

**CALIFORNIA COASTAL COMMISSION**

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

**W8b**

Staff: C. Oshida – LB  
Date: December 22, 2016

**ADMINISTRATIVE PERMIT**

**Application No.**      **5-16-0953**

**Applicant:**            Make It Nice, LLC.

**Project Description:**      Substantial demolition and remodel of a one-story, 1,182 sq. ft. single-family residence, and construction of a two-story, 2,838 sq. ft. addition resulting in a two-story, 30-foot high, 4,020 sq. ft. single-family residence with an attached two-car garage. Three on-site parking spaces will be maintained.

**Project Location:**        665 Broadway, Venice, City of Los Angeles, Los Angeles County APN 4239-012-028.

**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 seven 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 substantial demolition and remodel of the existing 1,182 square foot, one-story single family residence on a 5,195 square foot lot at 665 Broadway in the Oakwood subarea of Venice, Los Angeles (**Exhibit 1**). The proposed project consists of the demolition of approximately 45 percent of the existing exterior walls, about 10 percent of the existing floor/foundation, and about 70 percent of the existing roof. The applicant also proposes the construction of a 2,838 square foot, two-story addition to the rear of the house, resulting in a 4,020 square foot, two-story, 30-foot high single-family residence, with attached two-car garage (**Exhibit 2**). The proposed project would remove four money plant trees (*Pachira aquatic*) and four Ficus trees currently on the lot. No grading is proposed. The proposal includes rain gutters, downspouts, rain barrels, a rain garden, 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.

Pursuant to Policy 11.A.3 of the certified Venice Land Use Plan (LUP), a single-family residence on a lot of 35 feet or more in width and adjacent to an alley is required to provide three on-site parking spaces. This only applies to new residences and where more than 50 percent of the existing structure is removed and/or replaced, and the development is considered new development. The project proposal includes two covered parking spaces accessed from a driveway, constructed of permeable pavers, at the rear alley and one uncovered parking space in the rear yard setback which is consistent with the standards of the Venice Land Use Plan and with previous Commission actions in the area.

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. The project site is part of a developed residential neighborhood approximately 0.75-mile inland of the public beach, and is designated for multi-family residential use by the Venice Land Use Plan and RD2-1 by the Los Angeles Zoning Code. A majority of the buildings long the 600 block of Broadway are multi-family residential units; however, approximately 42 percent of the lots contain single-family homes. The Oakwood neighborhood is comprised of an amalgam of new and old buildings, mostly one or two stories in height. About one-third of the residential buildings along this stretch of Broadway are two stories in height. The subject property is neighbored on the east by a lot with four individual 408 square foot, one-story residential units and on the west by a two-story, 30 ft.-high, 6,036 square foot duplex. The proposed project at 665 Broadway will result in a 4,020 square foot single-family residence. The project is designed to be consistent with previous Commission actions in the area (**Exhibit 3**; see table on next page for past Commission actions in the surrounding area).

The City of Los Angeles has consistently limited new development in the project area to a height of 25 feet (flat roof), or 30 feet (varied roofline) measured above the fronting right-of-way. The proposed project conforms to the 30-foot height limit of the LUP for varied rooflines. 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 in its

neighborhood. Overall, the project is designed to be compatible with the residential character of the surrounding development.

Table 1. Recent past Commission actions in area around subject property.

Address	CDP No.	Height (ft.)	Square Footage
542 Broadway (duplex)	5-07-050-W	28'	3,990
737 Broadway (SFR)	5-03-114-W	25'	1,175
520 Broadway (duplex)	5-14-0237	30'	6,747
659 Broadway (duplex)	5-14-0240	30'	5,974
701 Broadway (duplex)	5-11-200-W	25'*	3,084
729 Broadway (SFR)	5-09-004-W	20'*	1,086
546 Broadway (duplex)	5-07-049-W	28'	3,990

\*roof access structure not included in height

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 Federal Government.

Section 30601 of the Coastal Act provides details regarding the geographic areas where applicant 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. In this case, the project site is within the Single Permit Jurisdiction area.

Pursuant to Section 30600(b) of the Coastal Act, the City of Los Angeles has opted to issue its own coastal development permits prior to certification of a Local Coastal Program (LCP) except for those permits eligible for issuance as administrative coastal development permits by the Executive Director under Section 30624. Section 30624 of the Coastal Act states in part:

- (a) The commission shall provide, by regulation, for the issuance of coastal development permits by the executive director of the commission or, where the coastal development permit authority has been delegated to a local government pursuant to Section 30600.5, by an appropriate local official designated by resolution of the local government without compliance with the procedures specified in this chapter in cases of emergency, other than an emergency provided for under Section 30611, and for the following nonemergency developments: improvements to any existing structure; any single-family dwelling; any development of four dwelling units or less within any incorporated area that does not require demolition, and any other developments not in excess of one hundred thousand dollars (\$100,000) other than any division of land, and any development specifically authorized as a principal

permitted use and proposed in an area for which the land use portion of the applicable local coastal program has been certified...

Local approval of the proposed project allows the applicant the option of applying to the Commission for a coastal development permit (CDP) rather than a local coastal development permit through the City. The Executive Director of the Coastal Commission may consider the issuance of an administrative coastal development permit for a proposed project pursuant to Section 30624 of the Coastal Act. If the project is not one of the above mentioned categories of development, or the development raises significant environmental/coastal issues, such issues cannot be appropriately addressed on the Commission's administrative permit process and must be addressed by the City through its local coastal development permit process.

In this case, the proposed project has received the appropriate approvals from the local government and qualifies for the Commission's Administrative Calendar. The Venice Neighborhood Council recommended approval of the proposed development by a vote of 10-0-2 on October 20, 2016. The proposed development received Venice Coastal Zone Specific Plan Director of Planning Sign-off on August 31, 2016 (DIR-2016-3301-VSO) from the City of Los Angeles Department of City Planning.

## **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** and **Special Condition 2**. 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**

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 must obtain a coastal development permit pursuant to Section 30600(a) of the Coastal Act. Typically, the addition of a second story to a one-story house would necessitate a coastal development permit 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. 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 case, the applicant is proposing the demolition of approximately 45 percent of the exterior walls, about 10 percent of the floor/foundation, and about 70 percent of the roof of the existing 1,182 sq. ft., one-story single-family residence constructed in 1910. The age of the existing structure indicates that there may be underlying issues that could potentially increase the amount of demolition from what is proposed on the submitted plans. The Commission requires coastal development permits for projects that result in the demolition of more than 50 percent of the existing structure, substantial but unknown amount of demolition or full demolition of the structure. By approving a coastal development permit for projects that include substantial demolition, the Commission acknowledges that because of unforeseen issues (such as those described above) the amount of demolition of a structure could change from the approved demolition plans. Therefore, with the approval of this coastal development permit, the Commission acknowledges that because of the age of the existing structure at 665 Broadway, potentially more than the proposed demolition might occur and this permit does not limit the amount of demolition on the site. In the end, the amount of demolition has no bearing on the review of the proposed resulting structure. Rather the proposed plans for the final structure are reviewed for conformity with the standards and policies set forth in the certified Venice LUP and the Coastal Act.

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)**

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.

2. **Landscape and Irrigation.** By acceptance of this coastal development permit, the permittee agrees, 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/wateruseefficiency/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 permittee 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.

