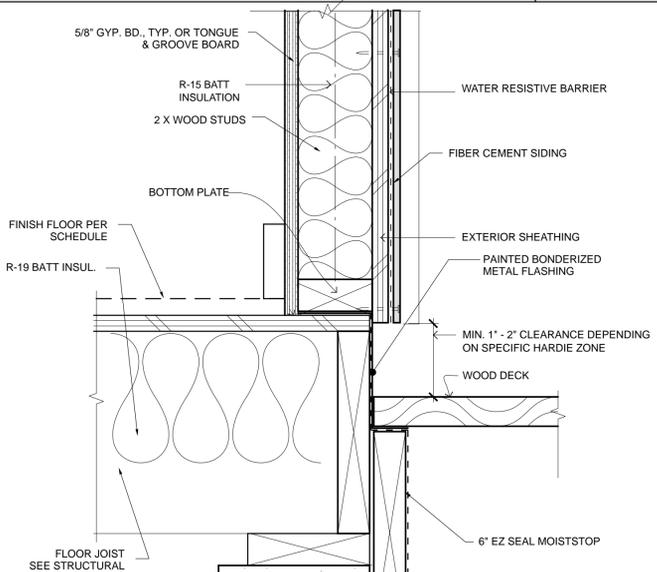
TYP. WINDOW SILL
SCALE: 3\"/>

8



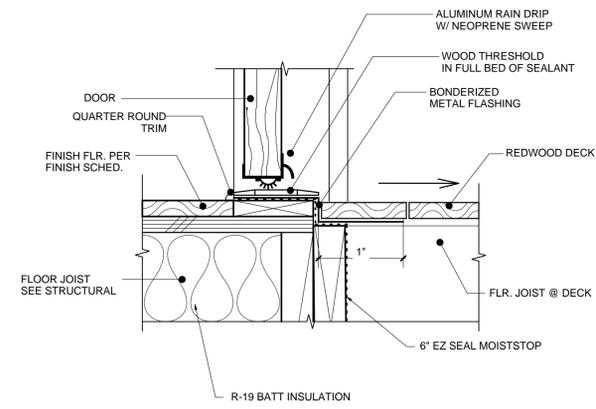
TYP. FIXTURE PENETRATION
SCALE: 3\"/>

5



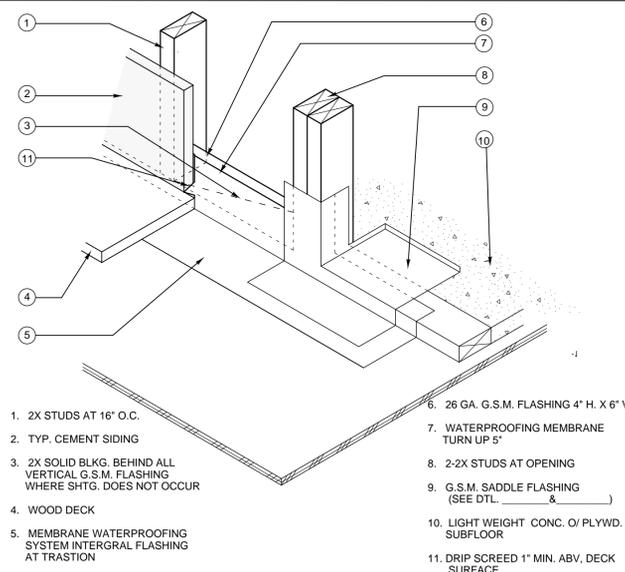
TYP. WALL GRADE CLEARANCE @ DECK
SCALE: 3\"/>

