

CALIFORNIA COASTAL COMMISSION

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

**W7a**

Staff: C. Oshida – LB
Date: January 19, 2017

ADMINISTRATIVE PERMIT

Application No. **5-16-0685**

Applicant: Mid-City Homes, LLC; attn.: Armando Lopez

Project Description: Demolish 1-story, single family residence, and construct 2,702 sq. ft., 2-story, 25-ft.-high (with 34-foot high roof access structure), single family residence with attached 339 sq. ft., 2-car garage and 437 sq. ft. roof deck. Three on-site parking spaces will be maintained with access taken from the alley and the curb cut on Stanford Avenue will be removed. (Demolition is after-the-fact.)

Project Location: 3021 Stanford Avenue, Venice, City of Los Angeles, Los Angeles County
APN 4229-006-048.

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:

February 8, 2017 9:00 a.m.
Newport Beach Civic Center
City Council Chambers
100 Civic Center Drive
Newport Beach, CA 92660

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 nine.

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 requests approval (after-the-fact) for demolition of a one-story, 1,298 sq. ft. single-family residence and detached garage. The application also includes the proposed construction of a 2,702 sq. ft. two-story (24' 2"-high) single family residence with an attached 339 sq. ft., two-car garage on a 4,016 square foot lot at 3021 Stanford Avenue in the Oxford Triangle subarea of Venice, Los Angeles (**Exhibit 1** and **Exhibit 2**). A 437 square foot roof deck will be accessed by a 60 square foot roof access structure, which will extend approximately 9 feet above the proposed roofline to 34 feet in height. No grading is proposed. The project also consists of removing the existing curb cut off of Stanford Avenue so that vehicular access will only be taken from the alley. The new driveway from the alley will consist of permeable pavers. The proposal includes rain gutters, downspouts, rain barrels, 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. **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 II.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 in the attached garage 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. The existing curb cut from Stanford Avenue will be removed and a curb and gutter will be constructed; all vehicular access to the property will be taken from the alley.

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 1.25-mile inland of the public beach and about 0.35-mile inland of Marina del Rey waterfront, and is designated for single-family residential use by the Venice Land Use Plan and R1-1 by the Los Angeles Zoning Code. All the buildings along Stanford Avenue are single-family residences except for one lot that was developed prior to the Coastal Act that contains two residential units. The Oxford Triangle neighborhood is comprised of an amalgam of new and old buildings, mostly one or two stories in height. About one-fourth of the residential buildings along Stanford Avenue are two stories in height. The proposed project at 3021 Stanford Avenue will result in a 2,702 square foot, two-story single-family residence. The project is designed to be consistent with previous Commission actions in the Oxford Triangle neighborhood (see table below 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 25-foot height limit of the LUP for flat rooflines. A 60 sq. ft. roof access structure is proposed that will extend approximately 9-feet above the roofline (maximum height of 33 feet), which is allowed in the Venice certified LUP. In addition, the proposed parapet and railings will extend 3-ft. above the roofline, which is also allowed in the Venice certified LUP. Accordingly, both the City and the Commission permit roof access structures (no more than 100 sq. ft. in size) to exceed the flat roof height limit by no more than 10 feet, and open-designed rooftop railings to exceed the height limit by no more than 36 inches if the scenic and visual qualities of the area are not negatively impacted. 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. Past Commission actions in the Oxford Triangle district.

Address	CDP No.	Height (ft.)	# of Stories	Square Footage
3104 Stanford Ave (SFR)	5-01-035-X	26'	2	1,986
3113 Yale Ave (SFR)	5-13-0543-W	30'	2	2,669
3007 Thatcher Ave (SFR)	5-06-452-W	30'	3	2,732
3109 Thatcher Ave (SFR)	5-08-080-W	30'	3	2,544
3111 Thatcher Ave (SFR)	5-02-354-W	30'	3	2,285
3140 Thatcher Ave (SFR)	5-06-162-W	27'*	2	3,168
3220 Thatcher Ave (SFR)	5-06-265-W	28'*	2	3,862

*roof access structure not included in height

The City has not designated the building 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.

On October 2, 2015, the Los Angeles Department of City Planning issued a Coastal Exemption (DIR-2015-3613-CEX) for development proposed at 3021 Stanford Avenue, Venice, Los Angeles. On March 3, 2016, the City Department of Building and Safety issued Building Permit No. 15014-10000-02864, and demolition commenced at the project site (**Exhibit 3**). On June 27, 2016, the City of Los Angeles Department of Building and Safety issued a supplemental Building Permit (15014-10002-02864) to "revise the demo plan." The applicant states that at this time, because of the change in the amount of demolition to the structure, the City Building Inspector required that all construction on the site cease until a Coastal Development Permit could be obtained. On August 1, 2016, the applicant submitted an application for a Coastal Development Administrative Permit to the Coastal Commission's South Coast Area office; the file was deemed complete on December 8, 2016. On November 7, 2016, the City of Los Angeles Department of Building and Safety issued a supplemental Building Permit (15014-10003-02864) to "include an additional parking space at the rear of the structure."

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 (i.e., the Venice Specific Plan) 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 7-3-2 on October 20, 2016. The proposed development received Venice Coastal Zone Specific Plan Director of Planning Sign-off on September 11, 2015 (DIR-2015-3353-VSO) from the City of Los Angeles Department of City Planning. The VSO was revised on April 19, 2016 and November 19, 2016.

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

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, 30252 and 30253 of the Coastal Act.

E. UNPERMITTED DEVELOPMENT

Unpermitted development has occurred at the project site subject to this application. The unpermitted development includes the 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.

Under this permit application (CDP Application #5-16-0685) the applicants are proposing after-the-fact approval of the unpermitted development described above.