\_\_\_\_\_  
Applicant’s Signature

\_\_\_\_\_  
Date of Signing



# Location Map: 665 Broadway Street, Venice

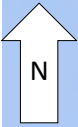
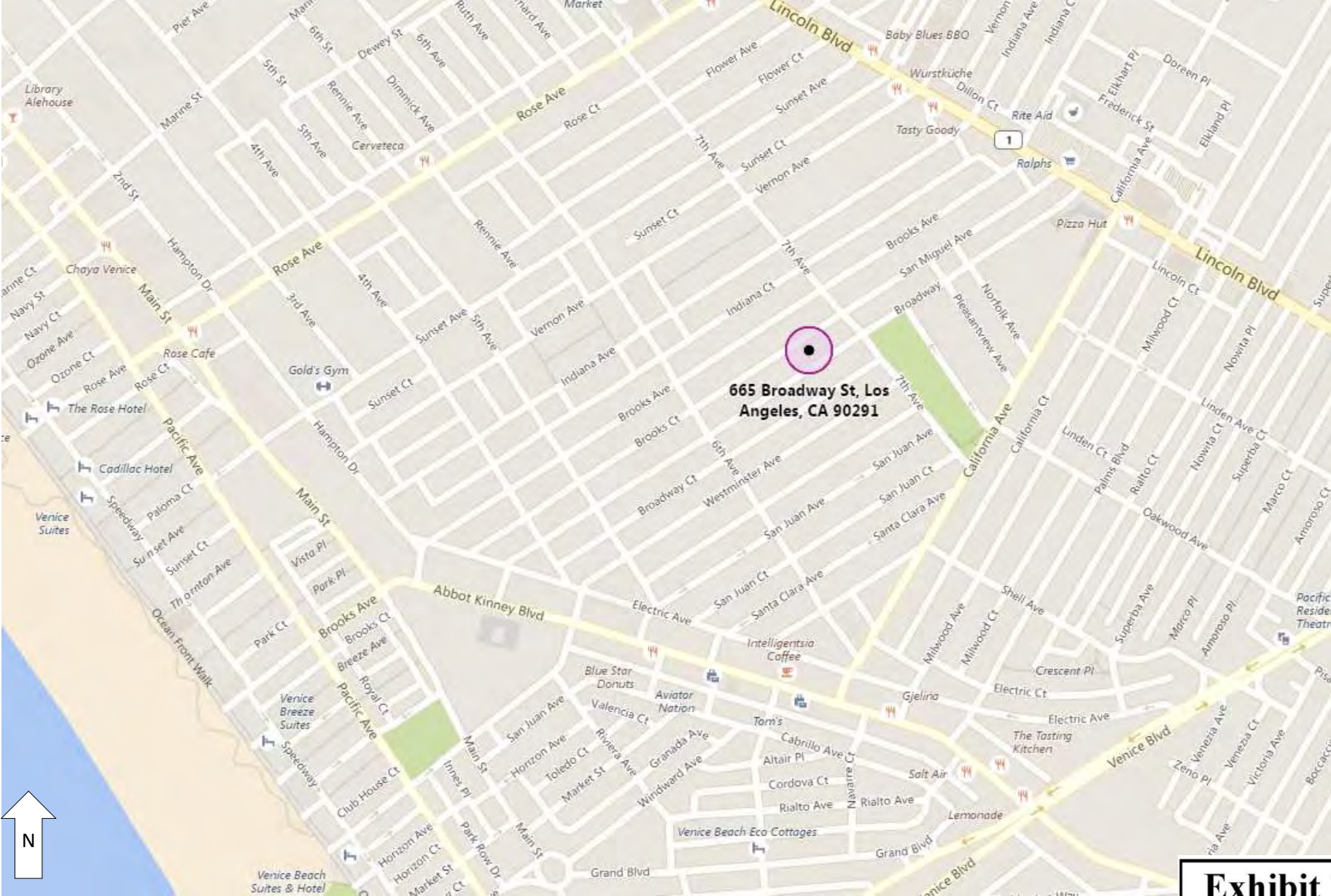


