

CALIFORNIA COASTAL COMMISSION

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



W8a

Staff: C. Oshida – LB

Date: December 22, 2016

ADMINISTRATIVE PERMIT**Application No.** 5-16-0934**Applicant:** John Stein

Project Description: Construction of a 1,115 square foot, second-story addition with an approximately 365 square foot roof deck and interior remodel to a one-story, 1,472 square foot single family residence. The project will result in a two-story, 28-foot high, 2,587 square foot single-family residence with an existing 788 square foot non-habitable basement and existing detached two-car garage with second-floor recreation room. Four on-site parking spaces will be maintained.

Project Location: 20 Sunset Avenue, Venice, City of Los Angeles, Los Angeles County APN 4286-023-003.

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:

January 11, 2017 9:00 a.m.
County Government Center BOS Chambers
1055 Monterey Street
San Luis Obispo, CA 93408

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: Caitlin Oshida
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 eight.

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 DESCRIPTION

The applicant proposes the construction of a 1,115 square foot, second-story addition with an approximately 365 square foot roof deck and interior remodel to an existing 1,472 square foot, one-story single family residence. The project will result in a 2,587 square foot, two-story, 28 ft.-high, single-family residence, with an existing 788 square foot non-habitable basement and existing 24-foot high detached two-car garage with existing second-floor recreation room (**Exhibit 2**). Proposed hardscape includes permeable pavers located between the residence and the garage to provide two uncovered parking spaces, which would bring the total of on-site parking spaces to four, which exceeds the parking requirements of the certified Venice Land Use Plan (LUP) and Commission's minimum of two parking spaces for the residence. The parking spaces will be accessed from the alley. The project would require approximately ten cubic yards of grading (cut). The proposal includes rain gutters and downspouts consistent with Coastal Act requirements to preserve water quality. Additionally, **Special Condition 1** requires the applicant to observe water quality and best management practices (BMP) into the project.

The project site is located on a historic walk street in the North Venice area at 20 Sunset Avenue, about 260 feet inland of the beach and boardwalk (**Exhibit 1**). Public beach access is available at the end of Sunset Avenue, about 250 feet seaward of the subject property. The lot area is 3,600 square feet, and is designated for multi-family residential use by the certified Venice LUP and RD 1.5-1 by the Los Angeles Zoning Code.

The project site also includes an approximately 30 ft. by 15 ft. portion of the Sunset Avenue right-of-way in the front of the existing residence. Currently the front yard area contains an existing wood deck and landscaping. No landscaping is proposed as part of this project. To ensure that the project, as conditioned, will not adversely affect the public walkway that runs down the center of the Sunset Avenue right-of-way, the Commission imposes **Special Condition 2** requiring the applicant to comply with Venice walk street requirements.

Typically, the Commission looks at allowable land uses, density, and height when evaluating whether or not a project is visually compatible with the character of the neighborhood, along with the existing characteristics of the surrounding area. A majority of the buildings along the subject property's block of Sunset Avenue are multi-family residences, and approximately 32 percent of the lots contain single-family homes. The North Venice neighborhood is comprised of an amalgam of new and old buildings, mostly one or two stories in height. The subject property is neighbored on the east by a two-story, 3,765 square foot single-family residence and on the west by a two-story, 4,560 multi-family building. The proposed project at 20 Sunset Avenue will result in a two-story, 2,587 square foot single-family residence. The project is designed to be consistent with previous Commission actions in the area (see table below for past Commission actions on the Sunset Avenue walk street).

The City of Los Angeles has consistently limited new development on walk streets to a height of 28 feet measured above the fronting right-of-way. The proposed project conforms to the 28-foot height limit of the LUP for rooflines along a walk street. A 49 square foot clerestory unit (upper part of the wall that rises above a roof and has windows) with skylights is proposed that will extend approximately five feet above the roofline, which is allowed in the Venice certified LUP for devices

essential for building function. The roof deck will be access by exterior stairs at the rear of the residence and the roof deck will be enclosed by 36-inch high railings. The Venice Specific Plan, which the Commission has not certified, also sets forth the same height limits as the certified Venice LUP. The project, as proposed, conforms to the mandated height limits for development on a walk street. Overall, the project is designed to be compatible with the residential character of the surrounding development.

Table 1. Past Commission-approved projects on the Sunset Avenue walk street.

Address	CDP No.	Height (ft.)	Square Footage
20 Sunset Ave. (SFR)*	5-99-245-W	30 ft.	2,054
20 Sunset Ave. (garage)*	5-96-119-W	24 ft.	813
20 Sunset Ave. (SFR)*	5-93-082-W	30 ft.	3,938
56 Sunset Ave. (2 units)	5-04-107-W	28 ft. (unit 1) 28 ft. (unit 2)	1,150 (unit 1) 2,770 (unit 2)
23 Sunset Ave. (SFR)	5-04-041-W	17 ft.	2,300
44 Sunset Ave. (SFR)	5-03-429	28 ft.	2,300
35 Sunset Ave. (SFR)	5-00-269	28 ft.	3,550

*previous actions on the subject property prior to the certification of the Venice LUP in 2001.

Within the areas specified in Section 30601 of the Coastal Act, which is known in the City of Los Angeles permit program as the Dual Permit Jurisdiction area, the Coastal Act requires that any development which receives a local coastal development permit also obtain a second (or “dual”) coastal development permit from the Coastal Commission. The Commission’s standard of review for development in the Dual Permit Jurisdiction area is the Chapter 3 policies of the Coastal Act. For projects located inland of the areas identified in Section 30601 (i.e., projects in the Single Permit Jurisdiction area), the City of Los Angeles local coastal development permit is the only coastal development permit required.

In this case, the project site is within the Dual Permit Jurisdiction area. The City of Los Angeles completed its final action to approve with conditions Local Coastal Development Permit No. DIR-2015-3309-CDP-SPPA-SPP on August 10, 2016 and reported its action to the Coastal Commission’s South Coast area office on September 8, 2016. The City’s findings indicate that the approved development is consistent with the character of the area and will not prejudice its ability to prepare a local coastal program. There were no appeals of the local action submitted to the Commission within the 20 working day appeal period.

The Venice Neighborhood Council reviewed the project on June 21, 2016 and recommended approval of the project presented.

B. PUBLIC ACCESS

The proposed development will not affect the public’s ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the 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, as imposed in **Special Condition 1**. 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

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the Commission's typically applied standards. Therefore, as proposed, the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

E. 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.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The subject property is located within the North Venice Walk Streets Historic District and has been identified as a Non-Contributor to the District. In the City's review of the local coastal development permit application, the Office of Historic Resources (OHR) reviewed the proposed project on March 30, 2016, and determined that a Historic Resource Assessment Report was not required. OHR determined that due to the project location and the lack of Contributors in the area, proximate to the site, the proposed addition would not have a significant impact on the District. The On August 10, 2016, City of Los Angeles approved a Categorical Exemption (ENV-2015-3310-CE) for the proposed project consistent with the provisions of the California Environmental Quality Act (CEQA) and the City CEQA Guidelines.

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 proposed project 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 coastal development permit, the permittee 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.