California Code of Regulations Section 13055(d) states:

(d) Fees for an after-the-fact (ATF) permit application shall be five times the amount specified in section (a) unless such added increase is reduced by the Executive Director when it is determined that either: (1) the ATF permit application can be processed by staff without significant additional review time (as compared to the time required for the processing of a regular permit), or (2) the owner did not undertake the development for which the owner is seeking the ATF permit, but in no case shall such reduced fees be less than double the amount specified in section (a) above. For applications that include both ATF development and development that has not yet occurred, the ATF fee shall apply to the

ATF development. In addition, payment of an ATF fee shall not relieve any persons from fully complying with the requirements of Division 20 of the Public Resources Code or of any permit granted thereunder or from any penalties imposed pursuant to Chapter 9 of Division 20 of the Public Resources Code.

Subsection (d) of California Code of Regulations Section 13055 indicates that the fee for an after-the-fact permit application shall be five times the amount otherwise required, unless reduced by the Executive Director for specified reasons. An after-the-fact permit is a permit involving any non-exempt development activity conducted in the Coastal Zone without a valid coastal development permit, or which does not substantially conform to a previously issued permit. In this case, the Executive Director reduced the after-the-fact fee from five times the amount otherwise required to two times the amount. The applicant has paid all required fees associated with this permit.

The applicant is requesting 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 applicants.

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)

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:

Administrative Permit

- (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: 3021 Stanford Street, Venice

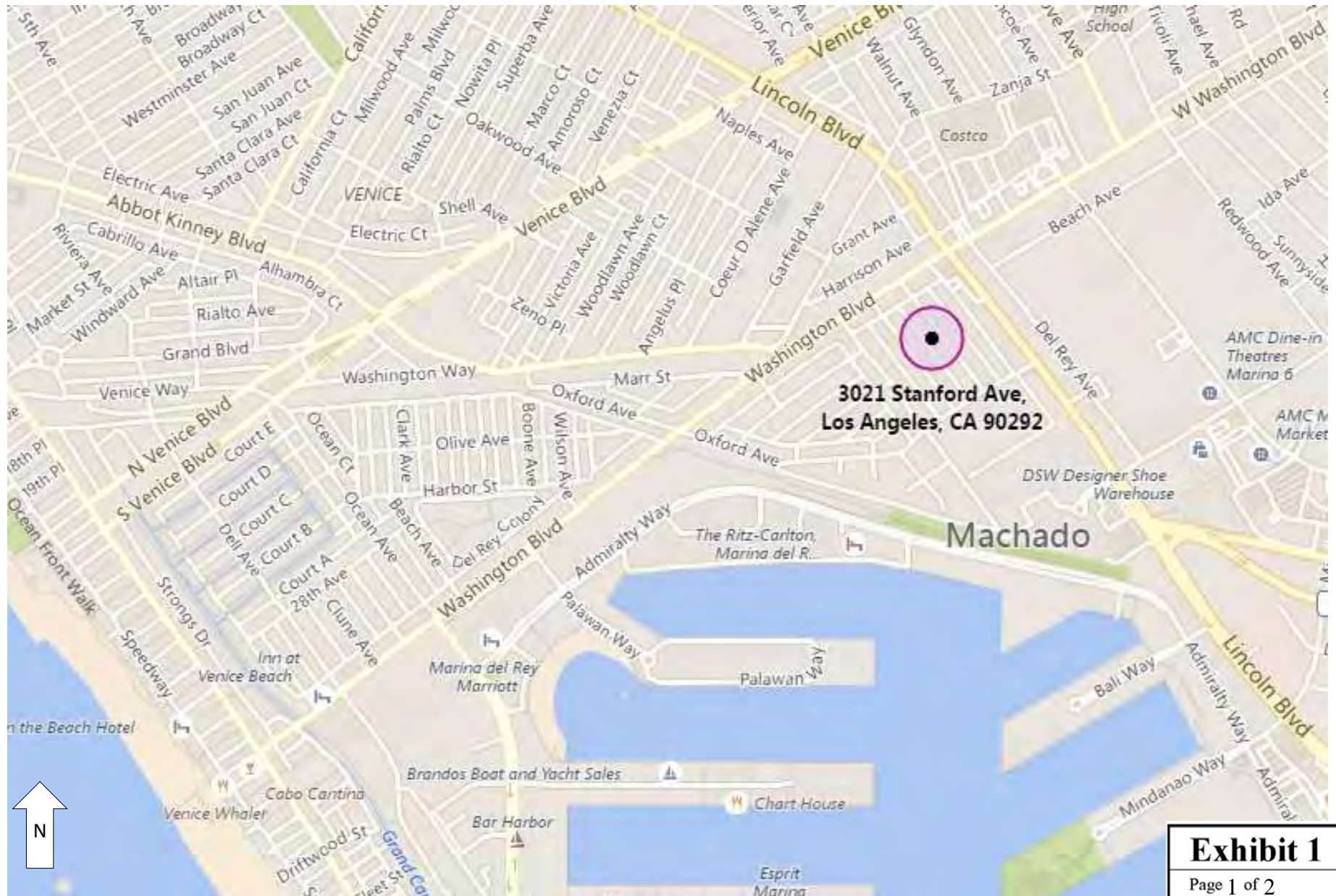


Photo credit: Bing Maps

Exhibit 1

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California Coastal
Commission