Photo credit: Bing Maps

# Vicinity Map: 665 Broadway Street, Venice

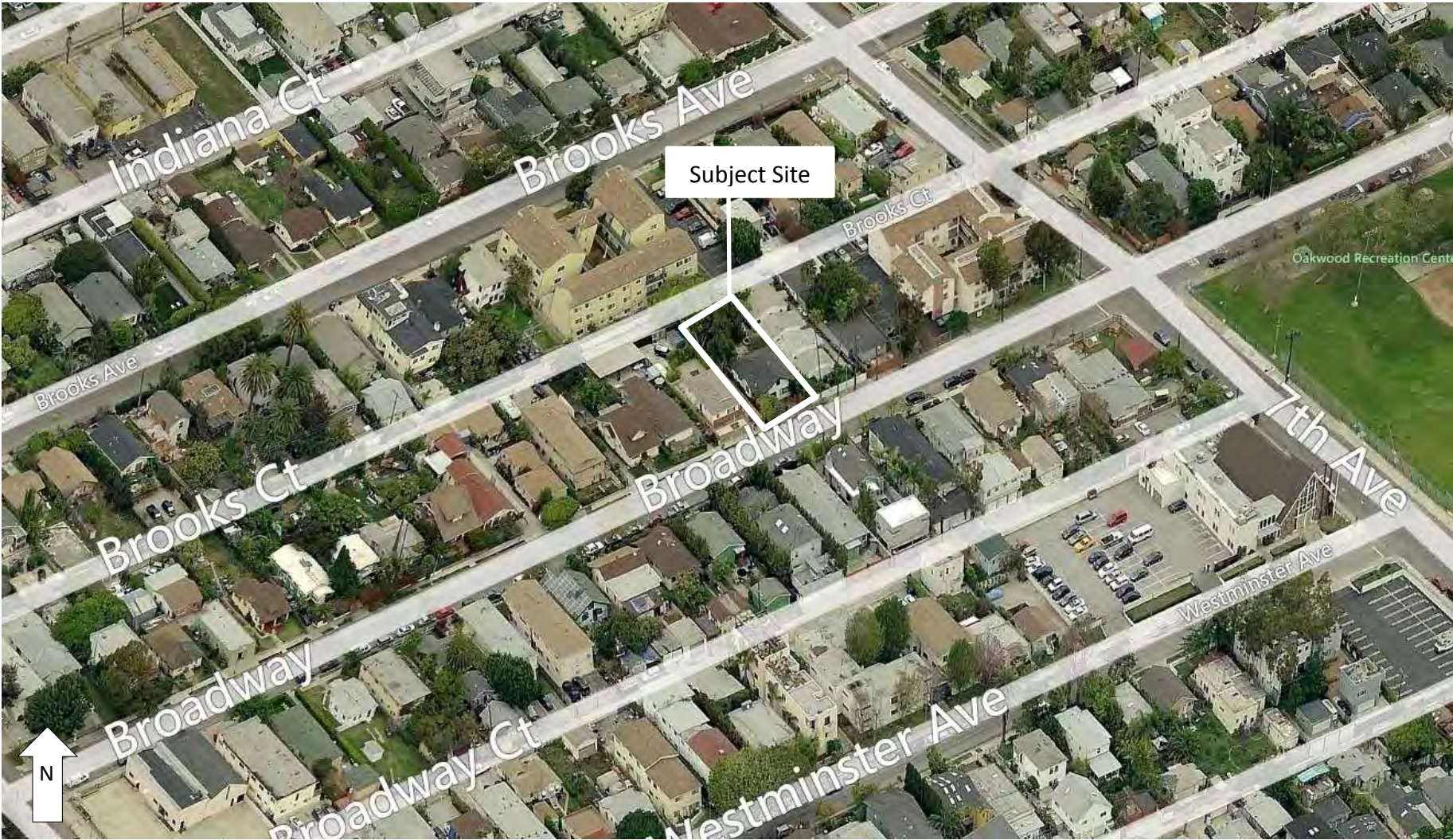
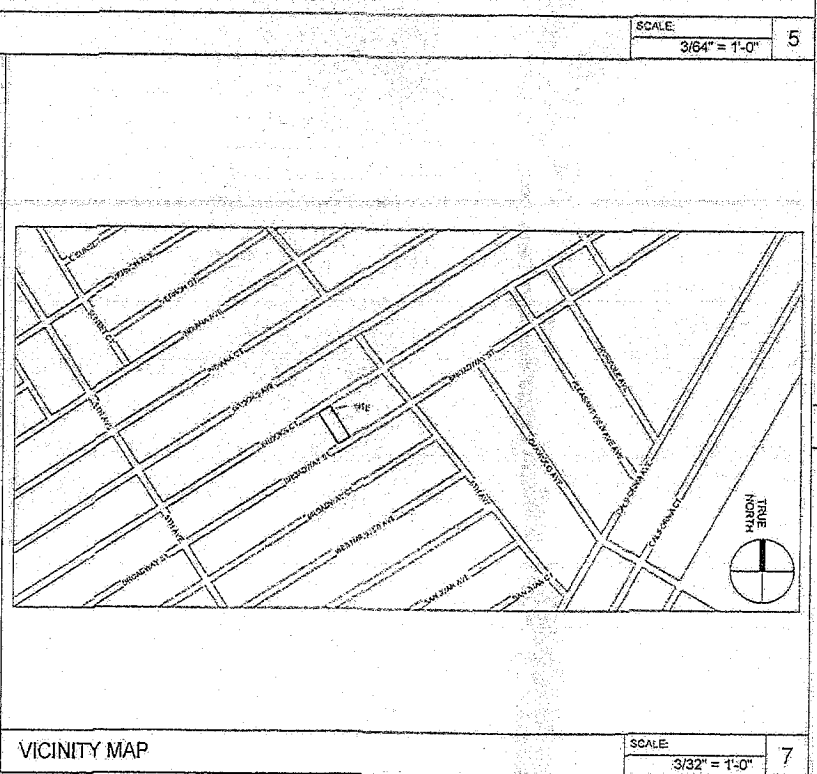
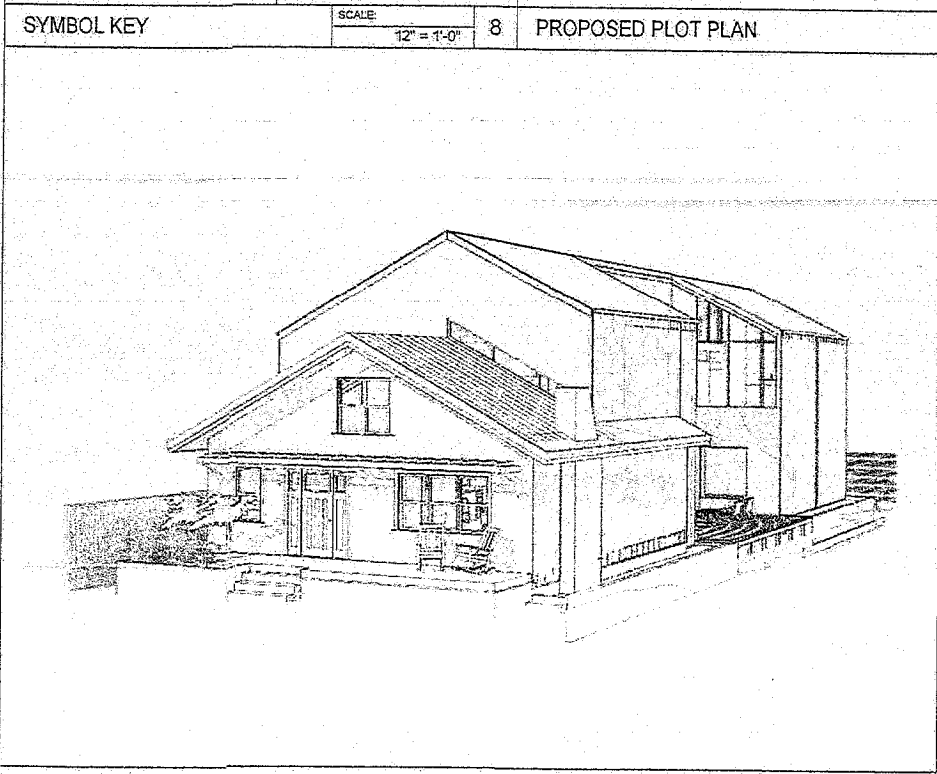
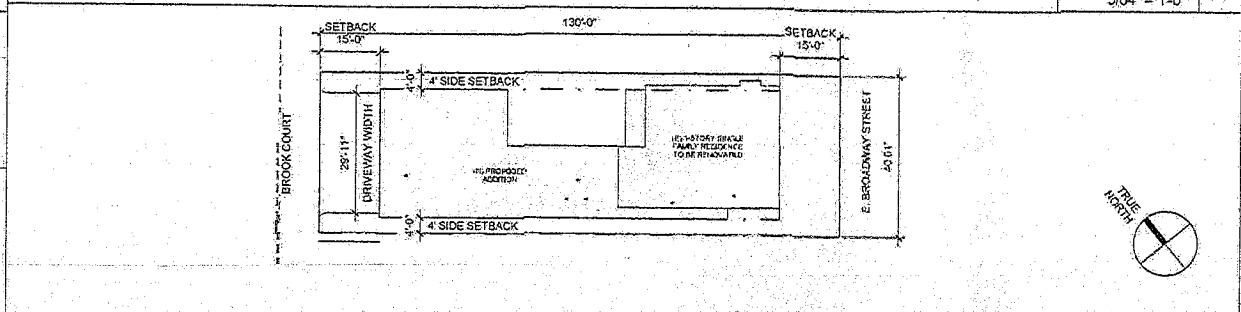
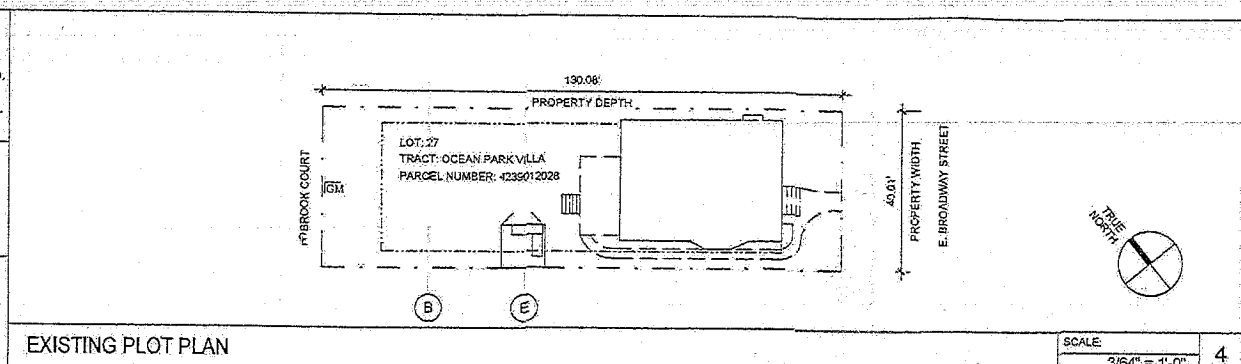


Photo credit: Bing Maps

<b>WINDOW SYMBOL</b> ROOM NO. 34.86 REFERENCE LETTER	<b>DETAIL</b> DETAIL NO. SHEET NO. AREA REF.
<b>DOOR SYMBOL</b> ROOM NO. 005.1 REFERENCE NO.	<b>WALL TYPE</b> 
<b>CEILING HEIGHT</b> 8'-0" CEILING HEIGHT	<b>ROOM LABEL</b> LIVING ROOM ROOM NAME 002 ROOM NO.
<b>EXTERIOR ELEVATION</b> ELEVATION NO. A4.4 SHEET NO.	<b>INTERIOR ELEVATION</b> 1 2 3 ELEVATION NO. (TYPICAL) SHEET NO.
<b>SECTION</b> SECTION NO. A4.2 SHEET NO.	<b>REVISION CLOUD</b> REV. NO.



