

**CALIFORNIA COASTAL COMMISSION**

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



# F6f

Staff: Z. Rehm – LB  
Date: July 21, 2016

## ADMINISTRATIVE PERMIT

**Application No.**      **5-16-0551**

**Applicant:**            **Revilo Investments LLC**

**Agent:**                Zoran Pevec

**Project Description:**      Demolish 1,768 sq. ft. duplex; and construct two detached two-story 24-foot high residential units (front unit 1,860 sq. ft., rear unit 1,314 sq. ft. on top of a four car garage), new swimming pool, drought tolerant landscaping, and perimeter walls/fences.

**Project Location:**        632 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County (APN: 4239-012-015).

### EXECUTIVE DIRECTOR'S DETERMINATION:

The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

**August 12, 2016 9:00 a.m.**  
**Hilton Santa Cruz-Scotts Valley**  
**6001 LaMadrona Drive**  
**Santa Cruz, CA 95060**

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

**BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.**

John Ainsworth  
Acting Executive Director

by: Zach Rehm  
Coastal Program Analyst

**STANDARD CONDITIONS:**

This permit is granted subject to the following standard conditions:

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

**SPECIAL CONDITIONS:** See pages six through seven.

**EXECUTIVE DIRECTOR'S DETERMINATION (continued):**

The Executive Director hereby determines that the proposed development is a category of development, which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

**FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION**

**A. PROJECT LOCATION AND DESCRIPTION**

The applicant proposes to demolish an existing duplex and construct two detached residential units at 632 Brooks Avenue in the Oakwood subarea of Venice, Los Angeles (**Exhibit 1**). The first unit is proposed to include 1,860 square feet of habitable area in two stories in the approximate footprint of the existing duplex at the front of the lot facing Brooks Avenue, while the second unit will include 1,314 square feet of habitable area sited atop a four car garage facing the rear alley. Both units will be 24-feet high (**Exhibit 2**). The proposal includes four covered parking spaces accessed from a new driveway at the rear alley, with additional space in the driveway available for guest parking, which is consistent with the standards of the Venice Land Use Plan and with previous Commission actions in the area. The proposal includes rain gutters, downspouts, rain barrels, controlled irrigation system, and drought tolerant non-invasive landscaping, consistent with Coastal Act requirements to minimize energy use and preserve water quality, and consistent with the City's adopted CALGreen standards and other City guidelines. Additionally, **Special Condition 1 and Special Condition 2** require the applicant to observe water quality and best management practices (BMP) measures into the project, as well as, drought tolerant non-invasive landscaping. The proposed project also includes a swimming pool between the two units and perimeter walls/fences. The applicant will implement construction best management practices to minimize disruption to the neighborhood and preserve water quality.

The subject site is a 5,194 square foot parcel designated Multi Family Residential (Low Medium II) by the Venice Land Use Plan and RD1.5-1 by the Los Angeles Zoning Code. Surrounding development consists of one to three-story single family homes and multiple family residential structures. The subject site is a flat parcel approximately ½ mile inland of the public beach.

Section 30601 of the Coastal Act identifies geographic areas where applicants must obtain a coastal development permit from both the local government and the Coastal Commission. 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.

On October 1, 2015, the Los Angeles Department of City Planning issued a Coastal Exemption (DIR-2015-3600-CEX) for development identified as: "Renovation and addition to existing 1,806 sq. ft. 4 bedroom, 2 bath duplex. Addition includes 2,125 sq. ft. of space, including 4 car garage and pool/spa, 50% of existing structure to remain (50% of exterior walls)." That action was reported to the Coastal Commission on February 4, 2016 and appealed by three Venice residents on March 4, 2016 (A-5-VEN-16-0034). On April 4, 2016 the Coastal Commission denied the applicant's Claim of Exemption and overturned the City action, finding that the majority of the pre-existing duplex had been demolished (**Exhibit 3**) and the new construction of two new structures was not exempt development under the provisions of the Coastal Act and the California Administrative Code of Regulations. The Commission's findings indicated that a coastal development permit was required for the proposed development.

The applicant submitted the subject coastal development permit application to the Coastal Commission on June 13, 2016. The applicant has submitted an approval in concept from the City of Los Angeles (DIR-2015-1668-VSO) indicating that the project complies with the provisions of the local zoning ordinances. The applicant presented the proposed project to the Venice Neighborhood Council and obtained a recommendation of approval on June 21, 2016. The City has not designated the property as a historic resource within the community, and SurveyLA, which is used as guidelines for historic resources in the area, also does not consider the property a historic resource nor does any other inventory maintained by the local government, the State of California, or the United States.

## **B. PUBLIC ACCESS**

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

## **C. WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates best management practices (BMPs) to minimize the effect of construction and post-construction activities on the marine environment. These BMPs include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of rain barrels and permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

#### **D. DEVELOPMENT**

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

#### **E. 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 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 proposing after-the-fact approval of the unpermitted development noted above and identified in the project description. Although the development has taken place prior to submittal of this application, consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Commission review and action on this permit will resolve the violations identified in this section once the permit has been fully executed and the terms and conditions of the permit complied with by the applicant.

#### **F. LOCAL COASTAL PROGRAM**

Coastal Act section 30604(a) states that, prior to certification of a local coastal program (LCP), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Venice Land Use Plan was certified by the Commission on June 14, 2001 and is advisory in nature and may provide guidance. The proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project as proposed will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

#### **G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

## **SPECIAL CONDITIONS**

This permit is granted subject to the following special conditions:

1. **Construction Responsibilities and Debris Removal.** By acceptance of this permit, the permittees agrees that the approved development shall be carried out in compliance with the following BMPs:
  - (a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
  - (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
  - (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
  - (d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
  - (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
  - (f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
  - (g) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
  - (h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
  - (i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
  - (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
  - (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.

- (l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
  - (m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.
2. **Landscape and Irrigation.** By acceptance of the permit, the permittees agree, on behalf of all future successors and assigns, that:
- (a) Vegetated landscaped areas shall consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.water.ca.gov/wateruse/efficiency/docs/wucols00.pdf>).
  - (b) Use of reclaimed water for irrigation is encouraged. If using potable water for irrigation, only drip or microspray irrigation systems may be used. Other water conservation measures shall be considered, such as weather based irrigation controllers.