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

2. Compliance with the Venice Walk Street Requirements. Coastal Development Permit 5-16-0934 approves the construction of a 1,115 sq. ft. second-story addition with an approximately 365 square foot roof deck and interior remodel to an existing one-story single-family residence. All development must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions. As proposed by the applicant and conditioned, the approved development shall be constructed in conformance with the following Venice Walk Street Requirements:

- (a) **Number of Units.** The permitted use of the approved development is one residential unit.
- (b) **Building Height.** The maximum height of the structure shall not exceed 28 feet above the centerline of the fronting right-of-way (Sunset Avenue), except for 49 square foot clerestory unit that will extend approximately five feet above the roofline. Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function are limited to 33 feet above the centerline of the fronting right-of-way.
- (c) **Sunset Avenue Right-of-Way.** In order to enhance visual quality, prevent vehicular access, and to provide a transitional zone between a public walkway in the center of Sunset Avenue and the private dwelling, the area situated between the Sunset Avenue walkway and the permittee's property line (i.e., within the Sunset Avenue right-of-way) shall be maintained as a transitional zone between the public walkway and the private dwelling, with only grade level uses including gardens, patios, landscaping, ground level decks, and fences not exceeding 42 inches in height. Private parking on the right-of-way is not permitted. Fences are limited in height to 42 inches. The permittee and the proposed development shall not interfere with public pedestrian access to and along the public walkway in center of the Sunset Avenue right-of-way.
- (d) **Landscaping.** 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.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission 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.

Applicant’s Signature

Date of Signing

Location Map: 20 Sunset Avenue, Venice

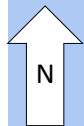
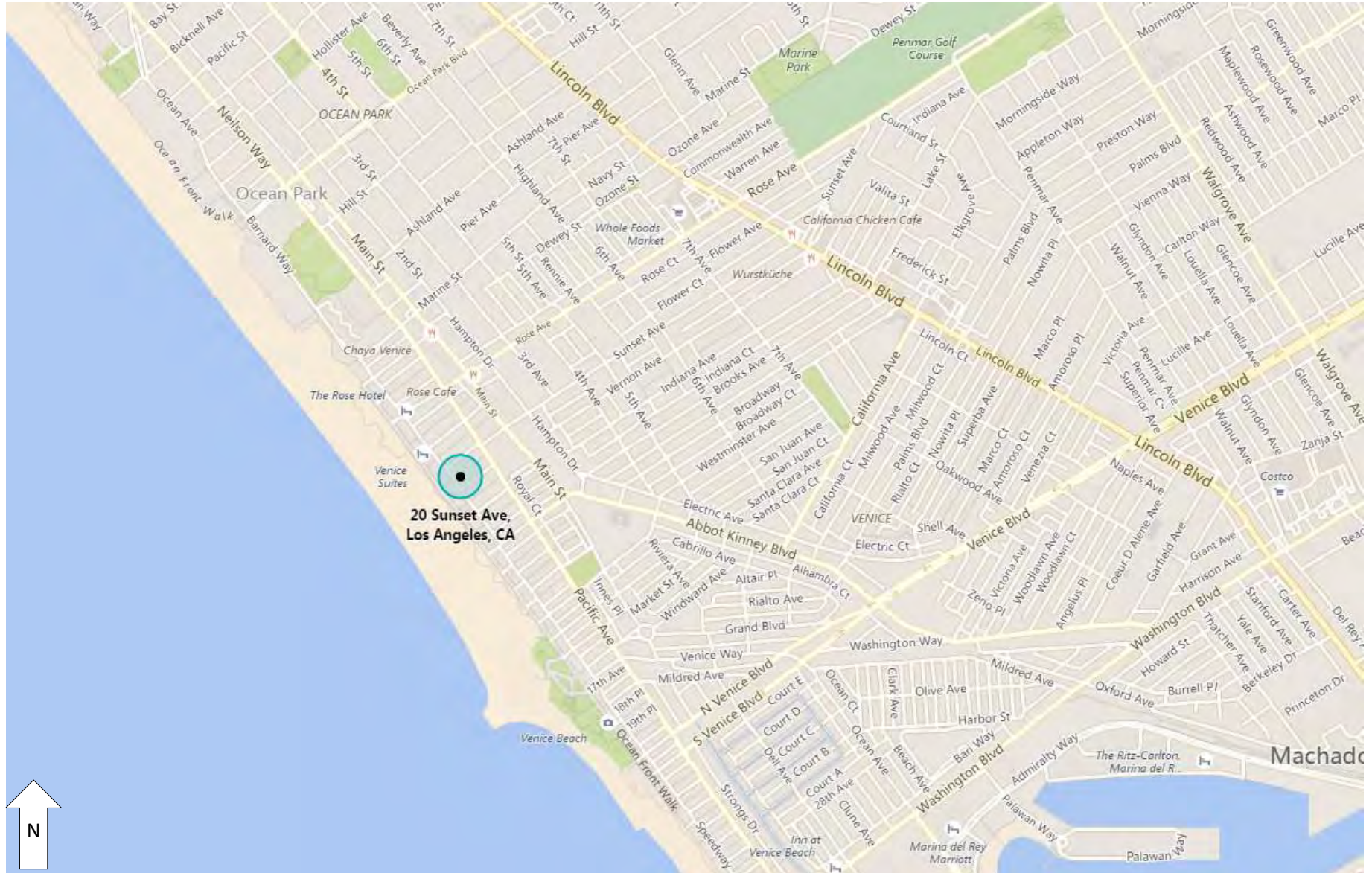