<b>ABBREVIATIONS</b> (E) EXISTING A/C AIR CONDITIONING ADJ ADJUSTABLE A.F.F. ABOVE FINISH FLOOR ALT ALTER OR ALTERNATE ALUM ALUMINUM APPROX APPROXIMATE ARCH ARCHITECTURAL B.H.O. BASELINE HILLSIDE ORDINANCE BOARD BD BITUMENOUS BLDG BUILDING BOT BOTTOM CAB CABINET CL CENTERLINE CLG CEILING CLO CLOSET CLR CLEAR CONC CONCRETE CONT CONTINUOUS DET DETAIL DIA DIAMETER DIM DIMENSION DN DOWN DWG DRAWING E EAST EA EACH ELEC ELECTRICAL ELEV ELEVATION EQ EQUAL EQUIP EQUIPMENT ELW EACH WAY EXT EXTERIOR FIN FINISH FLR FLOOR FLUOR FLUORESCENT F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH FT FOOT, FEET FURR FURRINS, FURRED GA GALV GYP GYPSUM H.B. HOSE BIB H.C. HOLLOW CORE HVAC HEATING, VENTILATION & AIR CONDITIONING INSUL INSULATION INT INTERIOR L.H. LEFT HAND L.H. LEFT HAND MAX MAXIMUM MECH MECHANICAL MTL METAL MFR MANUFACTURE MIN MINIMUM MISC MISCELLANEOUS MTD MOUNTED N NORTH N.C. NOT IN CONTRACT NO NUMBER NOM NOMINAL N.T.S. NOT TO SCALE O OVER O.C. ON CENTER OPP OPPOSITE P.L. PLYWD PLYWOOD RAD RADIUS REF REFERENCE REFR REFRIGERATOR REQ REQUIRED REV REVISED R/L RIGHT HAND R.O. ROUGH OPENING S SOUTH SIM SIMILAR SPEC SPECIFICATION SQ SQUARE S.S. STAINLESS STEEL STL STEEL STRUCT STRUCTURAL T.O.S. TOP OF SLAB TYP TYPICAL U.O.N. UNLESS OTHERWISE NOTED VERT VERTICAL V.I.F. VERIFY IN FIELD W WEST W/W WITH/OUT W.C. WATER CLOSET WOOD WOOD WPM WATERPROOF MEMBRANE
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<b>SYMBOL KEY</b> SCALE: 1/4" = 1'-0" 8	<b>PROJECT INFORMATION</b> SCALE: 12" = 1'-0" 2
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<b>CLIENT / OWNER</b> JOHN SCHERRER MAKE IT NICE INC 665 E BROADWAY STREET VENICE CA 310.666.5993	<b>SHEET LIST</b> TITLE T0.00 COVER SHEET T0.01 ZONING INFORMATION & CITY APPROVALS TOPOGRAPHIC SURVEY TS1.0 TOPOGRAPHIC SURVEY ARCHITECTURAL A0.0 GENERAL NOTES FOR SINGLE FAMILY DWELLING A0.1 DEMO PLAN / SF CALCULATIONS A1.0 SITE PLAN A1.1 LANDSCAPE A2.0 FLOOR PLAN - FIRST FLOOR A2.1 FLOOR PLAN - SECOND FLOOR A2.2 ROOF PLAN A3.0 ELEVATIONS - EAST / WEST A3.1 ELEVATIONS - NORTH / SOUTH
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**ARCHITECT**  
 WALKER WORKSHOP  
 5574 W WASHINGTON BLVD  
 LOS ANGELES, CA 90016  
 T: 323.703.1222  
 WWW.WALKERWORKSHOP.COM  
 E: INFO@WALKERWORKSHOP.COM  
 LIC#954191

**STRUCTURAL ENGINEER**  
 PETER T. ERDELYI  
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 1950 SAWTELLE BLVD, SUITE 175  
 LOS ANGELES, CA 90025  
 T: 310.553.6339

**SURVEYOR**  
 RICHARD GARCIA, P.E.  
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 2049 REID AVE.  
 CULVER CITY, CA 90232  
 T: 310.552.3006  
 E: RGARCIAPE@GMAIL.COM

**CONTRACTOR**  
 TBD

5-16-0953

RECEIVED

South Coast Region

NOV 02 2016

CALIFORNIA  
COASTAL COMMISSION

PLANS APPROVED  
as required by

CASE NO. 012-2016-3301-V23

Planner Janet

Community Planning Bureau  
City of Los Angeles Planning Dept.

Date: 6/21/16

DIRECTORY

SCALE: N/A-0" 0

<b>ZONING INFORMATION</b> LOT: 27 BLOCK: K TRACT: OCEAN PARK VILLA MAP REFERENCE: M B 4-23 PARCEL NUMBER: 4239012028 ZONE: RD 1.5:1 HIGH FIRE HAZARD ZONE NO. CONSTRUCTION TYPE: TYPE V-B DEED REF NO. LOT AREA: 5,155.2 SF LOT COVERAGE: 65%	
<b>PROJECT DESCRIPTION</b> PROPOSED (2,838 SF) 2-STORY ADDITION TO AND RENOVATION OF AN EXISTING (1,192 SF) 1-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 2-CAR GARAGE.	
<b>CODES AND STANDARDS</b> VENICE COASTAL ZONE SPECIFIC PLAN CALIFORNIA BUILDING CODE 2013 EDITION W/ CITY OF LA 2014 AMDT CALIFORNIA GREEN BUILDING CODE 2013 EDITION W/ CITY OF LA 2014 AMDT CALIFORNIA MECH CODE 2013 EDITION W/ CITY OF LA 2014 AMDT CALIFORNIA ELEC CODE 2013 EDITION W/ CITY OF LA 2014 AMDT CALIFORNIA PLUMBING CODE 2013 EDITION W/ CITY OF LA 2014 AMDT CALIFORNIA	
<b>FIRE SPRINKLER REQUIREMENTS</b> R313.2 (R) ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS. EXEMPTION: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.	
<b>FLOOR AREA</b> EXISTING FLOOR AREA: 1,192 SF PROPOSED FLOOR AREA: 4,020 SF TOTAL ADDITION: 2,838 SF (75% SF OF PROPOSED GARAGE AREA) EXISTING DECKS/PATIO: 207 SF PROPOSED DECKS/PATIO: 660 SF	
<b>REQUIRED SETBACKS</b> FRONT YARD: 15'-0" SIDE YARD: 4'-0" REAR YARD: 15'-0" MAXIMUM BLDG HEIGHT: 30' (PER SPECIFIC PLAN)	<b>PARKING</b> REQUIRED: 2 SPACES PER UNIT EXISTING PARKING: 0 SPACES PROPOSED PARKING: 2 SPACES

Project Architect

WALKER  
WORKSHOP  
DESIGN  
BUILD

5574 W WASHINGTON BLVD  
Los Angeles, CA 90016  
323.703.1222 phone  
323.576.4567 fax  
www.walkerworkshop.com

Project Information  
JOHN SCHERRER  
665 BROADWAY ST  
VENICE, CA 90291

Issue and Revision: \_\_\_\_\_ Date: \_\_\_\_\_

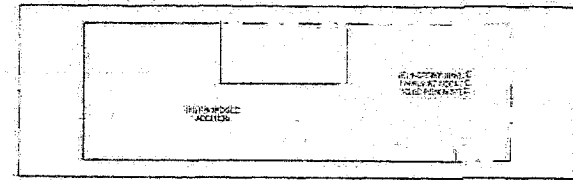
ISSUE FOR PERMIT: 06.10.16  
ISSUE FOR BID: 07.13.16