The permittees shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

**ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:**

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

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Applicant's Signature

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Date of Signing





## Vicinity Map: 632 Brooks Ave, Venice, Los Angeles

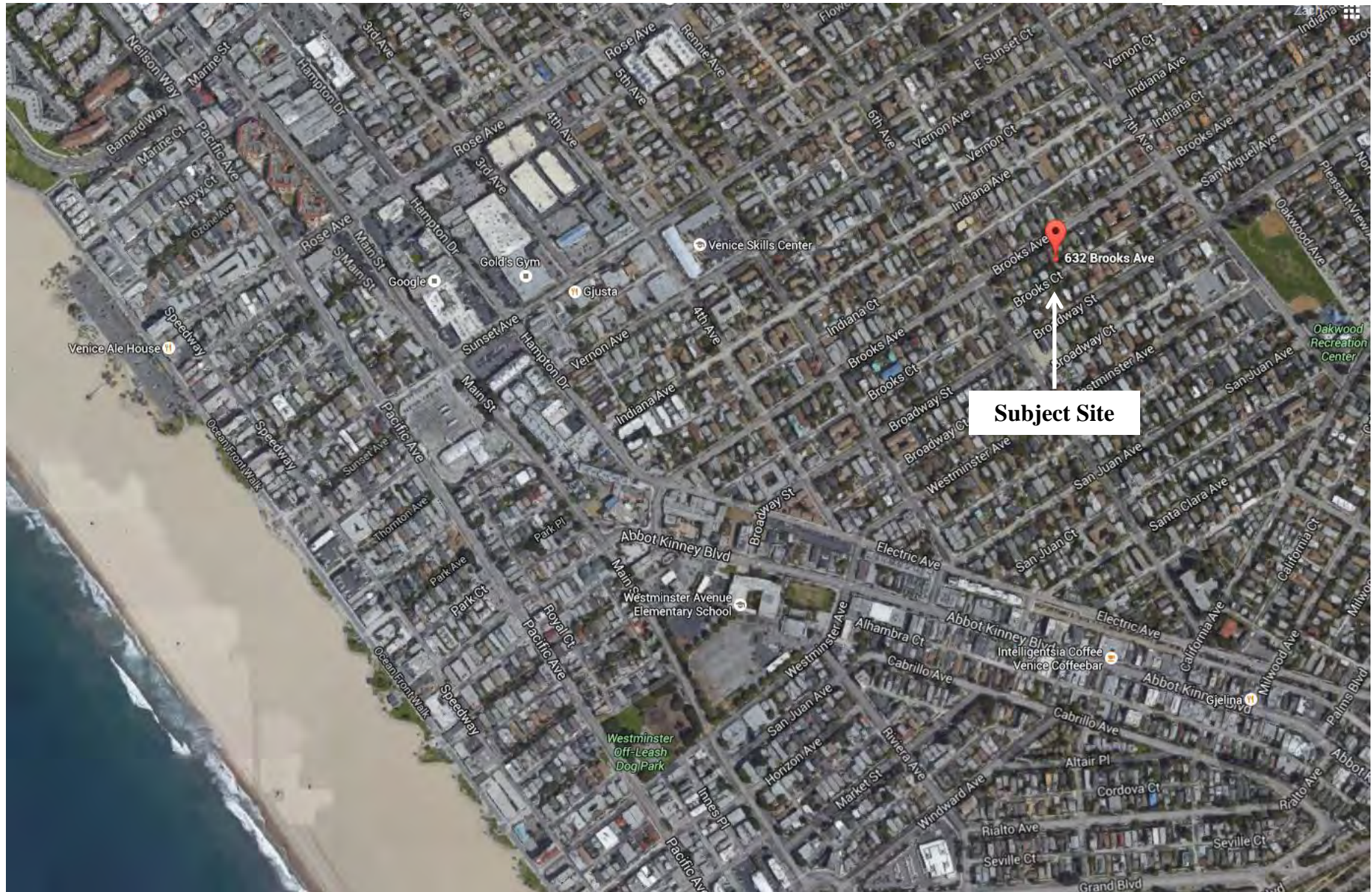


Photo credit: Google maps





ARCHIVE DESIGN GROUP  
5225 WILSHIRE BLVD.SUITE 314  
LOS ANGELES, CA 90036

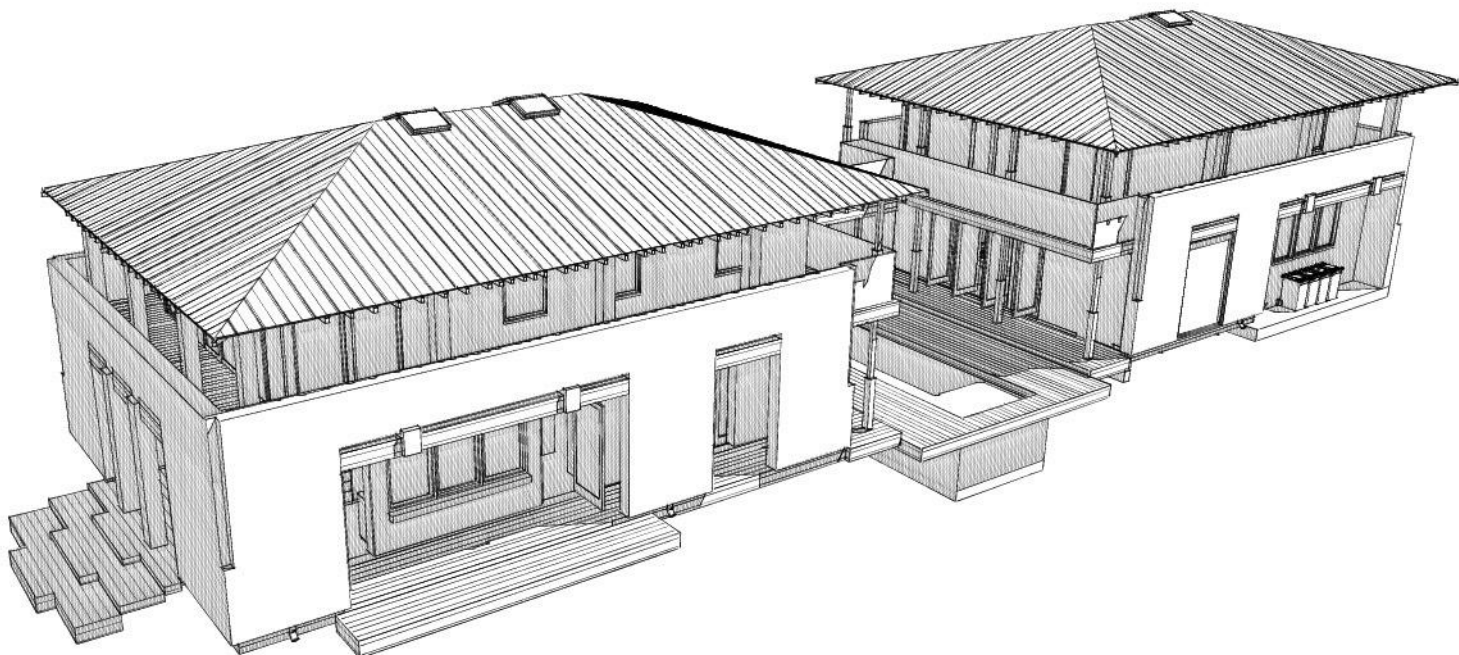
**BROOKS AVE  
RESIDENCE**  
  
632 BROOKS AVE  
VENICE BEACH, CA  
90291

MARK	DATE	DESCRIPTION

PROJECT CODE:	<b>BRO</b>
DATE:	<b>10/13/15</b>
DRAWN BY:	
COPYRIGHT	
ARCHIVE DESIGN GROUP	
2015	

SHEET TITLE
COVER SHEET

632 BROOKS AVE RESIDENCE



AREA CALCULATIONS :

GROSS SQUARE FOOTAGE (BUILDING CODE DEFINITION)	
EXISTING 1 <sup>ST</sup> AND 2 <sup>ND</sup> STORY	
BUILDING TOTAL:	1,806 SQ. FT.