Vicinity Map: 3021 Stanford Street, Venice

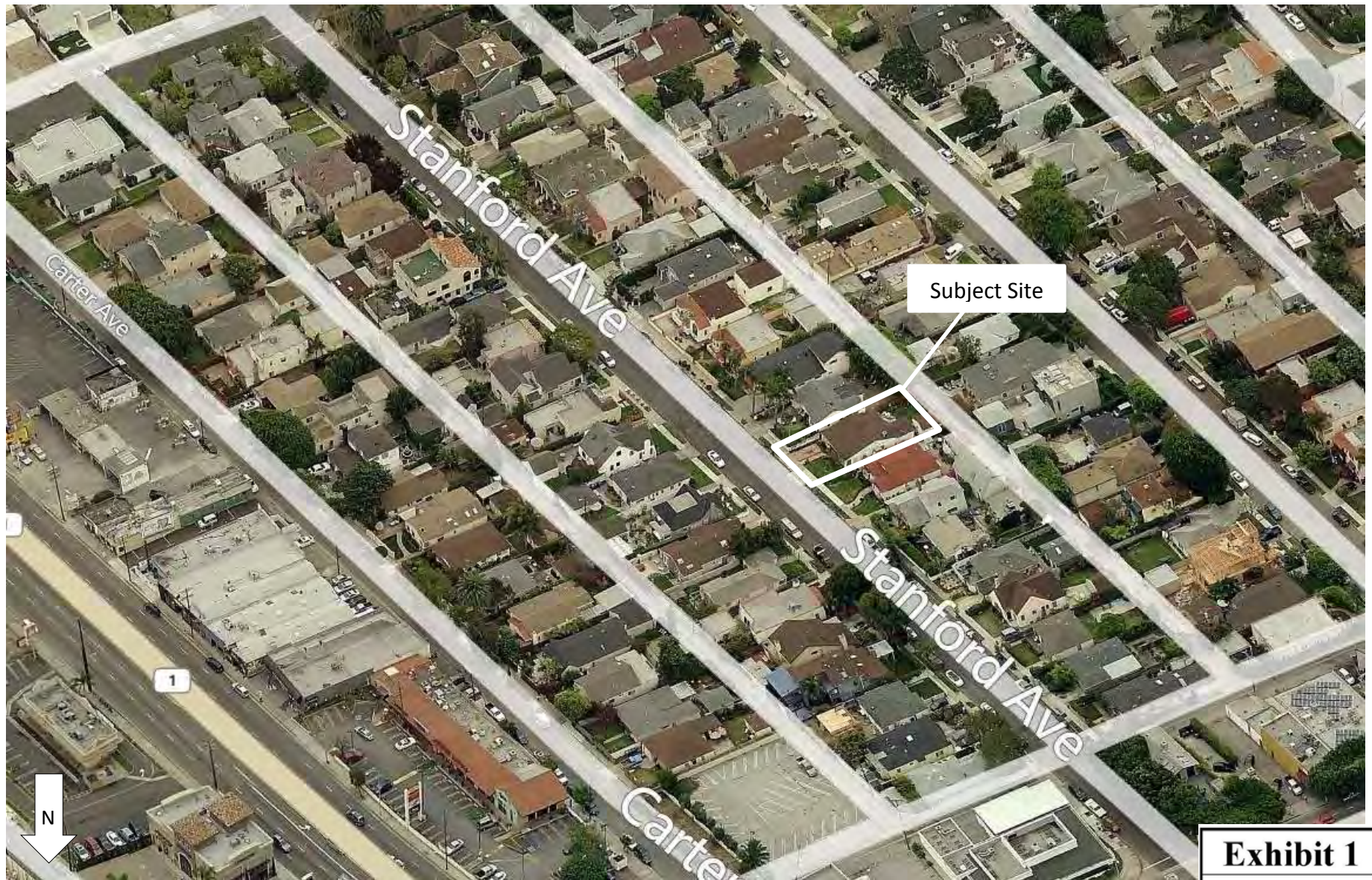


Photo credit: Bing Maps

Exhibit 1

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Exhibit 2

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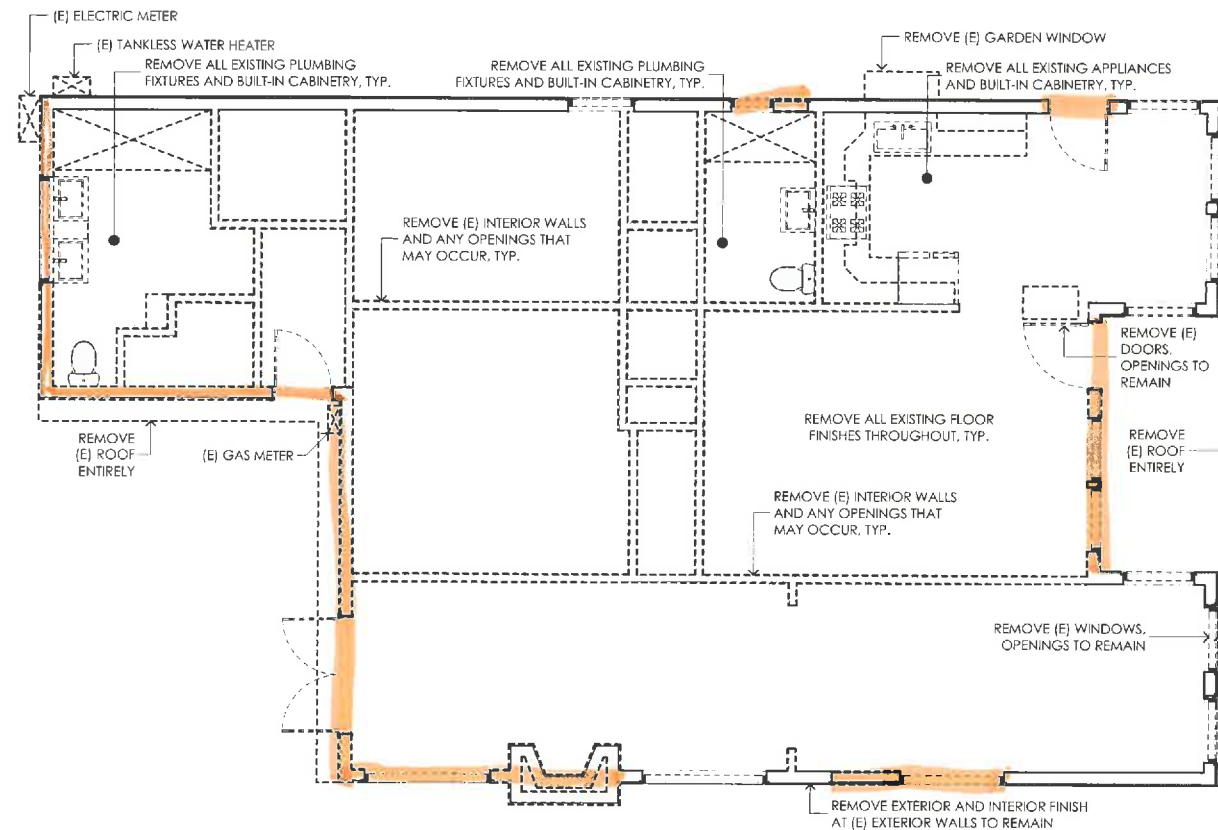
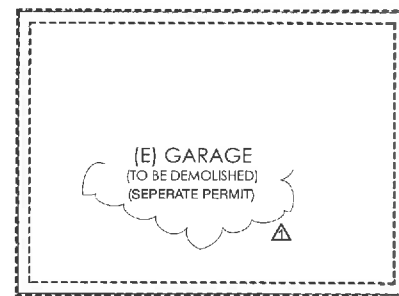
California Coastal
Commission