Exhibit 2

Page 1 of 6

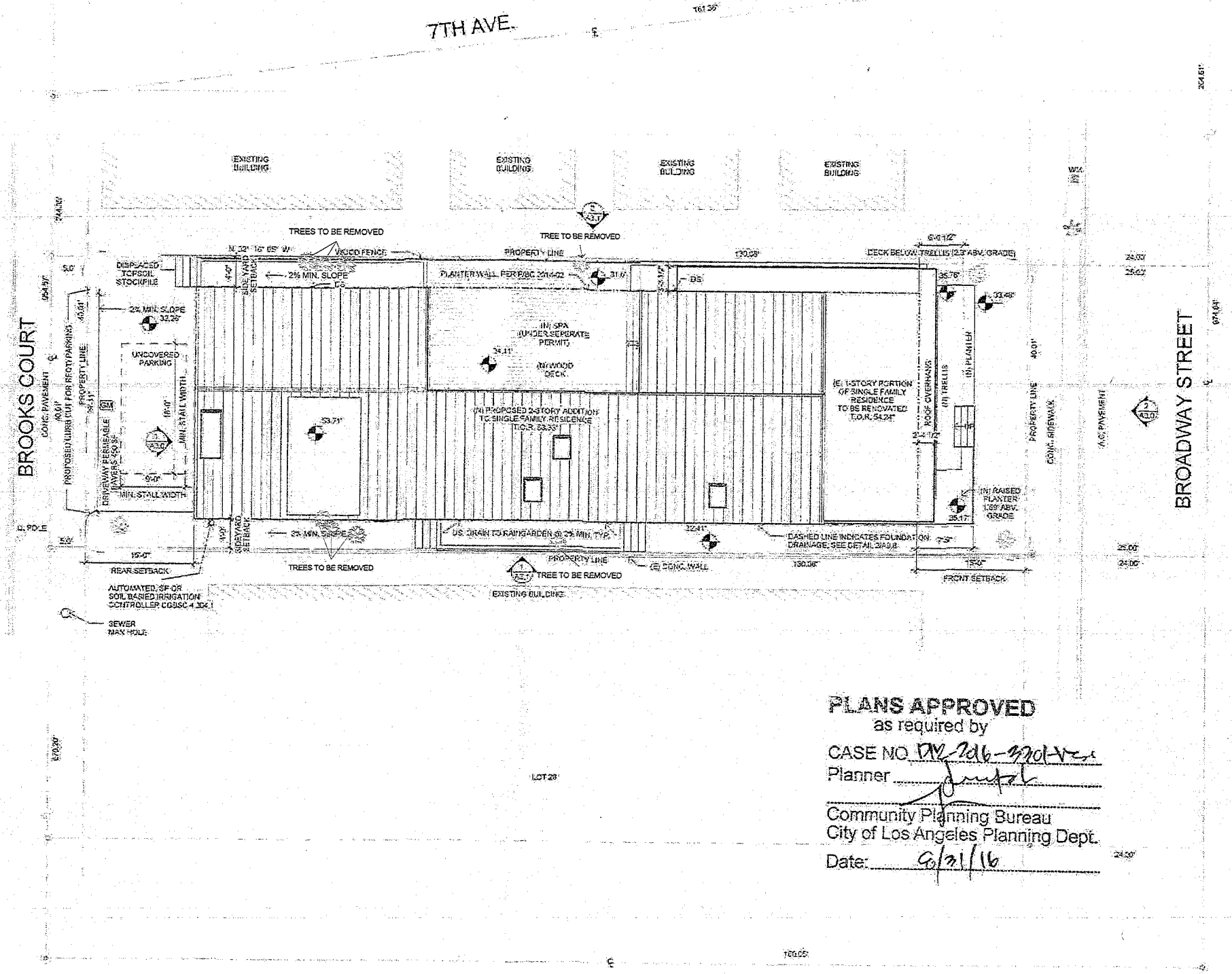
California Coastal  
Commission

Issues and Revisions	Date
ISSUE FOR PERMIT	06.10.16
ISSUE FOR BID	07.13.16



ADDITION VS. (E) DIAGRAM  
 SCALE: 1" = 20'-0" 2

**PERMEABLE PAVING**  
 PERMEABLE OPEN CELL "GRASSCRETE" PAVERS AT THE DRIVEWAY SHALL BE INSTALLED OVER CRUSHED STONE WITH 3%-5% PORE SPACE FOR ADEQUATE DRAINAGE. ALL PERMEABLE PAVED SURFACES PAVS A SLOPE LESS THAN 2%.



**PLANS APPROVED**  
 as required by  
 CASE NO. 17-206-220-1-2  
 Planner [Signature]  
 Community Planning Bureau  
 City of Los Angeles Planning Dept.  
 Date: 6/21/16

TRUE NORTH

Drawing Name  
 SITE PLAN



SITE PLAN

GM = GAS METER  
 WM = WATER METER

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

100 Number Scale

**Exhibit 2**

Page 2 of 6

California Coastal Commission

**GENERAL NOTES:**

1. AT LEAST 12" SHALL BE BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER.
2. PLANTERS SHALL NOT BE LOCATED ON UNEVEN OR SLOPED SURFACES.
3. TOP SOIL / PLANTING MIX IS AT LEAST 24"
4. TOP SOIL CONTAINS NO MORE THAN 30% COMPOST
5. MINIMUM GRAVEL LAYER SHALL BE 12" DEEP.
6. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
7. SEE PLANTER BOX FACT SHEET FOR MORE INFORMATION.

**PERMEABLE PAVING**

PERMEABLE OPEN CELL "GRASSCRETE" PAVERS AT THE DRIVEWAY SHALL BE INSTALLED OVER CRUSHED STONE WITH 35-45% PORE SPACE FOR ADEQUATE DRAINAGE. ALL PERMEABLE PAVED SURFACES HAVE A SLOPE LESS THAN 3%.

NOTE: DOWNSPOUTS SHALL BE DIRECTED INTO THE PLANTER BOXES

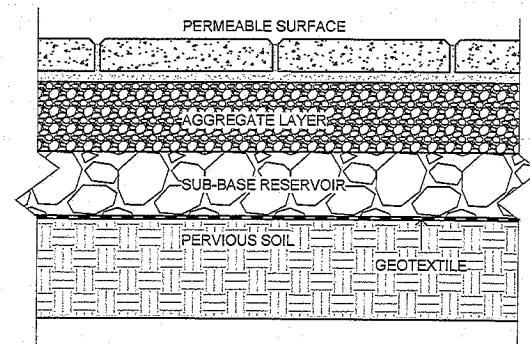
(N) IMPERVIOUS ROOF AREA -	2383 SF
(E) IMPERVIOUS ROOF AREA -	511 SF
IMPERVIOUS ENTRY DECK -	159 SF
PERMEABLE PAVING AT DRIVEWAY -	452 SF
<b>PLANTER BOXES</b>	
PLANTER BOX 1 = 1545 SF X 0.05 =	77 SF
PLANTER BOX 2 = 465 SF X 0.05 =	23 SF
PLANTER BOX 3 = 373 SF X 0.05 =	19 SF
PER L.A. CITY LID MANUAL APPENDIX E: $A_{min} = 119 \text{ SQ. FT}$	
TOTAL SURFACE AREA PROVIDED =	
284 SQ. FT > 119 SQ. FT	