Photo credit: Bing Maps

Exhibit 1

Page 1 of 2



California Coastal
Commission

Vicinity Map: 20 Sunset Avenue, Venice



Photo credit: Bing Maps

Exhibit 1

Page 2 of 2



California Coastal
Commission

GENERAL NOTES

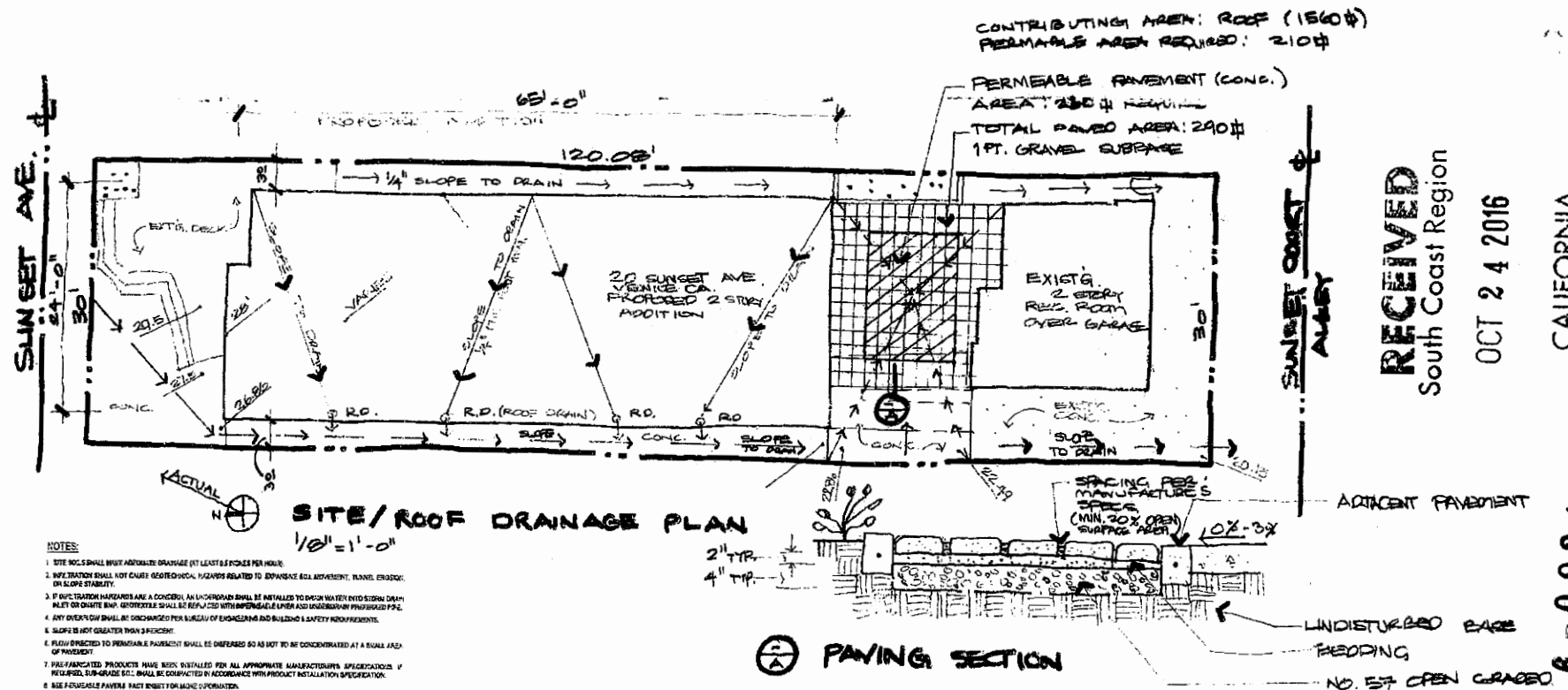
- The construction shall not restrict a five foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull boxes, transformers, vaults pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within 10 feet of any power lines whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158) (Includes Commercial additions and TI work over \$10,000.) Separate plumbing permit is required.
- Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3)
- Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs, and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).
- Bathtub and shower floors, walls above bathtubs with showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. (R307.2)
- Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
- Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such Label shall state the approved labeling agency name, product designation and performance grade rating, research Report not required Section (R308.5.5)
- Automatic garage doors openers, if provided, shall be listed in accordance with UL 325. (R309.4)
- Water heater must be strapped to wall (Sec. 507.3, LAPC).
- A copy of the evaluation report and/or conditions of listing shall be made available at the job site.
- Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1000). (R314.6.2) The power source for smoke detectors shall be as follows:
 - In new construction smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup.
 - In existing SDF, smoke detectors may be battery operated. (907.2.11.6, R314.4)
 - Carbon monoxide alarm is required per Sec. 420.4 & R315
- Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained (R315.2)
- Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)
- Hold down connector bolts into wood framing require approved plate washers, and hold-downs shall be finger tight and 1/2" wrench turn prior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the LA Building Code.
- Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. Floor shall have tongue and groove or blocked panel edges. Plywood spans shall conform with Table 2304.7

FIRE PROTECTION

- An approved smoke alarm shall be installed in each sleeping room & hallway or area given access to a sleeping room, and on each story and basement for the dwelling with more than one story. Smoke alarms shall be interconnected so that the activation of one or more alarm will activate all alarms within the individual dwelling unit. In new construction, smoke alarms shall receive their primary power source from the building wiring and shall be equipped with a battery back-up and low battery signal. (R314)
- An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel burning appliances are installed and in dwelling units that have an attached garage. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)

LIST OF DRAWINGS

- A1 Plot plan, List of Drawings
- A1.1 Demolition Plan
- Survey
- A1.2 General Notes
- A1.3 General Notes
- A1.4
- A2 First Floor Plan, Basement Plan, Legend, Abbreviations
- A3 Second Floor Plan, Roof Plan
- A3-1 Supplemental drawings
- A4 Elevations/ North, South, West
- A5 Elevations/ East, Rec Room - North Elevation
- A6 Sections
- A7 Sections
- A8 Sections
- A9 Interior Elevations
- A10 Interior Elevations
- A11 Interior Elevations
- A12 Interior Elevations
- A13 Interior Elevations
- A14 Interior Elevations
- A15 Interior Elevations
- A16 Reflected Ceiling Plan
- A17 Window/Door Schedules/ Floor Finish Schedule
- E1— Electrical
- S0 General Structural Notes
- S1 Foundation and First Floor Framing Plan/ Details
- S2 Second Floor Framing Plan/ Details
- S3 Roof Framing Plan/ Details
- S4 Details
- S5 Details
- Original Rec-room Structural Plans
- HFX Sheet #1
- HFX Sheet #2
- G1 GREEN FORM



NOTES:

- ROOF SHALL HAVE MINIMUM DRAINAGE AT LEAST 1/4" PER 10'.
- ROOF DRAIN SHALL BE INSTALLED WITH GUARD RAILS TO PREVENT FALL FROM EDGE.
- IF GUTTER HAZARDS ARE A CONCERN, AN INTERLOCK SHALL BE INSTALLED TO STOP WATER FROM DRIVING ALONG ON DRIVEWAY. INTERLOCK SHALL BE REPLACED WITH PERMEABLE ASPHALT UNDERLAYMENT PROVIDED FOR.
- ANY OVERSIC SHALL BE DISCHARGED TO CURB OR TO A DRAINAGE SYSTEM AS APPROVED BY THE CITY.
- SLOPE IS NOT GREATER THAN 5 PERCENT.
- FLOOR FINISHES TO PERMEABLE PAVEMENT SHALL BE CONCENTRATED AT A SINGLE AREA OF PROTECTION.
- PERMEABLE PAVEMENT SHALL BE INSTALLED PER ALL MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION.
- SEE PERMEABLE PAVEMENT FACT SHEET FOR MORE INFORMATION.