DEMO JUSTIFICATION

TOTAL LF OF EXISTING WALL	185'-4"
LF OF WALL TO REMAIN	125'-10"
REMOVING 3 EXISTING WINDOWS	-10'
REARRANGING FRONT ENTRY	-11'-11"
REMOVING WALL TO GROW A WINDOW	-3'-2"
TOTAL EXISTING WALL REMAINING	100'-8"
PERCENT REMAINING	$100' - 8" / 185' - 4" = 55\%$
TOTAL SF OF EXISTING WALL	1,714 SF
REMOVING 3 EXISTING WINDOWS	-50 SF
REARRANGING FRONT ENTRY	-85 SF
REMOVING WALL FOR NEW WINDOW	-9 SF
REMOVING REAR WALLS FOR ADDITION	-530 SF
TOTAL EXISTING WALL REMAINING	1,040 SF
PERCENT REMAINING	$1,040 \text{ SF} / 1,714 \text{ SF} = 61\%$
*INCLUDING GARAGE	
TOTAL SF DEMOLISHED	363 SF
PERCENT REMAINING	$1,040 \text{ SF} / 2,077 \text{ SF} = 51\%$

DEMO PLAN NOTES

- A. WASTE - ALL WASTE MATERIAL TO BE DISPOSED OF PER ALL CITY REQUIREMENTS.
- B. CABINETS - REMOVE ALL BUILT IN CABINETS IN THE KITCHEN AND LAUNDRY AREA.
- C. APPLIANCES - REMOVE ALL BUILT IN APPLIANCES IN THE KITCHEN AND LAUNDRY AREA.
- D. DOORS - DASHED DOORS ARE EXISTING DOORS TO BE DEMOLISHED.
- E. WINDOWS - DASHED WINDOWS ARE EXISTING WINDOWS TO BE DEMOLISHED.
- F. FLOORS - ALL FLOORING TO BE REMOVED.
- G. UTILITIES - ALL ELECTRICAL AND PLUMBING LINES WHICH ARE NO LONGER NEEDED SHALL BE REMOVED OR TERMINATED PER CODE.
- H. ROOF - DASHED ROOFS ARE EXISTING ROOFS TO BE DEMOLISHED.
- I. STAIR - DASHED STAIRS ARE EXISTING STAIRS TO BE REMOVED.
- J. BATHROOM - EXISTING PLUMBING FIXTURES, VANITIES, BUILT-INS, WALL TILE, AND FLOOR TILE TO BE REMOVED.
- K. DEMO - DASHED WALLS ARE EXISTING WALLS TO BE DEMOLISHED.
- L. SKYLIGHTS - ALL SKYLIGHTS TO BE REMOVED.



PLANS APPROVED
as required by

CASE NO _____
Planner _____
Community Planning Bureau
City of Los Angeles Planning Dept.
Date: 9/11-15

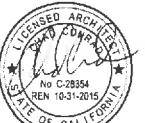


FIRST LEVEL DEMO PLAN 1

1/4" = 1'-0"

JesseReyes
design.