2



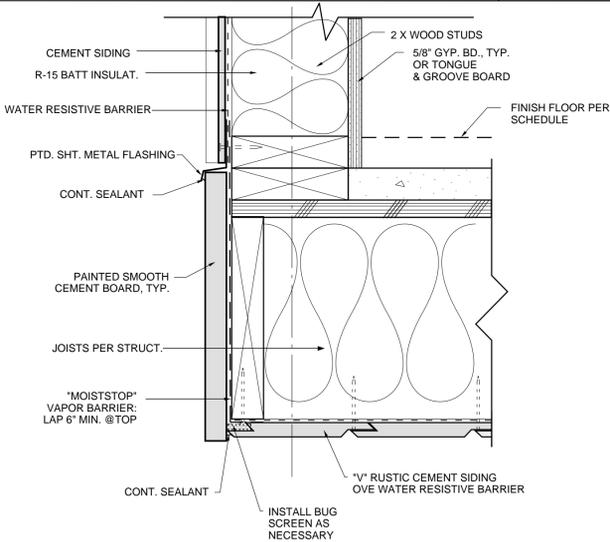
THRESHOLD AT ENTRY
SCALE: 3\"/>

12



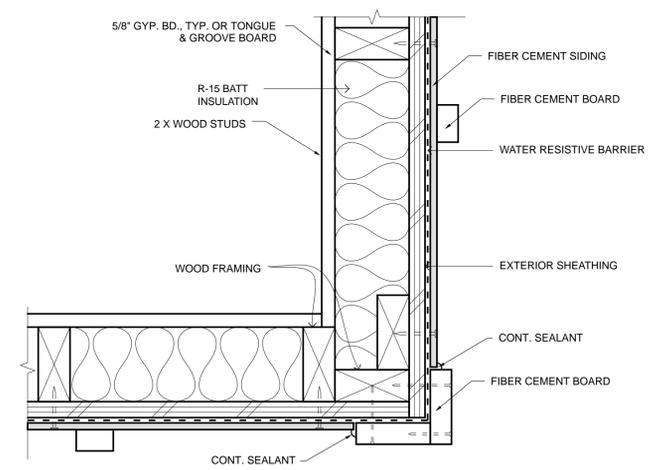
TYP. PAN FLASHING ASSEMBLY INSTALLATION DOOR THRESHOLD
SCALE: = N.T.S.

9



TYP. 2ND FLOOR PROJECTION
SCALE: 3\"/>

6



TYP. OUTSIDE CORNER
SCALE: 3\"/>

3

Remodeling & Addition to:

WIRHT RESIDENCE
821 E. NOWITA PLACE, VENICE, CA 90291

ISSUE
09.30.2015 B & 5 Submittal
01.26.2016 B & 5 2nd Submittal

REVISIONS

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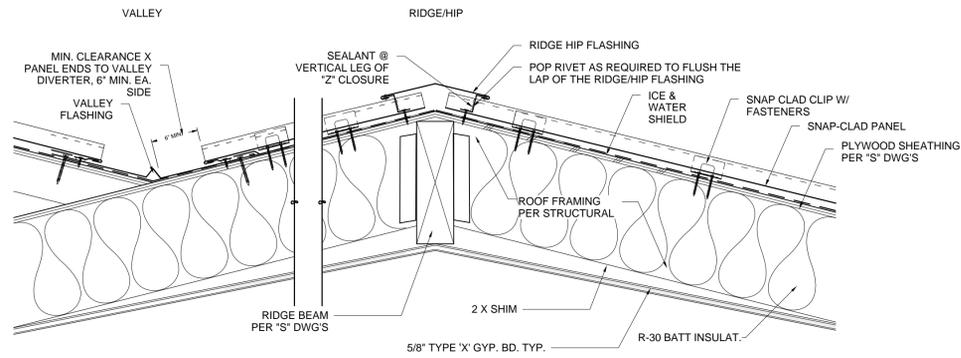
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DETAILS

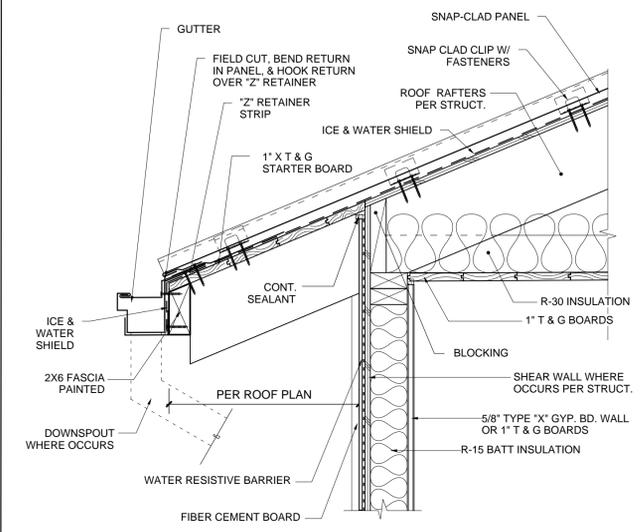
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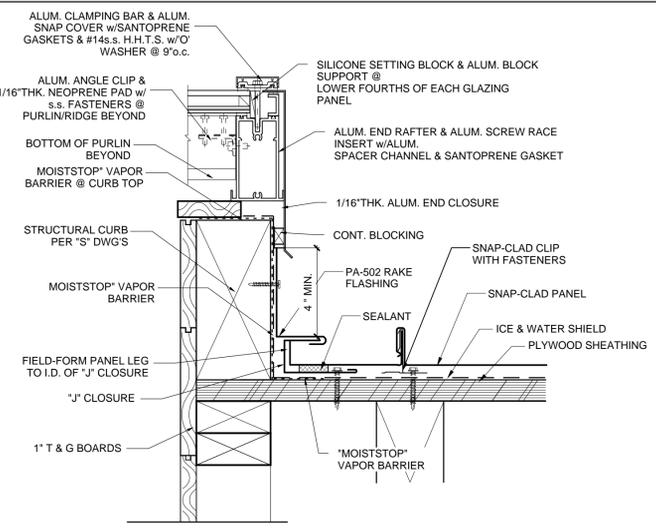
TYP. RIDGE & VALLEY CONDITION
SCALE: 3" = 1'-0"