PROPOSED SECOND STORY ADDITION

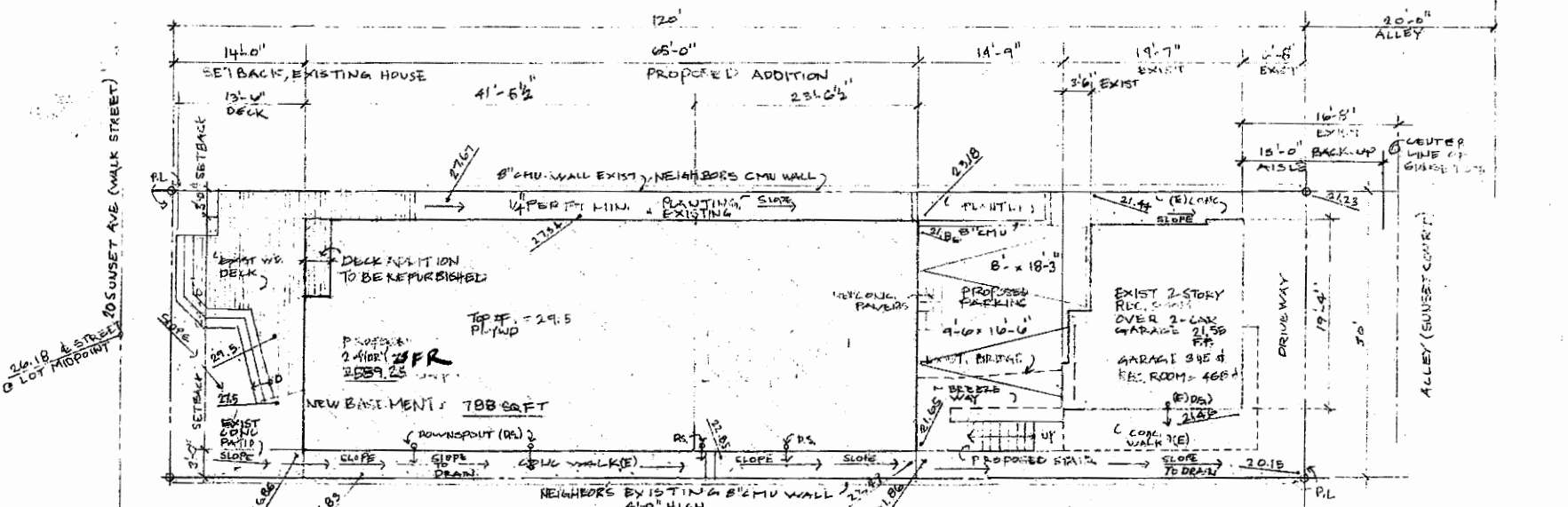


EXHIBIT "A"
 Page No. 1 of 5
 Case No. D18-2019-0309-CDP
 SPPA-SPP
 Updated. 10/16/16

BUILDING CALCS.

- LOT AREA: 120 X 30 = 3600 SQUARE FEET
- MAXIMUM BUILDABLE AREA
 FAR: 3 X 3600 SQ. FT. = 10,800 SQ. FT.
- ALLOWABLE UNITS = 3600/1500 = 2.4
- TOTAL AREA OF 2ND FLOOR ADDITION = 1378 SQ. FT.
 EXISTING FIRST FLOOR AREA: 1560 SQ. FT.
 FRONT TOTAL SQ. FT.: 1688.25
 BACK TOTAL SQ. FT.: 800
 TOTAL SQUARE FEET OF PROJECT: 2589.25 SQ. FT.
- EXISTING ACCESSORY STRUCTURE: 468 SQ. FT.

CONSULTANTS

STRUCTURAL ENGINEER: SCOTT CHRISTIANSEN
 TEL: 310 215-7641

MECHANICAL (TITLE 24): BILL COMEAU
 TEL: 323-665-5949

SOILS ENGINEER: BAY CITY GEOTECH
 TEL: 210-429-0441

METHANE TESTING: METHANE SPECIALIST
 CONTACT: DAVE BELL
 TEL: 805-977-2158

SURVEYOR: LAWRENCE J. ECHMANN
 TEL: 562-908-0670

LEGAL DESCRIPTION: NORTH VENICE SUBSECTION OF VENICE SPECIFIC PLAN
 LOT 3, BLK 4
 PROJECT: BAY CITY
 APU # 1284-023-009
 SITE: 20 SUNSET AVE
 VENICE, CA 90291

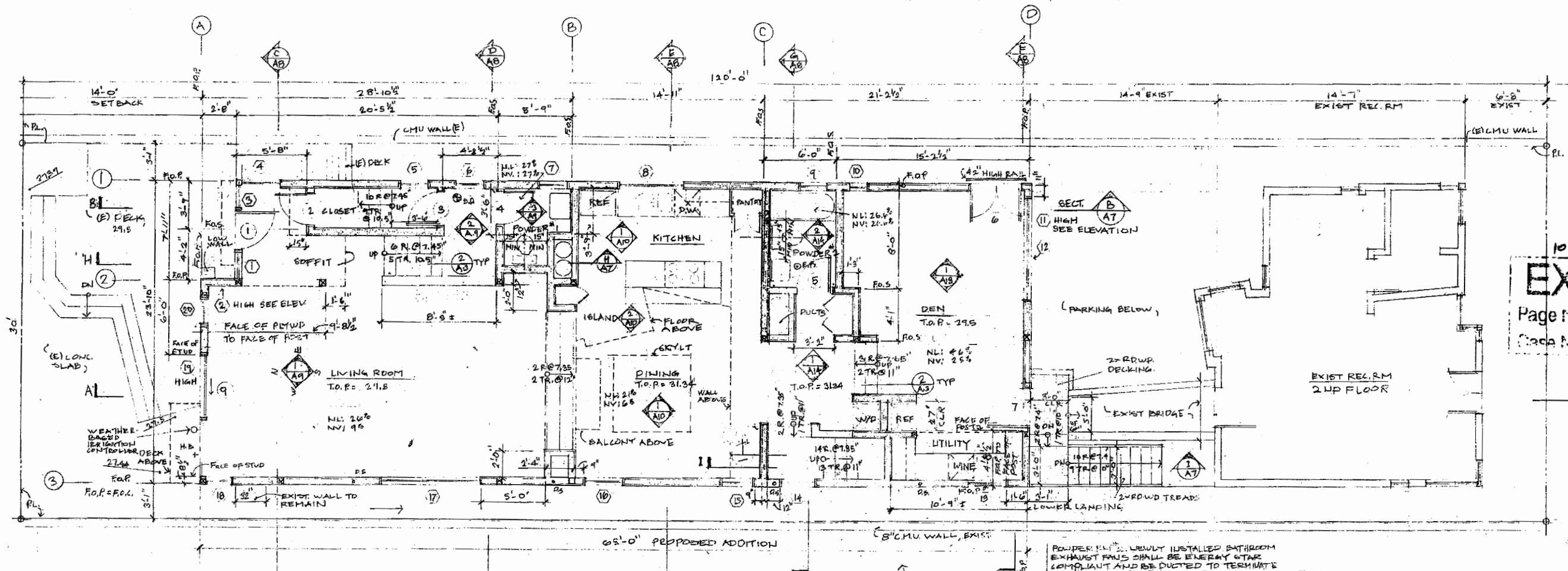
OWNER: JOHN STEIN
 TEL: 310 392 8014
 ARCHIT: RICHARD ALDRIDGE
 TEL: 310 472-0442

Veniceworks T 310 473 0492
 veniceworks@gmail.com

SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISION:
PROJECT NAME:		
Stein Residence / 20 Sunset Ave. 90291		
DRAWING NUMBER:		A-1

RECEIVED
 South Coast Region
 OCT 24 2016
 CALIFORNIA COASTAL COMMISSION
 5-16-0934