3230 Overland Avenue
Unit 222
Los Angeles, CA 90034
W: www.jessereyesdesign.com



2015-09-03

PROJECT NO 15002

STANFORD SFD
3021 Stanford Avenue
Los Angeles, CA 90292

REVISIONS DATE
APCC 09.03.15

SCALE DATE
AS SHOWN 9/10/15

FIRST LEVEL DEMO
PLAN

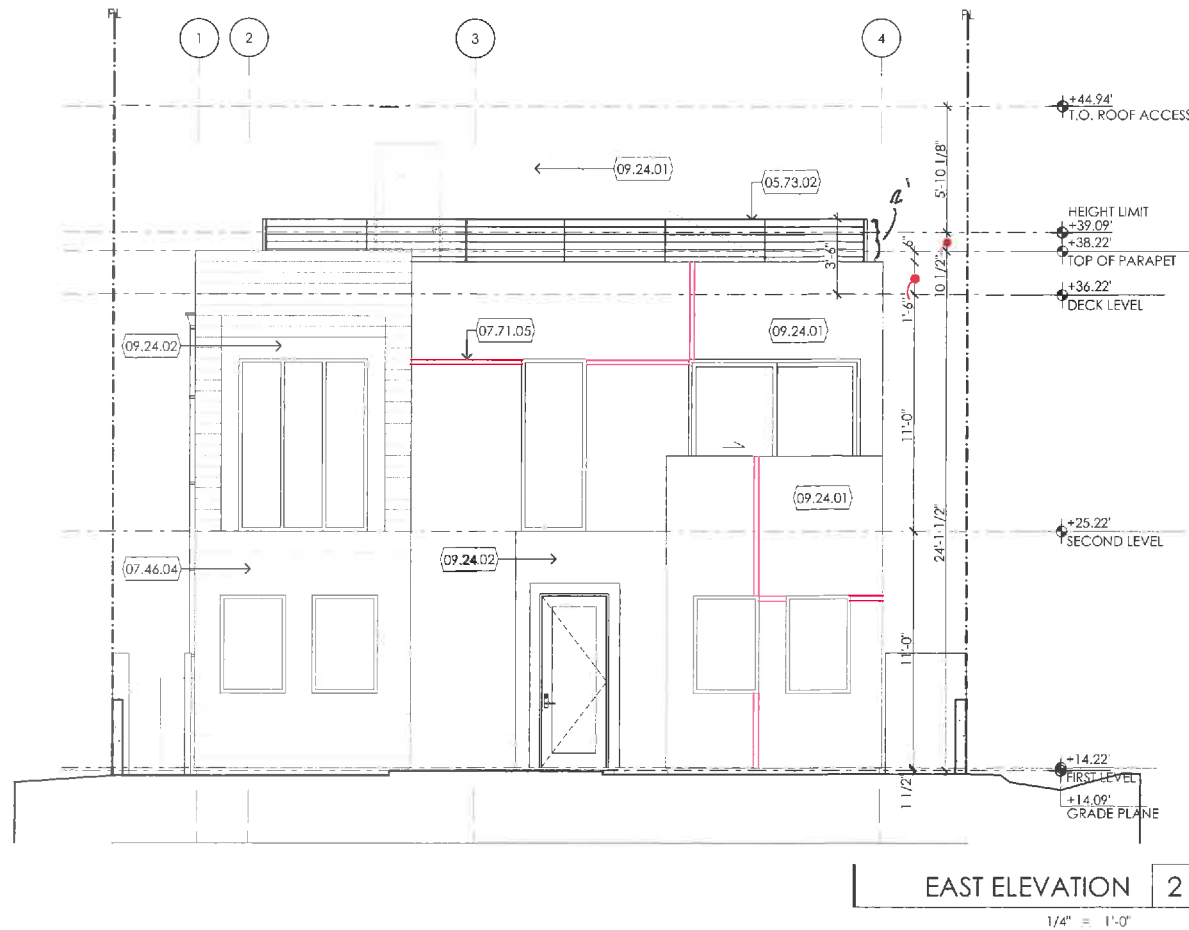
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Exhibit 2

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California Coastal
Commission



KEYNOTES

05 - METALS

05.73.02 METAL GUARDRAIL EXTERIOR
TOP OF RAIL SHALL BE 42" HIGH
A.F.F. U.N.O. OPEN RAIL SHALL
HAVE INTERMEDIATE RAILS SO
THAT A 4" DIA. SPHERE CAN NOT
PASS THRU. VERIFY PAINT
COLOR WITH ARCHITECT.

07 - THERMAL & MOISTURE PROTECTION

07.46.04 RESYSTA SIDING
VERIFY TYPE, COLOR, AND
FINISH WITH ARCHITECT.
INSTALL PER MANUF. SPECS.

07.71.03 SHEET METAL DOWNSPOUT
VERIFY COLOR AND FINISH WITH
ARCHITECT. INSTALL PER MANUF.
SPECS.

07.71.05 REGLET/REVEAL
SEE DETAILS FOR ADDITIONAL
INFORMATION. VERIFY TYPE,
COLOR, AND FINISH WITH
ARCHITECT. INSTALL PER MANUF.
SPECS.

09 - FINISHES

09.24.01 STUCCO
7/8" EXTERIOR PLASTER ON
METAL LATH W/ SMOOTH FINISH.
VERIFY COLOR WITH ARCHITECT.

09.24.02 STUCCO - ACCENT COLOR
7/8" EXTERIOR PLASTER ON
METAL LATH W/ SMOOTH FINISH.
VERIFY ACCENT COLOR WITH
ARCHITECT.

33 - UTILITIES

33.40.01 RAIN BARREL
RAIN BARREL FOR RAINWATER
HARVESTING. USE BUSHMAN
BSLT130 OR APPROVED EQUAL.
NOT TO EXCEED 1'-6" IN WIDTH.

EXTERIOR ELEVATION NOTES

- A. ALL BUILDING ELEVATION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.
- B. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.
- C. STUCCO - FOR TYPICAL STUCCO DETAILS SEE SHEET A10.1.
- D. CEMENT BOARD SIDING - FOR TYPICAL SIDING DETAILS SEE SHEET A10.2.