EXISTING 1 <sup>ST</sup> FLOOR:	922 SQ. FT.
EXISTING 2 <sup>ND</sup> FLOOR:	884 SQ. FT.

1 <sup>ST</sup> FLOOR ADDITION:	694.875 SQ. FT.
2 <sup>ND</sup> FLOOR ADDITION:	700 SQ. FT.
GARAGE ADDITION:	675.75 SQ. FT.

TOTAL NEW AREA:	2,070.625 SQ. FT.
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<b>TOTAL GROSS AREA:</b>	<b>3,876.625 SQ. FT.</b>
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UNIT 1 NEW:	1,859.75 SQ. FT.
UNIT 2 NEW:	1,314.125 SQ. FT.

TOTAL NEW DECK SPACE:	
1 <sup>ST</sup> FLOOR:	582 SQ. FT.
2 <sup>ND</sup> FLOOR:	1,330 SQ. FT.

TOTAL NEW DECK SPACE:	1,912 SQ. FT.
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TOTAL POOL SQ. FT.:	210 SQ. FT.
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NET SQUARE FOOTAGE (ZONING CODE DEFINITION)

1 <sup>ST</sup> FLOOR:	1,593 SQ. FT.
2 <sup>ND</sup> FLOOR:	1,394 SQ. FT.

<b>TOTAL NET AREA:</b>	<b>2,987 SQ. FT.</b>
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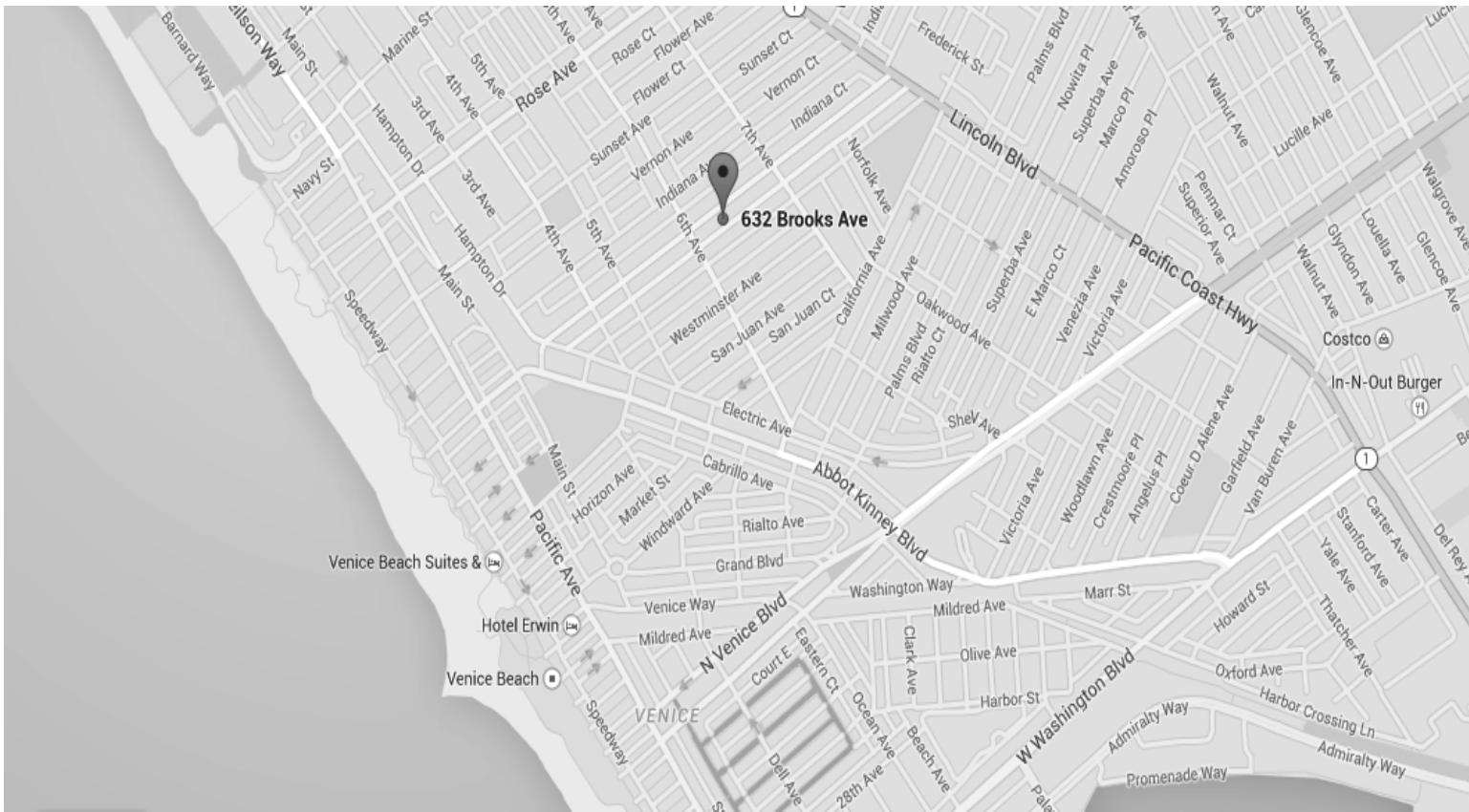
PROJECT TEAM