10/16/16
EXHIBIT A
Page No. 2 of 17
Case No. DL-2019-3209-CDP
SPH-SPP

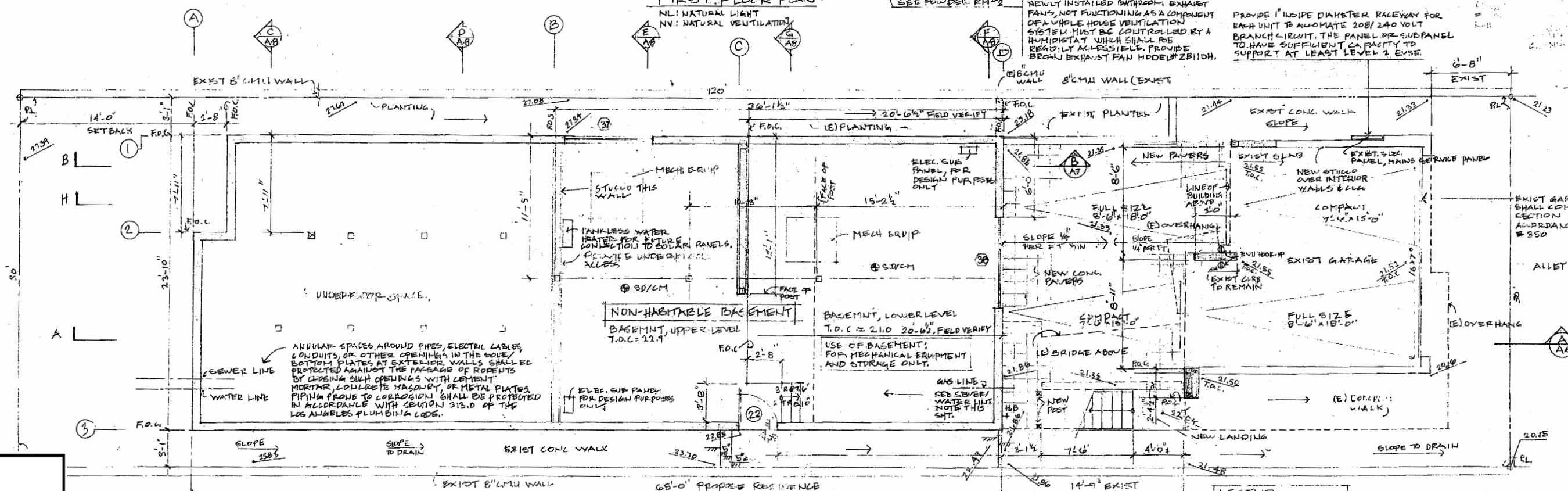


FIRST FLOOR PLAN

POWDER RUM. NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. PROVIDE MANUFACTURERS CUT SHEET FOR VERIFICATION.

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. PROVIDE BRONX EXHAUST FAN MODEL# Z8110H.

PROVIDE 1" INSIDE DIAMETER RACEWAY FOR EACH UNIT TO ACCOMMODATE 208/240 VOLT BRANCH CIRCUIT. THE PANEL OR SUBPANEL TO HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVEL 2 EVSE.



BASEMENT PLAN

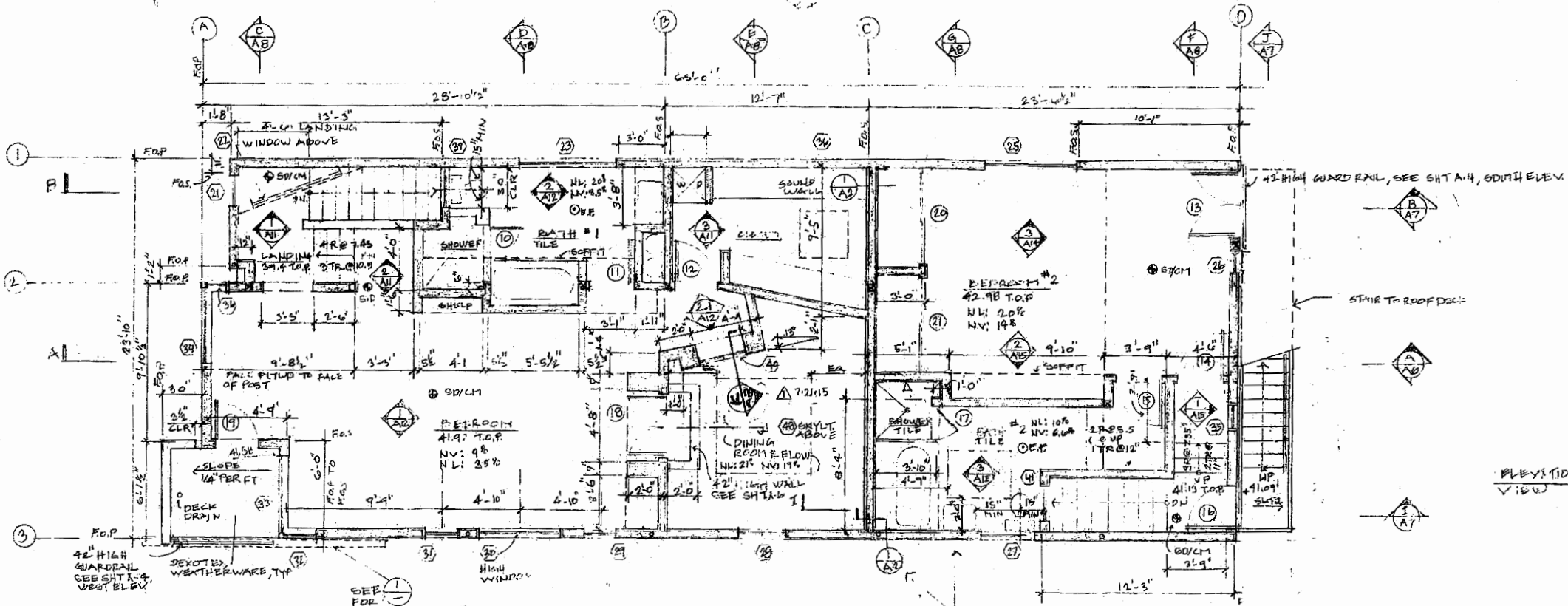
LEGEND

- REMOVE WALL
- EXIST WALL
- NEW WALL
- FOG FACE OF CONCRETE
- F.O.S FACE OF STUD
- F.O.P FACE OF PLYWOOD
- T.O.P TOP OF CONCRETE

Veniceworks T 310 473 0492
veniceworks@gmail.com

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE:	REVISIO:	REVISIO:
BASEMENT PLAN, FIRST FLOOR PLAN		ENGR/ARCHITECT:

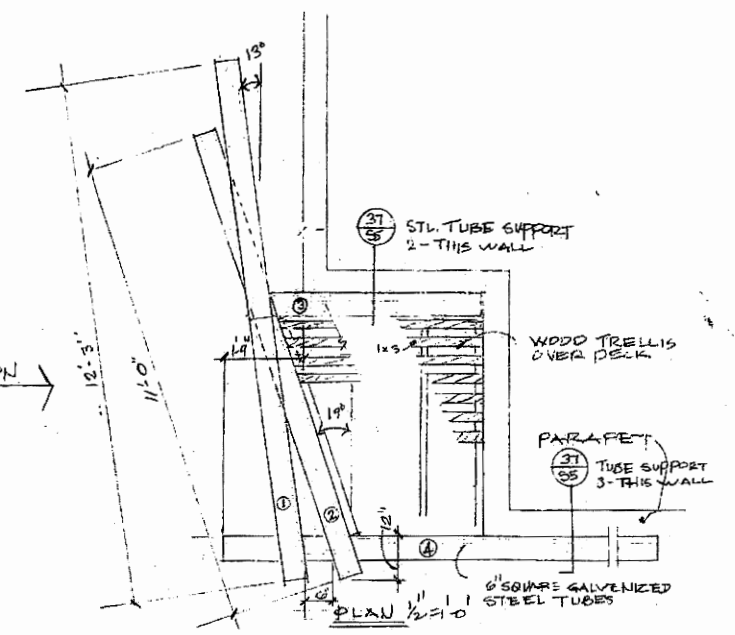
Exhibit 2
Page 2 of 5
 California Coastal Commission



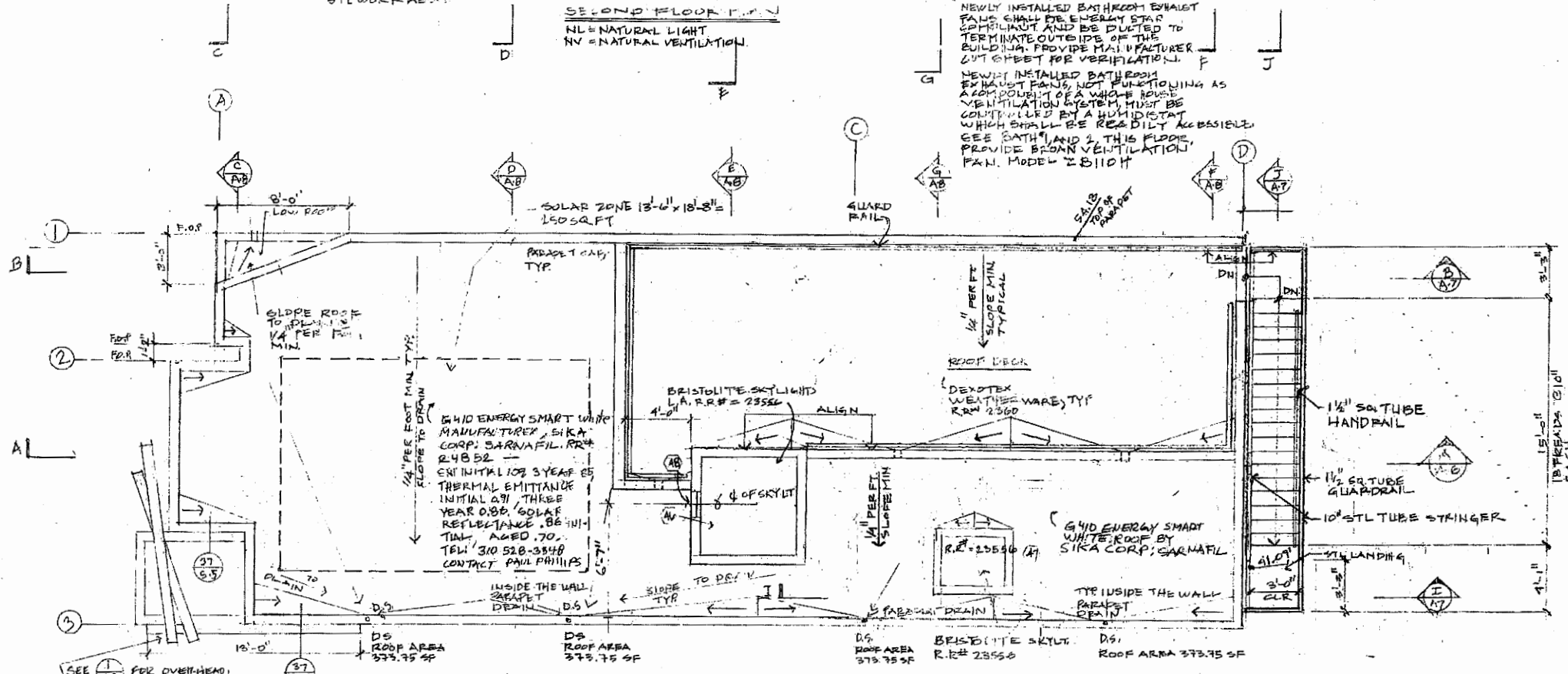
SECOND FLOOR PLAN
 NL = NATURAL LIGHT
 NV = NATURAL VENTILATION

NEWLY INSTALLED BATHROOM EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND BE PLUGGED TO TERMINATE OUTSIDE OF THE BUILDING. PROVIDE MANUFACTURER CUT SHEET FOR VERIFICATION.

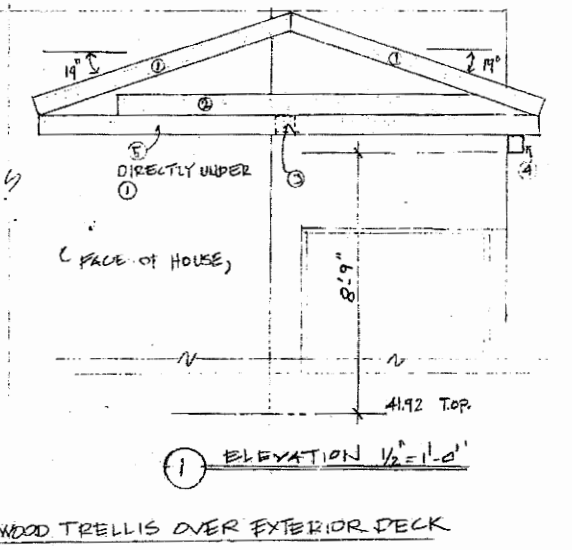
NEWLY INSTALLED BATHROOM EXHAUST FAN SHALL NOT FUNCTIONING AS A ROOM EXHAUST OR AS A WHOLE HOUSE VENTILATION SYSTEM. MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. SEE BATH #1 AND 2 THIS FLOOR. PROVIDE BROWN VENTILATION FAN, MODEL ZB110H.