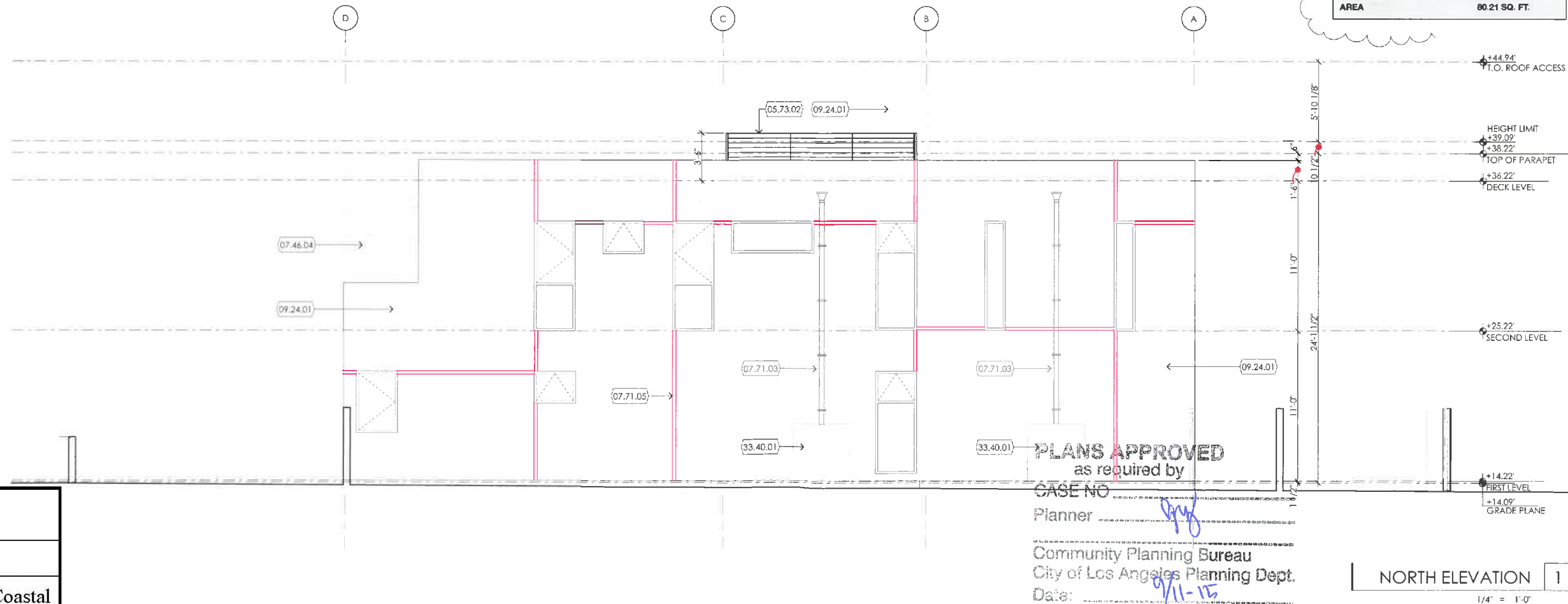
EXTERIOR WINDOW AREAS AT 4' SETBACK

SOUTH ELEVATION	
TOTAL WALL AREA	668 SF
WINDOW 1	18.7 SF
WINDOW 2	13.6 SF
WINDOW 3	18.7 SF
WINDOW 4	13.6 SF
TOTAL WINDOW PERCENTAGE	9.7%

NORTH ELEVATION	
TOTAL WALL AREA	1,412 SF
WINDOW 1	13.5 SF
WINDOW 2	24 SF
WINDOW 3	7 SF
WINDOW 4	7 SF
WINDOW 5	24 SF
WINDOW 6	17 SF
WINDOW 7	24 SF
WINDOW 8	24 SF
WINDOW 9	12 SF
WINDOW 10	12 SF
TOTAL WINDOW PERCENTAGE	11.7%

ROOF ACCESS STRUCTURE AREA

NORTH WALL	17'-6"
EAST WALL	4'-7"
SOUTH WALL	17'-6"
WEST WALL	4'-7"
AREA	80.21 SQ. FT.



PLANS APPROVED
as required by

CASE NO.

Planner

Community Planning Bureau
City of Los Angeles Planning Dept.

Date: 9/11-15

NORTH ELEVATION 1

1/4" = 1'-0"

JesseReyes
design.

3230 Overland Avenue
Unit 222
Los Angeles, CA 90034
W: www.jessereyesdesign.com



PROJECT NO 15002

STANFORD SFD
3021 Stanford Avenue
Los Angeles, CA 90292

REVISIONS DATE
APCC 09.03.15

SCALE DATE
AS SHOWN 9/10/15

BUILDING
ELEVATIONS

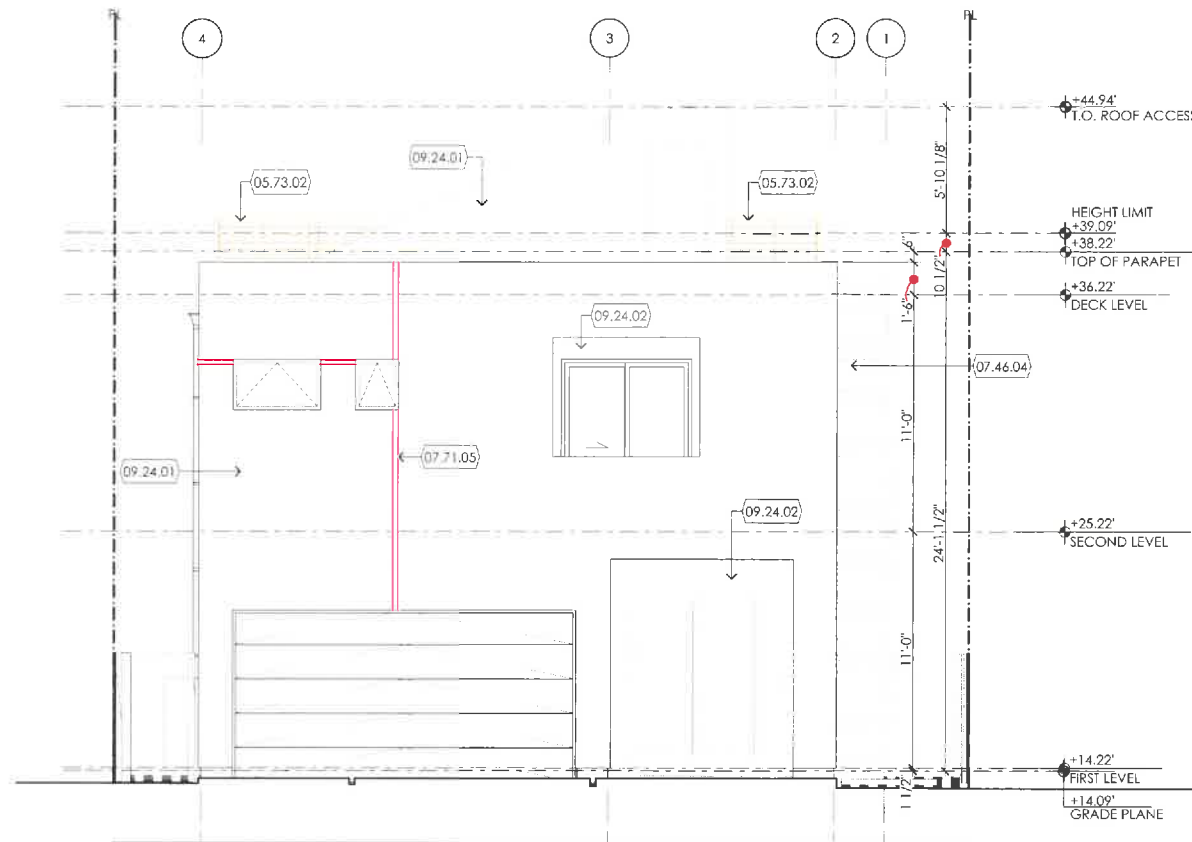
A2.1

Exhibit 2

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California Coastal
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WEST ELEVATION 2

1/4" = 1'-0"

KEYNOTES

05 - METALS

05.73.02 METAL GUARDRAIL EXTERIOR
TOP OF RAIL SHALL BE 42" HIGH
A.F.F. U.N.O. OPEN RAIL SHALL
HAVE INTERMEDIATE RAILS SO
THAT A 4" DIA. SPHERE CAN NOT
PASS THRU. VERIFY PAINT
COLOR WITH ARCHITECT.