OWNER	OLIVER DAMAVANDI 632 BROOKS AVE. VENICE BEACH CA, 90291	P 310 801-8335
ARCHITECTURAL DESIGN	ARCHIVE DESIGN GROUP, LLC 5225 WILSHIRE BLVD # 314 LOS ANGELES, CA 90036	P 310 666-6093
STRUCTURAL ENGINEERS	STUART TOMENY, STRCT. ENG. 3892 VIA REAL CARPENTERIA, CA 93013	P 805 895-5242

22. CONTRACTOR IS TO PROVIDE 3 COPIES OF SHOP DRAWINGS FOR ALL WOODWORK, COUNTERS, CABINETS, SPECIALTIES, AND METALWORK AND ALL MECHANICAL AND ELECTRICAL LAYOUTS AND DETAILS FOR ARCHITECT'S APPROVAL.
23. SUBSTITUTIONS, REVISIONS OR CHANGES MAY BE ALLOWED ONLY IF SUCH ITEMS ARE SUBMIT- TED TO THE ARCHITECT IN A TIMELY MANNER IN WRITING AND SUBSEQUENTLY APPROVED BY THE ARCHITECT IN WRITING. ALL SUBSTITUTIONS MUST BE AT LEAST OF EQUAL QUALITY, DESIGN AND PERFORMANCE. THE CONTRACTOR IS LIABLE FOR REPLACEMENT, REPAIR AND DELAYS CAUSED BY ANY UNAUTHORIZED SUBSTITUTION OF ANY ITEM FOR THIS PROJECT. ALL REQUESTS FOR SUBSTITUTIONS SHALL INCLUDE THE PROJECT NAME, DESCRIPTION OF THE ITEM, REASON FOR SUBSTITUTION AND COMPLETE SPECIFICATIONS AND DRAWINGS AS REQUIRED FOR COMPARABLE ITEMS. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY REQUEST.
24. CATALOG CUTS OF ALL LIGHT FIXTURES, ACCESSORIES AND EQUIPMENT REQUIRED SHALL BE SUBMITTED IN TRIPLICATE TO THE ARCHITECT FOR APPROVAL.
25. TAKE PRECAUTION TO PROVIDE NECESSARY BARRICADES AND/OR SHORING DURING THE COURSE OF DEMOLITION. IF AT ANY TIME THE SAFETY OF THE ADJACENT STRUCTURE OF PERSONNEL WOULD APPEAR TO BE ENDANGERED, CEASE OPERATION AND NOTIFY OWNER. DO NOT RESUME OPERATION UNTIL SAFE CONDITIONS HAVE BEEN RE- ESTABLISHED AND PERMISSION BY THE OWNER HAS BEEN GRANTED TO RESUME OPERATION.
26. ALL ELECTRICAL, PLUMBING, MECHANICAL AND STRUCTURAL WORKS SHALL CONFORM TO THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
27. ALL ADJUNCTIVE DOCUMENTATION IN CONSIDERED A PART OF THIS DOCUMENT.
28. REFER TO ADDITIONAL GENERAL AND SPECIFIC NOTES CONTAINED IN THE VARIOUS CONSUL- TANT SECTIONS OF THESE DRAWINGS.
29. CONTRACTOR SHALL OBTAIN THE OWNER'S APPROVAL FOR LOADING SPACES, CONSTRUCTION SHEDS, BUILDING MATERIALS STORAGE AND EQUIPMENT ON SITE.



PARCEL MAP



AREA MAP

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWING.
2. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
3. PERMITS AND INSPECTIONS: THE OWNER SHALL PAY FOR ALL PLAN CHECKING AND BUILDING PERMIT FEES.
4. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE, LATEST EDITION, A.S.T.M. SPECIFICATIONS, AND ALL OTHER APPLICABLE REQUIREMENTS, ORDERS, ORDI- NANCES AND REGULATIONS. WHERE CONFLICTS BETWEEN BUILDING CODES AND SPECIFICATIONS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
5. THE CONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES.
6. THE CONTRACTORS SHALL ARRANGE FOR ALL TESTING AND INSPECTION REQUIRED BY APPLI- CABLE CODES, ORDINANCES, AND DIRECTIVES OF THE GOVERNING BUILDING OFFICIAL. THE OWNER WILL PAY ALL COSTS FOR SUCH TESTING AND INSPECTIONS IF THE TESTS INDICATE CONFORMANCE. THE CONTRACTOR SHALL PAY COSTS WHEN TESTS AND INSPECTIONS INDICATE NON-CONFORMANCE.
7. THE SCOPE OF WORK FOR EACH DIVISION SHALL INCLUDE ALL LABOR, MATERIALS, APPLIANCE, EQUIPMENT AND FACILITIES NECESSARY TO DO ALL OF THE WORK INDICATED IN THE DRAWINGS AND SPECIFIED THEREIN.
8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ARCHITECT OF ANY INCONSIS- TENCIES IN THE CONSTRUCTION DOCUMENTS DISCOVERED WHILE BIDDING AND CLARIFICATION SHALL BE MADE PRIOR TO THE START OF CONSTRUCTION.