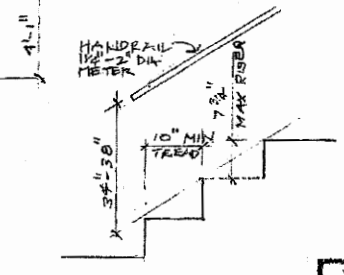
ELEVATION VIEW



ROOF PLAN
 TOTAL ROOF AREA = 1,495 SF

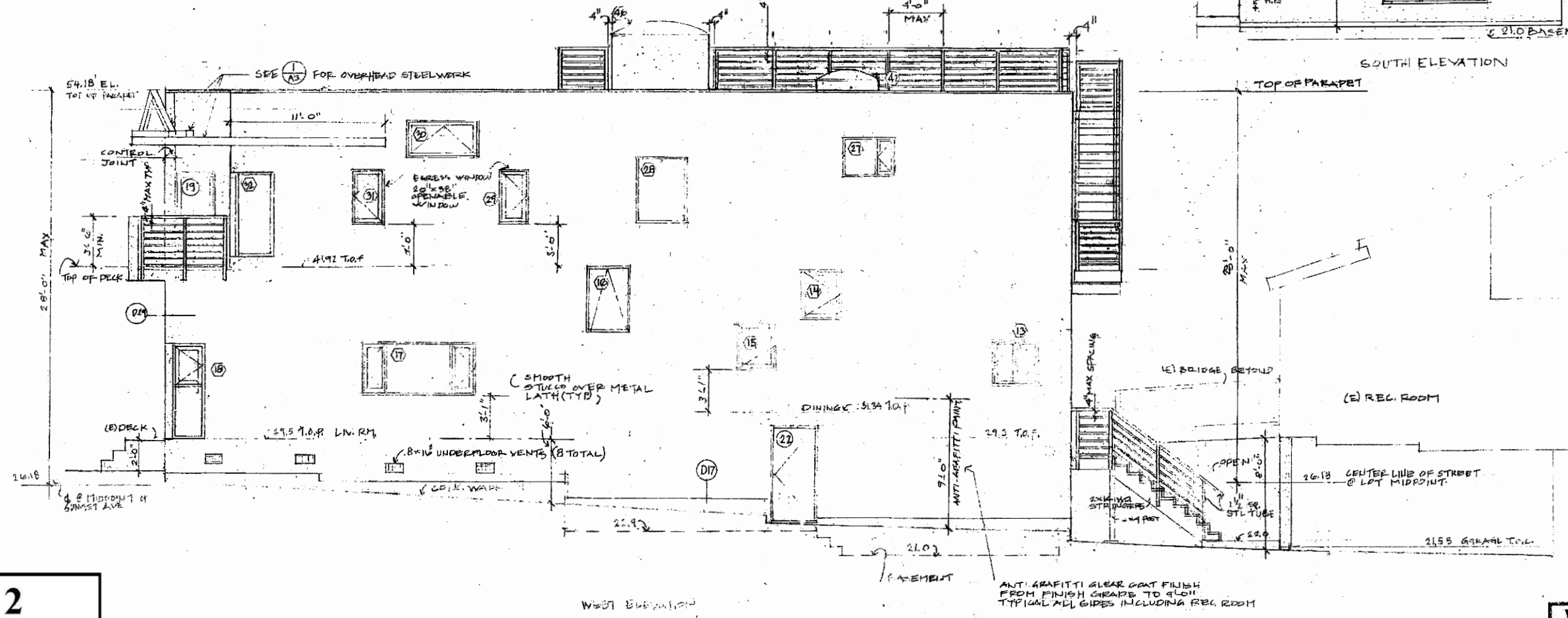
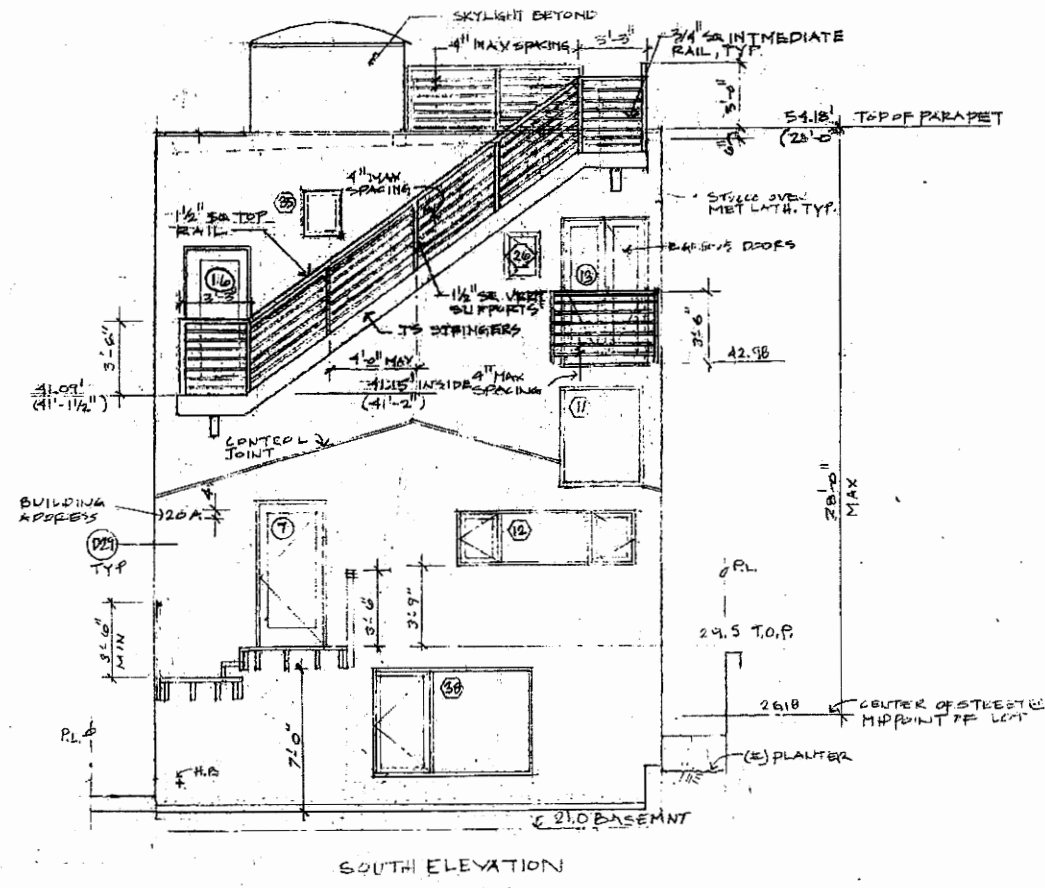
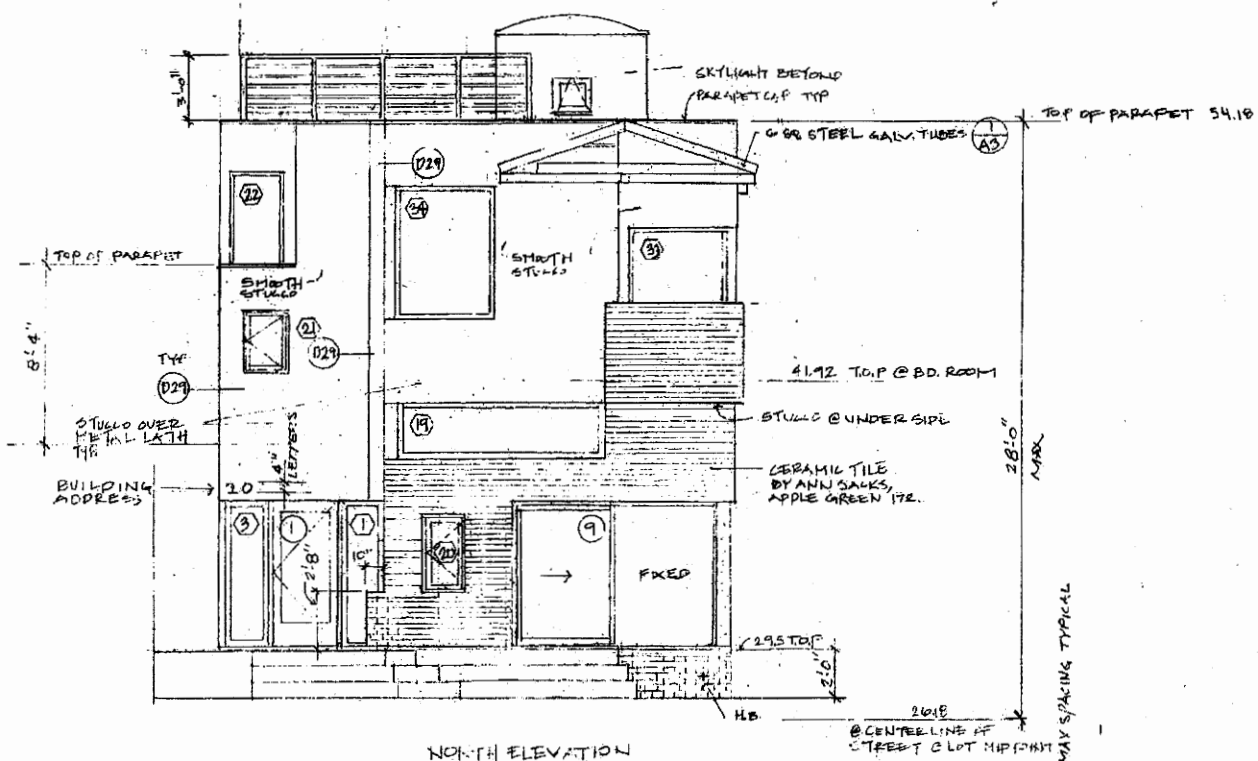