4



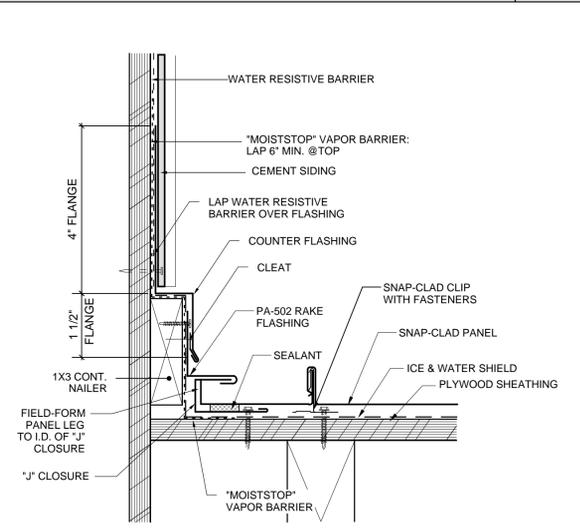
TYP. EAVE DETAIL
SCALE: 1 1/2" = 1'-0"

1



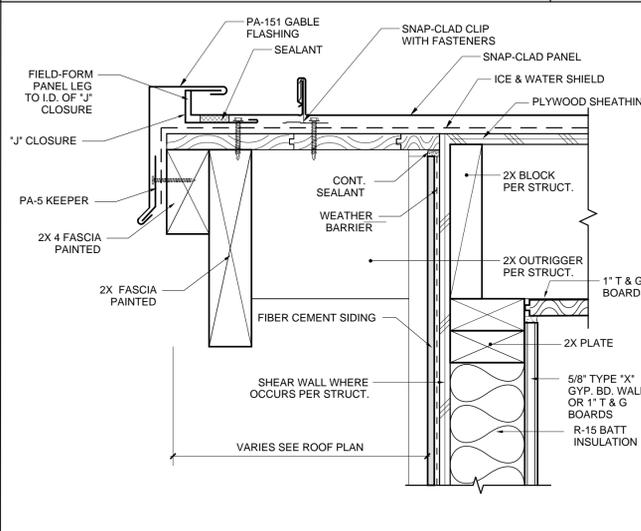
TYP. SKYLIGHT END CURB DETAIL
SCALE: 3" = 1'-0"

7



TYP. WALL TO ROOF DETAIL
SCALE: 3" = 1'-0"

5



TYP. RAKE DETAIL
SCALE: 3" = 1'-0"

2

SCALE: 3" = 1'-0"

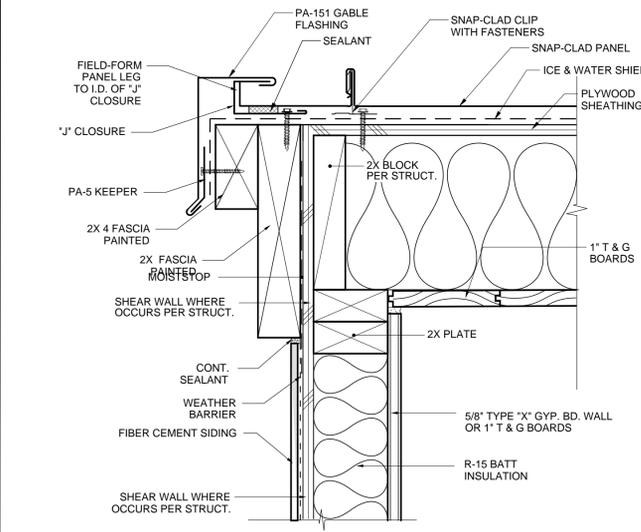
12

SCALE: = N.T.S.