07 - THERMAL & MOISTURE PROTECTION

07.46.04 RESYSTA SIDING
VERIFY TYPE, COLOR, AND
FINISH WITH ARCHITECT.
INSTALL PER MANUF. SPECS.

07.71.03 SHEET METAL DOWNSPOUT
VERIFY COLOR AND FINISH WITH
ARCHITECT. INSTALL PER MANUF.
SPECS.

07.71.05 REGLET/REVEAL
SEE DETAILS FOR ADDITIONAL
INFORMATION. VERIFY TYPE,
COLOR, AND FINISH WITH
ARCHITECT. INSTALL PER MANUF.
SPECS.

09 - FINISHES

09.24.01 STUCCO
7/8" EXTERIOR PLASTER ON
METAL LATH W/ SMOOTH FINISH.
VERIFY COLOR WITH ARCHITECT.

09.24.02 STUCCO - ACCENT COLOR
7/8" EXTERIOR PLASTER ON
METAL LATH W/ SMOOTH FINISH.
VERIFY ACCENT COLOR WITH
ARCHITECT.

33 - UTILITIES

33.40.01 RAIN BARREL
RAIN BARREL FOR RAINWATER
HARVESTING. USE BUSHMAN
BSLT130 OR APPROVED EQUAL.
NOT TO EXCEED 1'-6" IN WIDTH.

EXTERIOR ELEVATION NOTES

- A. ALL BUILDING ELEVATION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.
- B. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.
- C. STUCCO - FOR TYPICAL STUCCO DETAILS SEE SHEET A10.1.
- D. CEMENT BOARD SIDING - FOR TYPICAL SIDING DETAILS SEE SHEET A10.2.

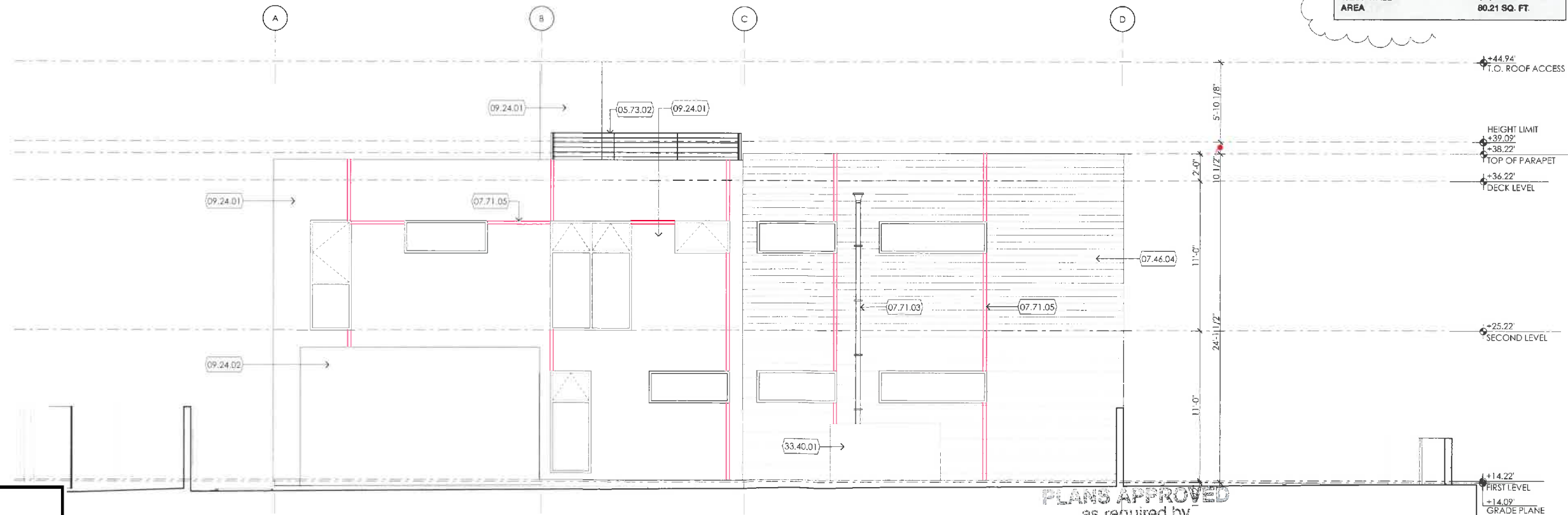
EXTERIOR WINDOW AREAS AT 4' SETBACK

SOUTH ELEVATION	
TOTAL WALL AREA	668 SF
WINDOW 1	18.7 SF
WINDOW 2	13.6 SF
WINDOW 3	18.7 SF
WINDOW 4	13.6 SF
TOTAL WINDOW PERCENTAGE	9.7%

NORTH ELEVATION	
TOTAL WALL AREA	1,412 SF
WINDOW 1	13.5 SF
WINDOW 2	24 SF
WINDOW 3	7 SF
WINDOW 4	7 SF
WINDOW 5	24 SF
WINDOW 6	17 SF
WINDOW 7	24 SF
WINDOW 8	24 SF
WINDOW 9	12 SF
WINDOW 10	12 SF
TOTAL WINDOW PERCENTAGE	11.7%

ROOF ACCESS STRUCTURE AREA

NORTH WALL	17'-6"
EAST WALL	4'-7"
SOUTH WALL	17'-6"
WEST WALL	4'-7"
AREA	80.21 SQ. FT.