ELEVATION 1/2" = 1'-0"



STAIR DETAIL

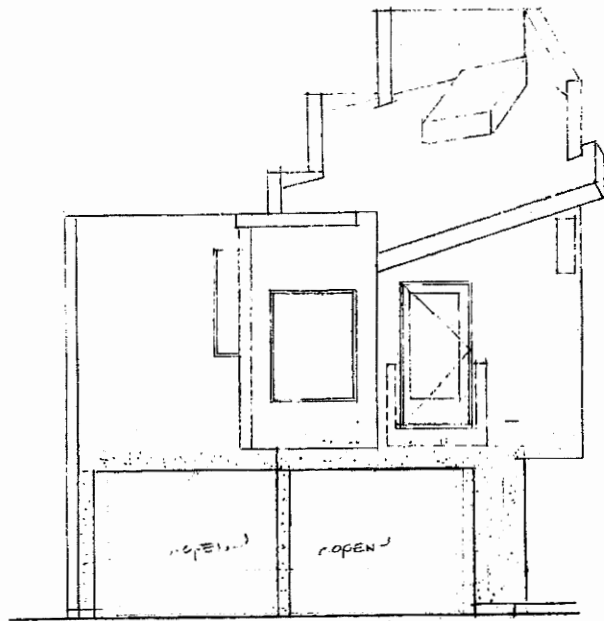
10/10/16
EXHIBIT "A"
 Page No. 3 of 5
 Case No. DE-2015-009-CDP
 SPPA-5PP



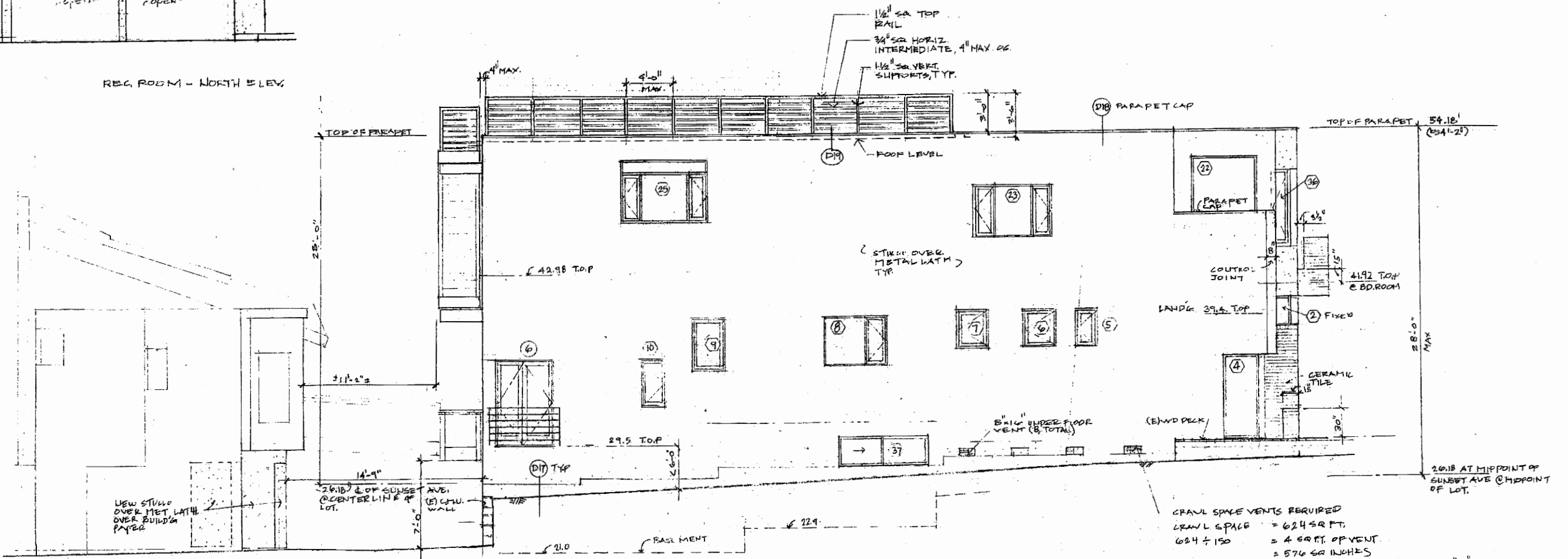
10/16/16
EXHIBIT A
 Page No. 4 of 5
 Case No. DK-2019-3209-CDP
 SPA-SPP

Exhibit 2
 Page 4 of 5
 California Coastal Commission

Veniceworks T 310 473 0492
 veniceworks@gmail.com
 SCALE: APPROVED BY: DRAWN BY:
 DATE: REVISED:
 Stein Residence / 20 Sunset Ave. 90291
 DRAWING NUMBER: A-4



REC. ROOM - NORTH ELEV.



EAST ELEVATION

SPACEMENT TABLE
 BUILDING PERIMETER < 6'-0" FOR FLOOR ABOVE GRADE
 TOTAL PERIMETER: 178'
 TOTAL REQUIRED AMOUNT: 178/2 = 89'
 EAST FACADE = 65'
 NORTH FACADE = 24'
 WEST FACADE = 28'
 TOTAL: 65' + 24' + 28' = 117' < 6" ABOVE GRADE

CRAWL SPACE VENTS REQUIRED
 CRAWL SPACE = 624 SQ. FT.
 624 ÷ 150 = 4.16 SQ. FT. OF VENT
 = 576 SQ. INCHES
 576 ÷ 70 SQ. INCHES VENT = 8 VENTS @ 70 SQ. INCHES (8"x16")