PROJECT INFORMATION

OWNER	OLIVER DAMAVANDI	LOT	14
ADDRESS	632 BROOKS AVE. VENICE BEACH CA, 90291	BLOCK	K
ZONING DISTRICT	RD 1.5	PARCEL AREA	5,194.3 SQ. FT.
ZONING ORDINANCES	LOS ANGELES MUNICIPAL CODE	SPECIFIC PLAN AREA	VENICE COASTAL ZONE
APN	4239012015	YEAR BUILT	1945
TRACT	OCEAN PARK VILLA TRACT		

PROJECT DESCRIPTION

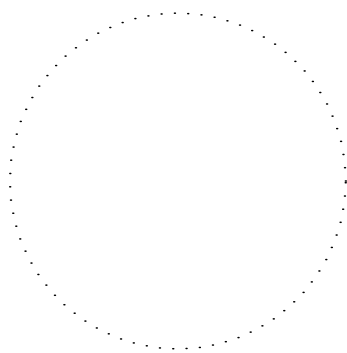
THE SCOPE OF THIS PROJECT INCLUDES THE RENOVATION OF AND THE ADDITION TO AN EXISTING 1,806 SQ. FT. 4 BEDROOM, 2 BATHROOM DUPLEX. THE EXISTING DUPLEX CONSISTS OF 2 (TWO), 2 BEDROOM, 1 BATHROOM UNITS STACKED ON TOP OF EACH OTHER, WITH AN EXISTING WRAP AROUND DECK ON BOTH STORIES. THERE IS CURRENTLY NO COVERED PARKING SPACES. THE ADDITION INCLUDES A 2 CAR GARAGE, WITH A NEW, 1 BEDROOM, 1 BATHROOM UNIT ABOVE. THE EXISTING STRUCTURE WILL BE CONVERTED INTO ONE UNIT, WITH 4 BEDROOMS, 3 BATHROOMS, AND WILL HAVE A HALLWAY ON THE FIRST LEVEL CONNECTING TO THE NEW STRUCTURE TOWARDS THE ALLEY. BETWEEN THE TWO STRUCTURES WILL BE A NEW POOL AND SPA. THE BACK OF THE SITE WILL PROVIDE ENOUGH PARKING FOR 3 COMPACT SPOTS. THE PROJECT WILL RETAIN OVER 50% OF THE EXISTING EXTERIOR WALLS, AS WELL AS THE ROOF LINES - THE HEIGHT OF THE EXISTING STRUCTURE WILL REMAIN AS IS, AND THE NEW STRUCTURE WILL BE THE SAME HEIGHT AS EXISTING.

9. THE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE UNLESS NOTED OR SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPER- VISE AND DIRECT THE WORK TO COMPLETION OF THE PROJECT AS INDICATED IN THE DRAWINGS AND SPECIFICATIONS AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS AND PROCEDURES.
10. APPLICABLE TRADES SHALL USE A COMMON DATUM WALL TO BE DESIGNATED BY THE CON- STRUCTION SUPERVISOR FOR ALL CRITICAL MEASUREMENTS.
11. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO FABRICA- TION.
12. MATERIAL AND PAINT COLORS TO BE SELECTED BY ARCHITECT PRIOR TO FABRICATION.
13. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CON- STRUCTION. WHERE UTILITIES ARE ENCOUNTERED OTHER THAN THOSE KNOWN AND SHOWN, IMMEDI- ATELY NOTIFY THE OWNER, AND ENTER INTO NEGOTIATION FOR THE PERFORMANCE OF THE REQUIRED WORK, WHICH SHALL BE OVER AND ABOVE THE AMOUNT OF THE BID PROPOSAL. ANY REQUIRED REROUTING OF EXISTING UTILITY SERVICE SHALL BE APPROVED BY THE LOCAL UTILITY COMPANY PRIOR TO COMMENCING THAT WORK.
14. EXAMINE THE CONTRACT DOCUMENTS TO DETERMINE THE EXTENT OF THE EXISTING ELEMENTS TO REMAIN. WHERE QUESTIONS OR DISCREPANCIES ARISE, CONSULT THE ARCHITECT ABOUT THE EXTENT AND/OR INTENT OF THE REQUIRED DIRECTION BEFORE COMMENCING WORK.
16. UNLESS OTHERWISE SPECIFIED HEREIN, THE CONTRACTORS, UPON COMPLETION OF THE ENTIRE WORK DESCRIBED IN THE CONTRACT, SHALL PROVIDE THE OWNER WITH A WRITTEN GUARANTEE STATING