**LEGEND:**

- IMPERVIOUS ROOF AREA:  
(2924 SQ. FT)
- PERMEABLE DRIVEWAY:  
(452 SQ. FT)
- IMPERVIOUS SURFACE:  
(159 SQ. FT)
- DOWNSPOUT
- 3" PVC DRAIN LINE

**NOTES**

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

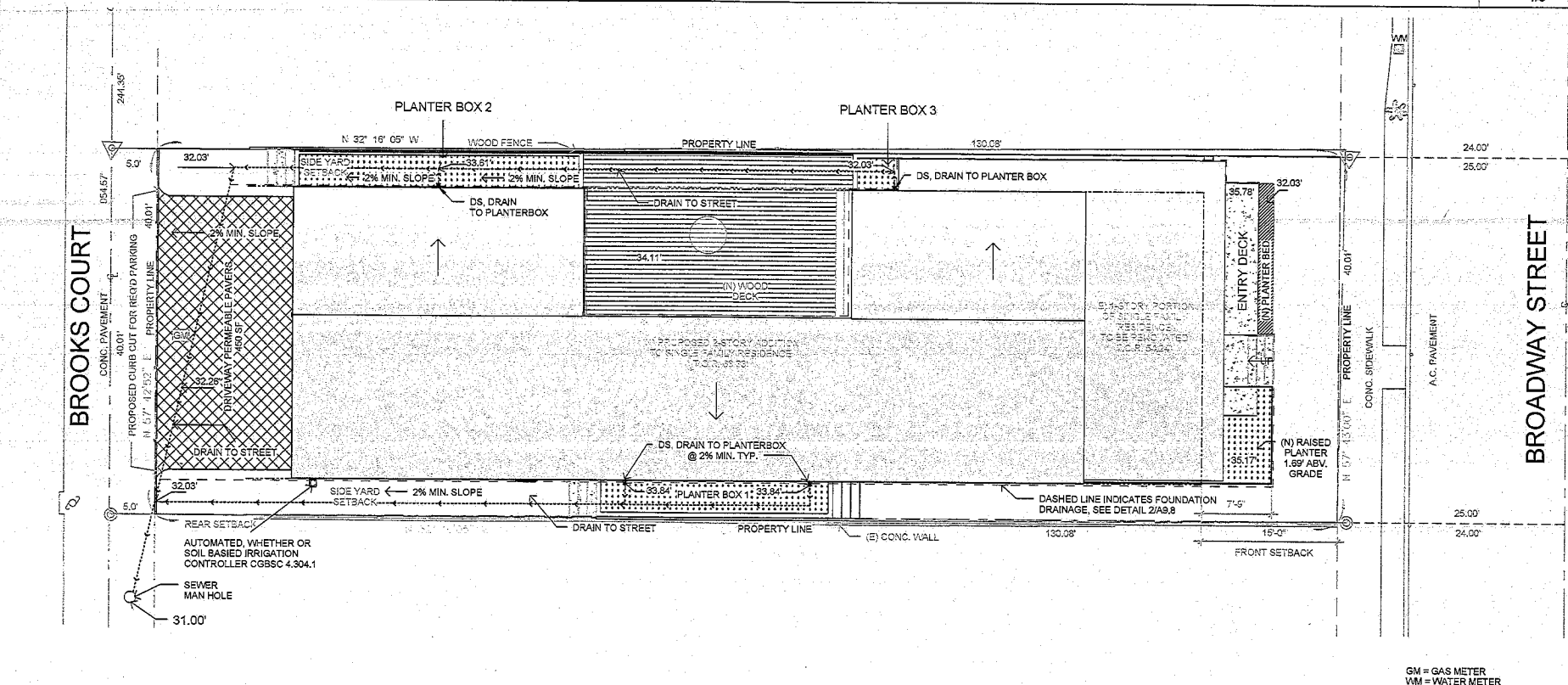


**PEARMEABLE PAVEMENTS**

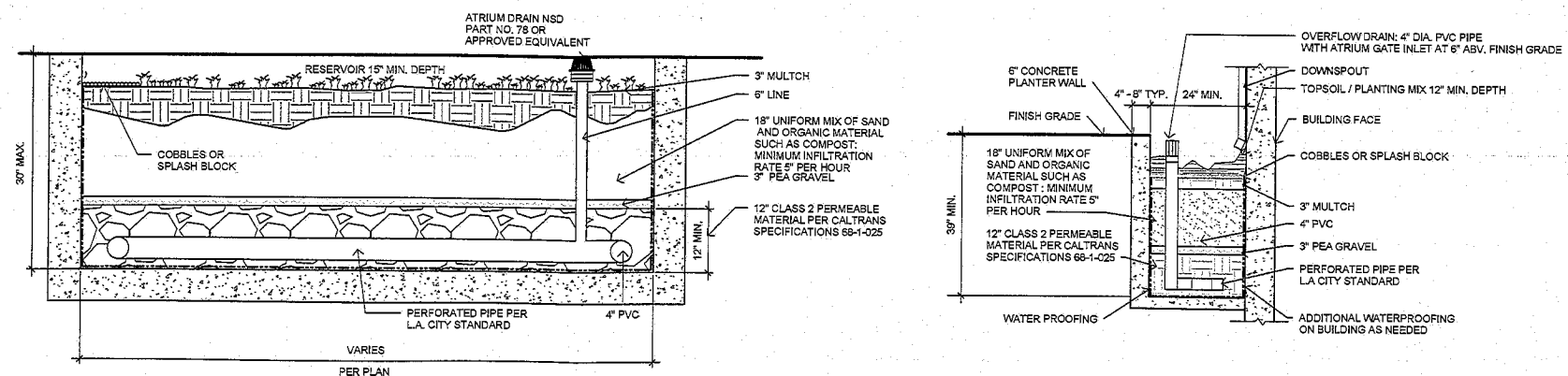
SCALE: 3" = 1'-0" 5

**DRAINAGE PLAN**

**IMPERVIOUS DIAGRAM**



**BMP DETAILS**



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

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

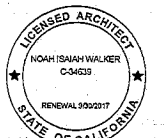
**WALKER WORKSHOP DESIGN BUILD**

5574 W WASHINGTON BLVD  
Los Angeles, CA 90018  
323.703.1222 phone  
323.576.4567 fax  
www.walkerworkshop.com