8

TYP. SLOPED CURB RIDGE SKYLIGHT SILL DETAIL
SCALE: 3" = 1'-0"

6



TYP. RAKE DETAIL @ LOWER ROOFS
SCALE: 3" = 1'-0"

3

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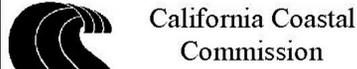
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Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 - Part 5: Definitions)

- 1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

STORM WATER POLLUTION CONTROL- GRN 1

3



GREEN BUILDING CODE PLAN CHECK NOTES RESIDENTIAL BUILDINGS

- 1. For each new dwelling and townhouse, provide a minimum 1-inch diameter listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The panel or subpanel shall have sufficient capacity to support at least Level 2 EVSE. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point. (4.106.4.1)
2. EV spaces within the common parking area serving R-occupancies shall have labels posted stating "EV CAPABLE" at both the EV charging space and at a conspicuous place at the service panel or subpanel. The electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at full rated amperage based on Level 2 EVSE. A separate electrical permit is required. (4.106.4.2)
3. Roofs with slopes < 2:12 shall have an SRI value of at least 75 or both a 3 year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes >= 2:12 shall have an SRI value of at least 16 or both a 3 year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
4. The required hardcape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E918 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (4.304.1)
8. For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Only a City of Los Angeles certified hauler will be used for hauling of construction waste. (4.408.1)
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445 (4.503.1, AQMD Rule 445)
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
15. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3. (4.504.2.1-4.504.2.3)
16. The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet installed in the building interior shall meet the testing and product requirements of one of the following:
a. Carpet and Rug Institute's Green Label Plus Program
b. California Department of Public Health's Specification 01350
c. NSF/ANSI 140 at the Gold level
d. Scientific Certification Systems Indoor Advantage™ Gold (4.504.3)
18. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (4.504.3.1)
19. 80% of the total area receiving resilient flooring shall comply with one or more of the following:
a. VOC emission limits defined in the CHPS High Performance Products Database
b. Products compliant with the CHPS criteria certified under the Greenguard Children & Schools program
c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
d. Meet the California Department of Public Health's Specification 01350 (4.504.4)
20. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
21. The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.5)
22. A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided for proposed slab on grade construction. (4.505.2.1)
23. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
24. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
25. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)
26. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)
27. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-0-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

GREEN BUILDING CODE NOTES - GRN 14

2



The tables below are taken from the 2014 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

Table with 3 main sections: VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS, SEALANT VOC LIMIT, and FORMALDEHYDE LIMITS. Each section contains a table of product categories and their corresponding VOC or formaldehyde limits.

Table for FORMALDEHYDE LIMITS showing Maximum Formaldehyde Emissions in Parts per Million for various products like Hardwood plywood veneer core, Particleboard, and Medium density fiberboard.

VOC & FORMALDEHYDE LIMITS- GRN 11

5



MANDATORY REQUIREMENTS CHECKLIST

ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS (COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Table with 5 columns: ITEM #, SECTION, REQUIREMENT, REFERENCE SHEET # or N/A, COMMENTS. Lists various requirements for planning, design, water efficiency, material conservation, and environmental quality.

MANDATORY REQUIREMENTS CHECKLIST

1



2014 Los Angeles Green Building Code (Incorporate this form into the plans)

SECTION 4.303.1 FIXTURE FLOW RATES

Table with 2 columns: FIXTURE TYPE and MAXIMUM ALLOWABLE FLOW RATE. Lists flow rates for showerheads, lavatory faucets, kitchen faucets, gravity tank type water closets, flushometer tank water closets, flushometer valve water closets, and urinals.

1 Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
2 Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
3 Where complying faucets are unavailable, aerators rated at .35 gpm or other means may be used to achieve reduction.
4 Includes single and dual flush water closets with an effective flush of 1.28 gallons or less. Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2. Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

PLUMBING FIXTURES FLOW RATE- GRN 16

4

Remodeling & Addition to:

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ISSUE 09.30.2015 B & 5 Submittal 01.26.2016 B & 5 2nd Submittal

REVISIONS

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architect DANIELA RECHTSZAJD ARCHITECT

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engineer's stamp

engineer

project no. date scale as noted

drawing title

GREEN CODE

drawing number

A6.0



Supplemental Permit and Inspection Report Detail

LOS ANGELES
DBS DEPARTMENT OF BUILDING AND SAFETY [Back to LADBS](#)

821 E NOWITA PL 90291

Application / Permit 15014-30001-04499
Plan Check / Job No. B16WL01383
Group Building
Type Bldg-Alter/Repair
Sub-Type 1 or 2 Family Dwelling
Primary Use (1) Dwelling - Single Family
Work Description SUPPLEMENTAL PERMIT TO PCIS #15014-30000-04499 TO CAPTURE A CITY PLANNING CLEARANCE FOR HISTORIC DISTRICT.
Permit Issued No
Current Status Application Submittal on 3/21/2016

Permit Application Status History

No Data Available.

Permit Application Clearance Information

ZI	Not Cleared	3/21/2016	RICHARD GARCIA
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Engineer	Phillips, Craig Richard; Lic. No.: C69673	2123 VESTAL AVE LOS ANGELES, CA 90026

Inspector Information

No Data Available.