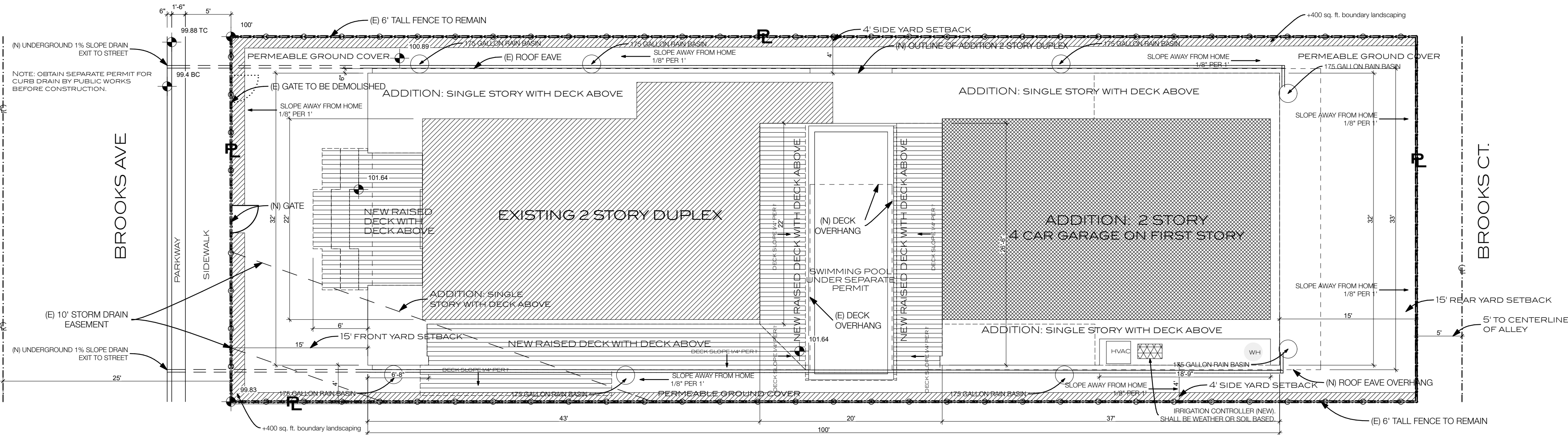
- THAT ALL WORK PERFORMED AS PART OF THE CONTRACT IS FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, AND THAT DURING SAID ONE YEAR PERIOD, ALL DEFECTIVE WORKMANSHIP AND/OR MATERIALS SHALL BE REPAIRED AND/OR REPLACED IN PLACE INCLUDING ANY WORK OF OTHERS WHICH HAS BEEN DAMAGED BY SUCH DEFECTIVE WORKMANSHIP AND/OR MATERIALS AND BY THE REPAIR AND/OR REPLACEMENT OF SUCH WORKMANSHIP AND/OR MATERIALS, AT NO ADDITIONAL COST TO THE OWNER.
17. THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND RUBBISH RESULTING FROM THEIR PORTION OF THE WORK SPECIFIED HEREIN AND DEPOSIT IT IN AN ON- SITE CONTAINER, PROVIDED BY THE CON- TRACTOR.
18. WHEREVER EXISTING WORK IS DAMAGED BY REMOVAL OF ADJACENT WORK OR ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED WITH NEW MATERIALS TO MATCH EXISTING AS APPROVED BY THE ARCHITECT.
19. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT.
20. EACH CONTRACTOR SHALL MAINTAIN GENERAL LIABILITY INSURANCE FOR THE DURATION OF THE CONTRACT WITH MINIMUM BODILY INJURY LIMITS OF \$500,000 FOR EACH PERSON AND \$500,000 FOR EACH ACCIDENT, AND SHALL MAINTAIN PROPERTY DAMAGE INSURANCE MINIMUM LIMITS OF \$500,000 FOR RESPECTS LIABILITY INSURANCE. EACH CONTRACTOR SHALL MAINTAIN WORKER'S COM- PENSATION INSURANCE IN FULL COMPLIANCE WITH ALL LOCAL AND STATE LAWS AND ANY AMEND- MENTS THERETO. THE OWNER SHALL PROVIDE FIRE, E. C. E. AND VANDALISM INSURANCE AT HIS OWN EXPENSE. THE GENERAL CONTRACTOR AND FRAMING CONTRACTOR SHALL BE NAMED AS ADDITIONAL INSURED AS RESPECTS THE INSURANCE POLICY.- 21. ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURER TO SUPPLY CERTIFICATE OF COMPLIANCE TO OWNER.



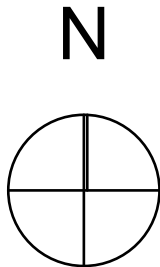
ARCHIVE DESIGN GROUP  
5225 WILSHIRE BLVD. SUITE 314  
LOS ANGELES, CA 90036



**BROOKS AVE RESIDENCE**  
  
632 BROOKS AVE  
VENICE BEACH, CA 90291



1 SITE PLAN  
A-1.0 SCALE: 1/8" = 1'-0"



MARK	DATE	DESCRIPTION

PROJECT CODE: **BRO**  
DATE: **10/13/15**  
DRAWN BY:  
COPYRIGHT  
ARCHIVE DESIGN GROUP  
2015

SHEET TITLE  
SITE PLAN





ARCHIVE DESIGN GROUP  
5225 WILSHIRE BLVD.SUITE 314  
LOS ANGELES, CA 90036

**BROOKS AVE  
RESIDENCE**

632 BROOKS AVE  
VENICE BEACH, CA  
90291

MARK	DATE	DESCRIPTION

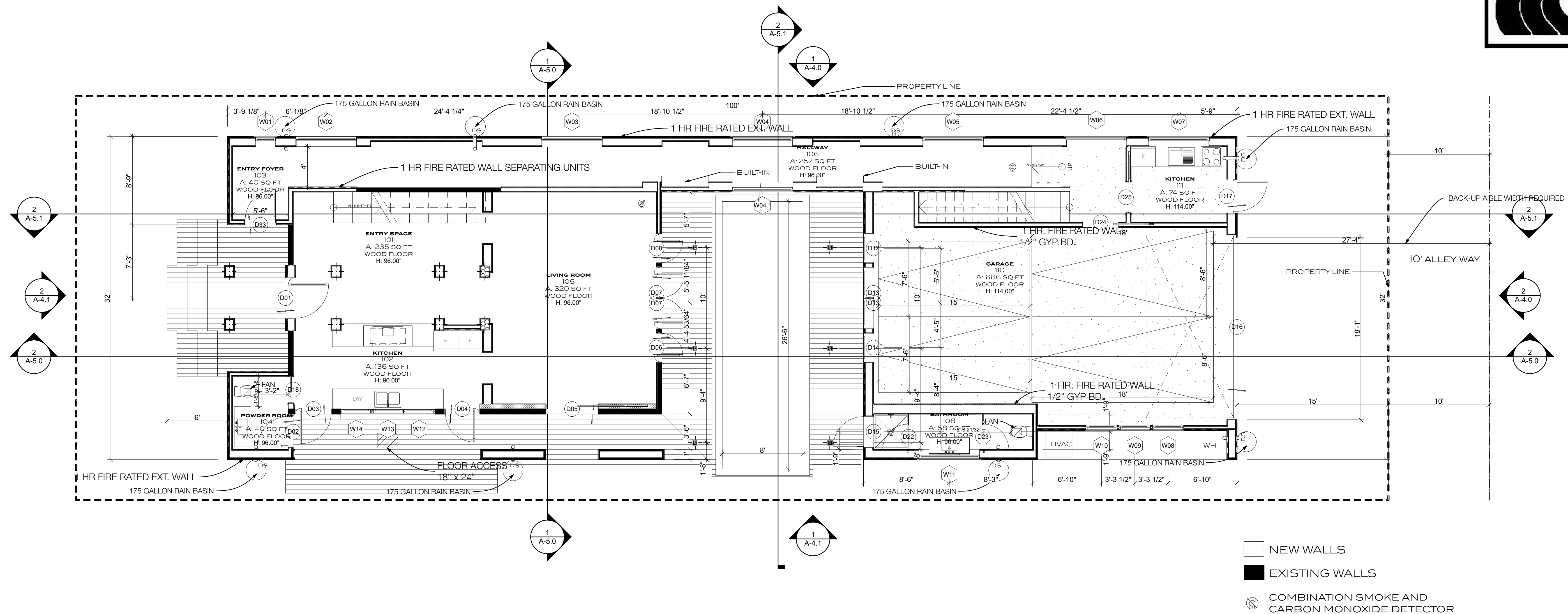
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DATE:	<b>10/13/15</b>
DRAWN BY:	
COPYRIGHT	
ARCHIVE DESIGN GROUP	
2015	