Project Information  
JOHN SCHERRER  
665 BROADWAY ST  
VENICE, CA 90291

Issues and Revisions	Date
ISSUE FOR PERMIT	06.10.16
ISSUE FOR BID	07.13.16

Drawing Name  
LANDSCAPE



**Exhibit 2**

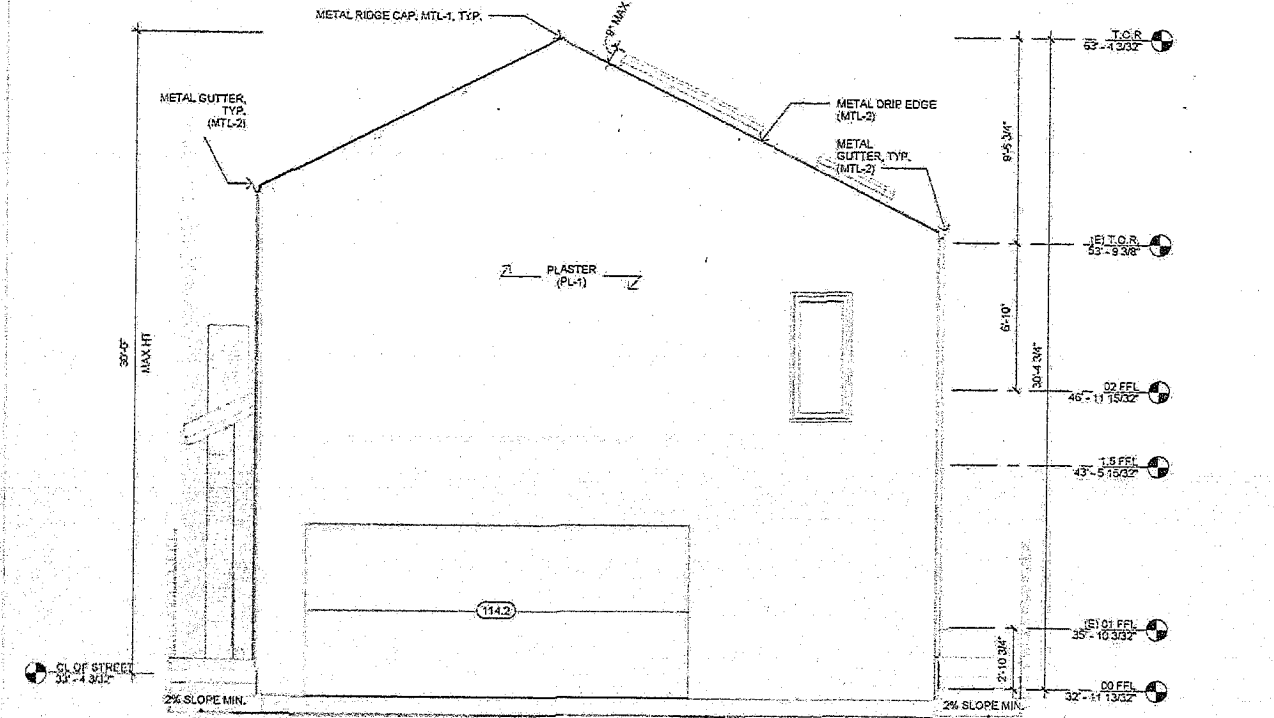
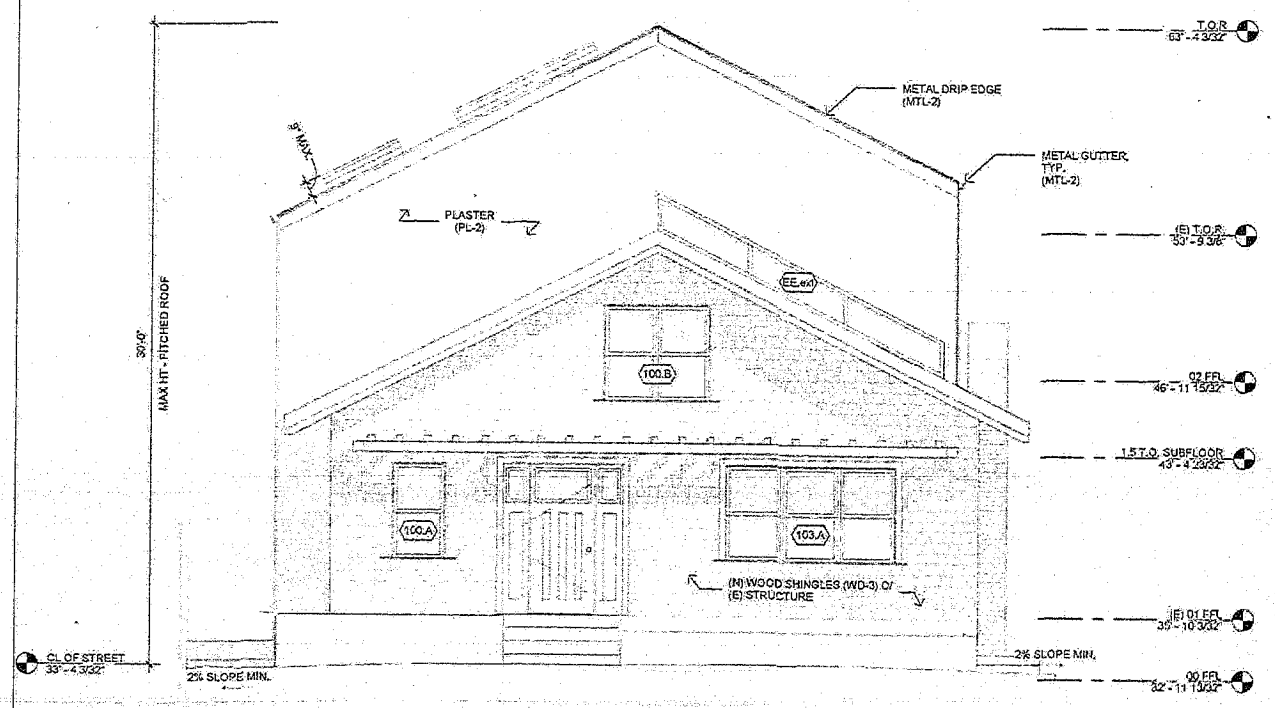
Page 3 of 6



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Issues and Revisions	Date
ISSUE FOR PERMIT	06.10.16
ISSUE FOR BID	07.13.16

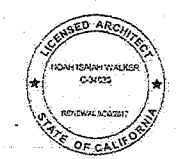


EAST ELEVATION SCALE: 1/4" = 1'-0" 2

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

**PLANS APPROVED**  
 as required by  
 CASE NO. DIV 2016-3201-Ves  
 Planner [Signature]  
 Community Planning Bureau  
 City of Los Angeles Planning Dept.  
 Date: 6/31/16