SHEET TITLE

1ST FLOOR  
PLAN

A-3.0

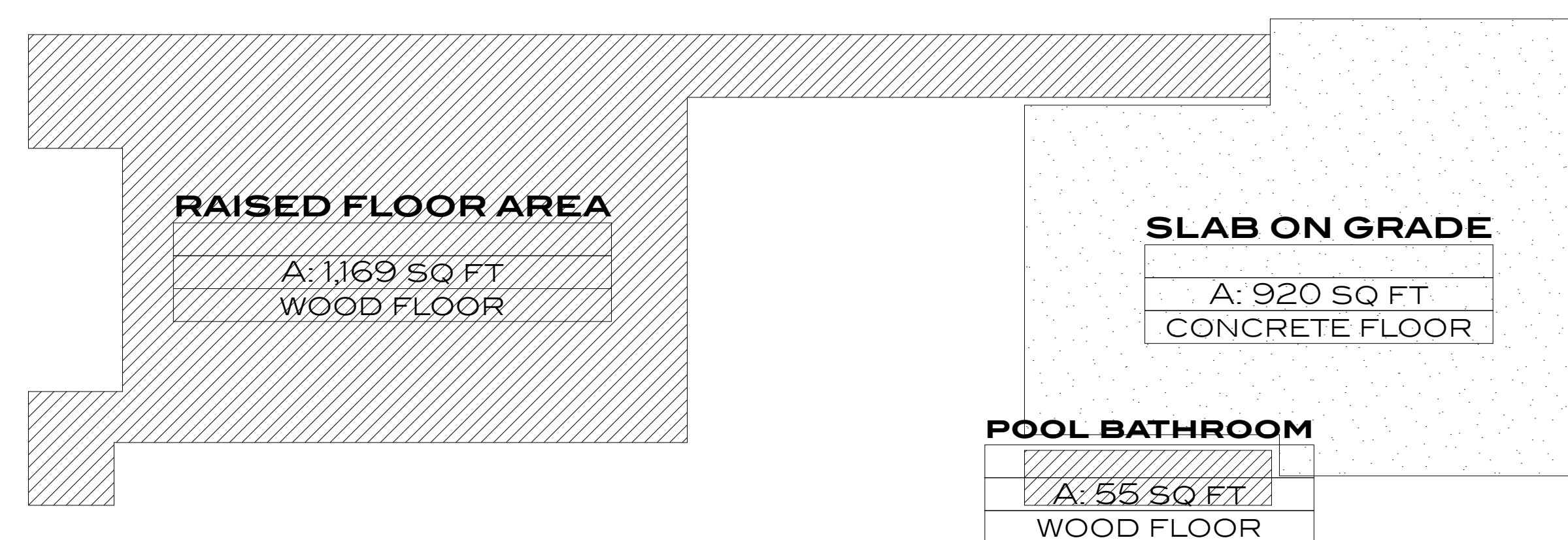
SHEET 9 OF 32



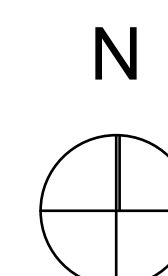
1  
A-3.0

1st Floor

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

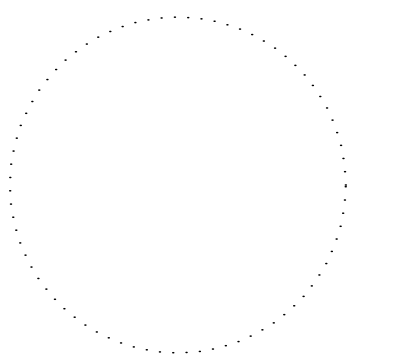


2 Floor Area Diagram  
A-3.0 SCALE: 1/8" = 1'-0"





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**BROOKS AVE  
RESIDENCE**

632 BROOKS AVE  
VENICE BEACH, CA  
90291

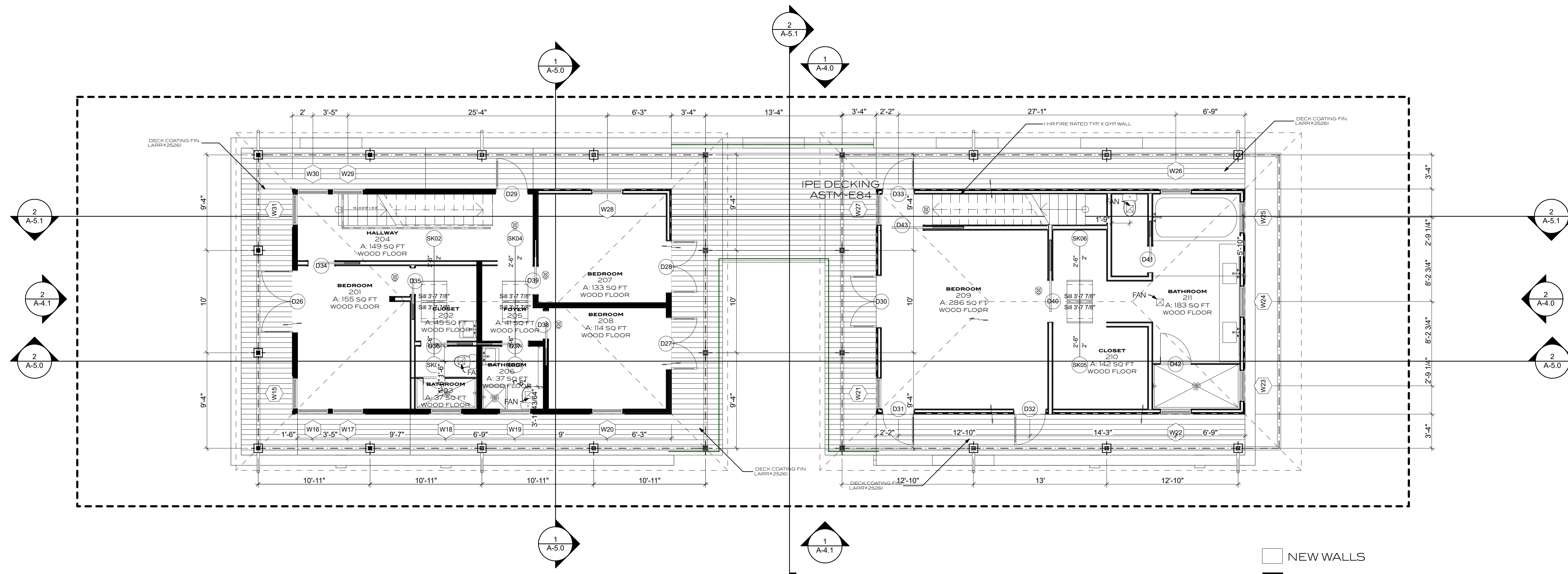
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PROJECT CODE: **BRO**  
DATE: **10/13/15**  
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SHEET TITLE  
**2ND FLOOR  
PLAN**

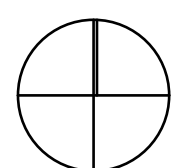
**A-3.1**

SHEET 10 OF 32



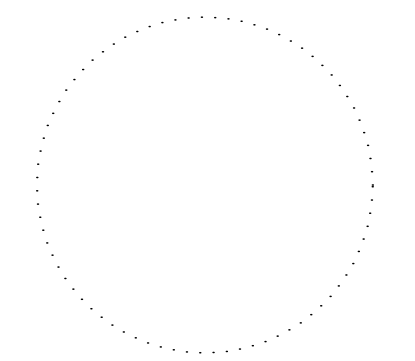
**1**  
**A-3.1** 2nd FLOOR  
SCALE: 3/16" = 1'-0"