Drawing Name  
 ELEVATIONS - EAST / WEST



Job Number | Scale

**Exhibit 2**

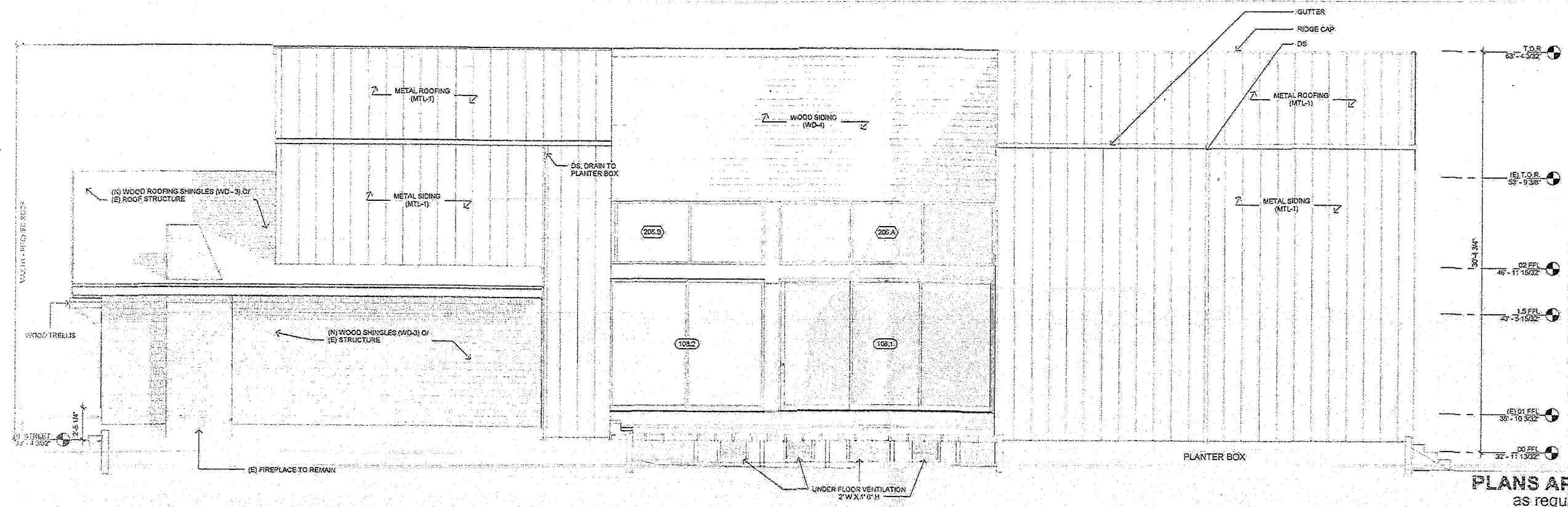
Page 4 of 6

California Coastal Commission

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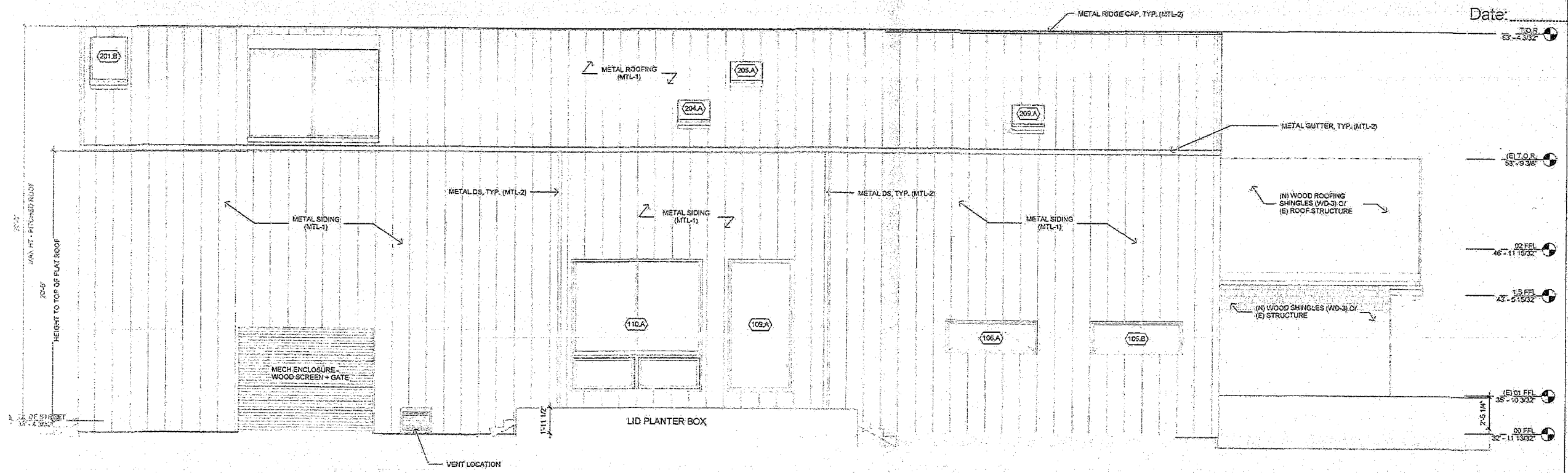
Project Information  
 JOHN SCHERRER  
 665 BROADWAY ST  
 VENICE, CA 90291

Issues and Revisions	Date
ISSUE FOR PERMIT	06.10.15
ISSUE FOR BID	07.13.15



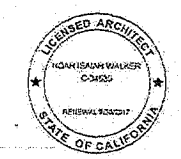
ELEVATION NORTH

**PLANS APPROVED**  
 as required by  
 CASE NO. *PL 166-2701-10*  
 Planner *[Signature]*  
 Community Planning Bureau  
 City of Los Angeles Planning Dept.  
 Date: *8/21/16*



ELEVATION SOUTH

Drawing Name  
 ELEVATIONS - NORTH / SOUTH

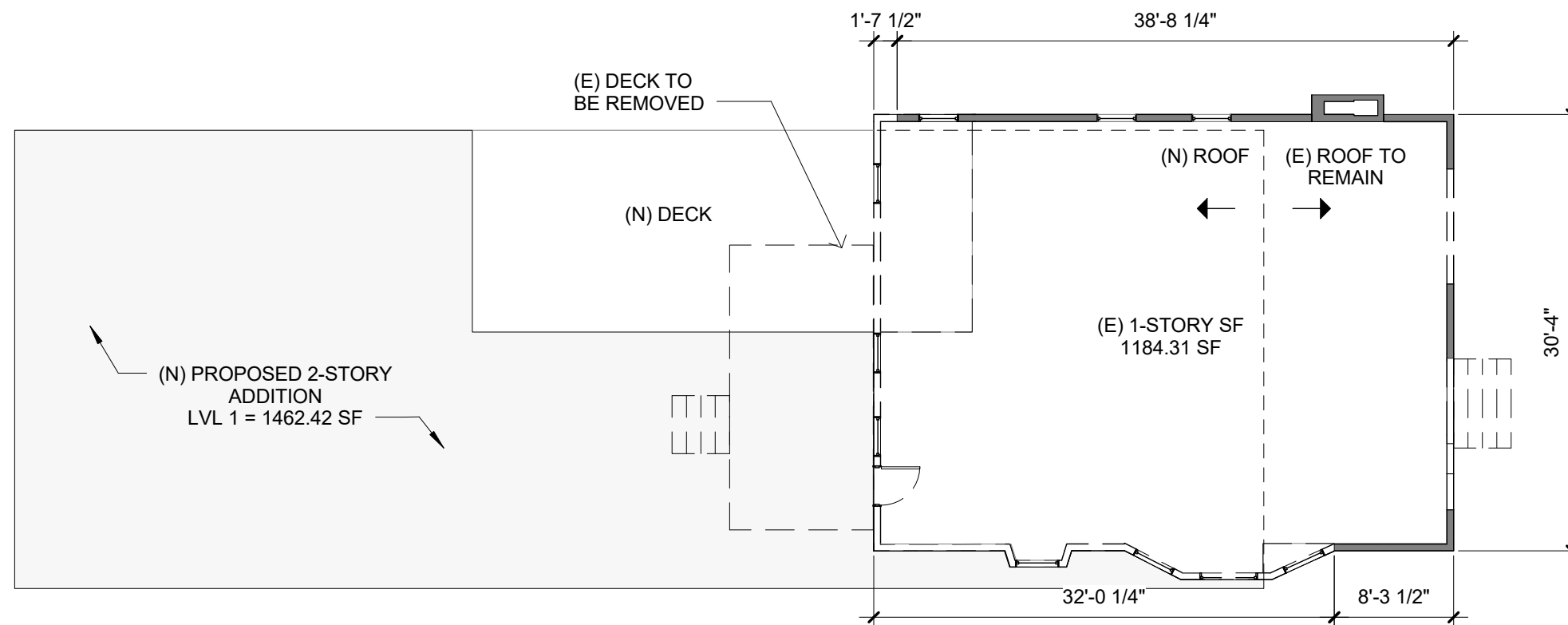


Job: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Exhibit 2**  
 Page 5 of 6

California Coastal Commission

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



**EX. EXTERIOR WALL CALCS.:**

- (E) WALLS TO REMAIN =

38' - 8 1/4"
30' - 4"
+ 8' - 4 1/4"
77' - 4 1/2"

- (E) WALLS TO BE DEMOLISHED =

32' - 0 1/4"
30' - 4"
+ 1' - 7 1/2"
63' - 11 3/4"

- (E) OVERALL WALL LENGTHS = 141' - 4 1/4"  
 - % OF WALLS TO REMAIN = 55%  
 (77.38' / 141.35' = .55)  
 - % OF WALLS TO BE DEMOLISHED = 45%  
 (63.98' / 141.35' = .45)

- AREA OF (E) SINGLE FAMILY DWELLING = 1184.31 SF  
 - AREA OF (E) FLOOR TO BE REMOVED = 102.29 SF

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXISTING WINDOW TO BE REMOVED