N





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MARK	DATE	DESCRIPTION

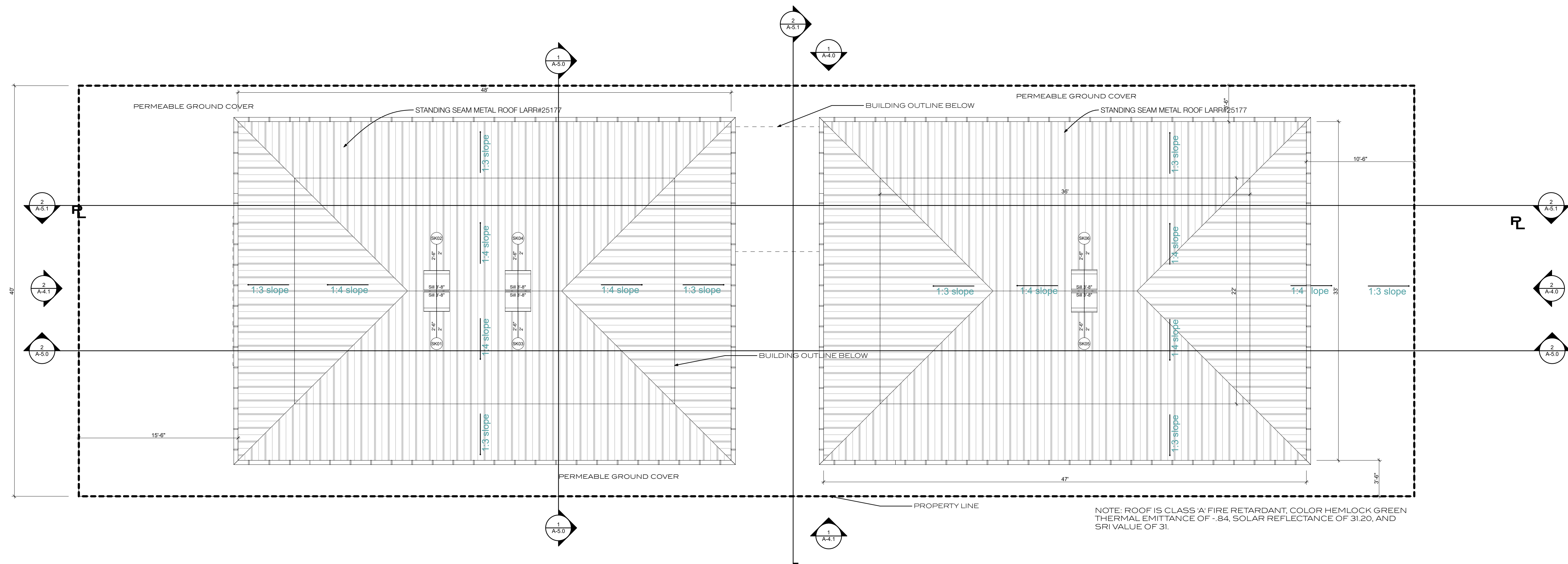
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SHEET TITLE

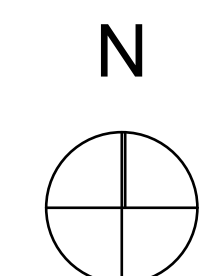
ROOF /  
DRAINAGE  
PLAN

A-3.2

SHEET 11 OF 32



**1**  
**A-3.2** **ROOF PLAN**  
SCALE: 3/16" = 1'-0"







# Photo of 632 Brooks Avenue, Before Demolition



Photo credit: Google Maps



# Photo of 632 Brooks Avenue, 3-10-2016

## Exhibit 3

Page 2 of 3



California Coastal  
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Photo: California Coastal Commission staff



# Photo of 632 Brooks Avenue, 3-10-2016

## Exhibit 3

Page 3 of 3



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Commission



Photo: California Coastal Commission staff