SOUTH ELEVATION 1

1/4" = 1'-0"

PLANS APPROVED
as required by

CASE NO. _____
Planner _____

Community Planning Bureau
City of Los Angeles Planning Dept.

Date: _____

JesseReyes
design.

3230 Overland Avenue
Unit 222
Los Angeles, CA 90034
W: www.jessereyesdesign.com



215-09-03

PROJECT NO 15002

STANFORD SFD
3021 Stanford Avenue
Los Angeles, CA 90292

REVISIONS DATE
APCC 09.03.15

SCALE DATE
AS SHOWN 9/10/15

BUILDING
ELEVATIONS

A2.2

- KEYNOTES

05

- METALS

05.73.02 METAL GUARDRAIL EXTERIOR TOP OF RAIL SHALL BE 42" HIGH A.F.F. U.N.O. OPEN RAIL SHALL HAVE INTERMEDIATE RAILS SO THAT A 4" DIA. SPHERE CAN NOT PASS THRU. VERIFY PAINT COLOR WITH ARCHITECT.

06

- WOOD, PLASTICS AND COMPOSITES

06.15.01 WOOD FLOOR DECKING INSTALL PER MANUF. SPECS.

07

- THERMAL & MOISTURE PROTECTION

07.18.02 DECK COATING DEX-O-TEX LA RESEARCH REPORT # - RR 2360. MEETS CLASS A #E108 FIRE RATING.

07.54.01 TPO ROOFING 60 MIL TPO WHITE SINGLE PLY ROOF. FIRESTONE (ESR-2831) GAF (ESR-1597) ROOF SYSTEMS, OR APPROVED EQ. INSTALL PER MANUF. SPECS. ROOFING TO HAVE A MINIMUM SRI RATING OF 75 FOR ROOF SLOPES LESS THAN 2:12.

07.71.03 SHEET METAL DOWNSPOUT VERIFY COLOR AND FINISH WITH ARCHITECT. INSTALL PER MANUF. SPECS.
- 07.71.04 SHEET METAL SCUPPER VERIFY COLOR AND FINISH WITH ARCHITECT. INSTALL PER MANUF. SPECS.

07.71.06 CRICKET CRICKET TO MAINTAIN A MIN. SLOPE OF 1/4":1'-0"

22

- PLUMBING

22.11.01 HOSE BIB PROVIDE COLD WATER HOSE BIB.

23

- HVAC

23.11.01 NATURAL GAS STUB-OUT PROVIDE NATURAL GAS STUB-OUT

26

- ELECTRICAL

26.11.02 FUTURE ACCESS FOR ELECTRICAL SOLAR SYSTEM PROVIDE MIN. 1" ELECTRICAL CONDUIT FROM FUTURE SOLAR SYSTEM TO ELECTRIC PANEL. VERIFY SIZE AND RUN WITH ARCHITECT PRIOR TO INSTALL. PER 4.211.4

26.11.03 SPACE FOR FUTURE ELECTRICAL SOLAR PANELS UNDER SEPARATE PERMIT. A MIN. 250 SQ. FT. OF UNOBSTRUCTED ROOF AREA SHALL BE PROVIDED FOR FUTURE INSTALLATION OF A SOLAR PHOTOVOLTAIC SYSTEM.

- ROOF PLAN NOTES

H.

SIZING OF DRAINAGE SYSTEM - SIZE THE ROOF DRAINAGE SYSTEM IN ACCORDANCE WITH CHAPTER 11 OF THE 2010 CPC. SYSTEM SHALL BE DESIGNED FOR A MINIMUM RAIN INTENSITY OF 3" PER HOUR.

ROOF DRAINS, LEADERS, AND VERTICAL RAINWATER PIPING SHALL BE A MINIMUM OF 3" IN DIAMETER (2,147 SQUARE FEET)

HORIZONTAL RAINWATER PIPING @ 1/8" PER FOOT SLOPE SHALL BE A MINIMUM OF 3" IN DIAMETER (1,096 SQUARE FEET)

HORIZONTAL RAINWATER GUTTERS @ 1/16" PER FOOT SLOPE SHALL BE A MINIMUM OF 5" IN DIAMETER (834 SQUARE FEET)

I.

ROOF DRAINAGE - IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.
- ROOF PLAN NOTES

A.

DIMENSIONS - ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), OR FACE OF CONCRETE (F.O.C.) UNLESS NOTED OTHERWISE.

B.

T.O.P - THE DATUM POINT FOR T.O.P IS THE FIRST LEVEL FINISHED FLOOR OF THE UNIT.

C.

ROOF SLOPE - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

D.

ROOFING - ALL ROOFING SHALL BE INSTALLED PER MANUFACTURES SPECS TO CREATE A CLASS A FIRE-RETARDANT ROOF. ROOFS WITH SLOPES LESS THAN 2:12 SHALL HAVE A MINIMUM SRI RATING OF 75.

E.

DRAINS - THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO A YARD BOX OR OTHER POINT OF DISCHARGE.

F.

OVERFLOW DRAINS - SHALL HAVE SAME SIZE AS PRIMARY ROOF DRAINS AND SHALL BE INSTALLED WITH THE INLET FLOW INE LOCATED A MINIMUM OF 2" SBOVE THE LOW POINT OF THE ROOF.

- FLOOR PLAN NOTES

A.

DIMENSIONS - ALL DIMENSIONS & GRIDLINES ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), FACE OF CONCRETE (F.O.C.), OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.

B.

WALL TYPES - 1A SEE SHEET A9.1.
EXISTING
NEW

C.

STRUCTURAL - FRAMING MEMBERS AND FOUNDATION LAYOUT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING AND FOUNDATION PLANS FOR ACTUAL FRAMING SIZES, DIRECTIONS, FOUNDATION SIZES AND SPECIFICATIONS.

D.

MECHANICAL - HVAC DUCTS AND EQUIPMENT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.

E.

DOORS - FOR DOOR SCHEDULE SEE SHEET A4.1.

F.

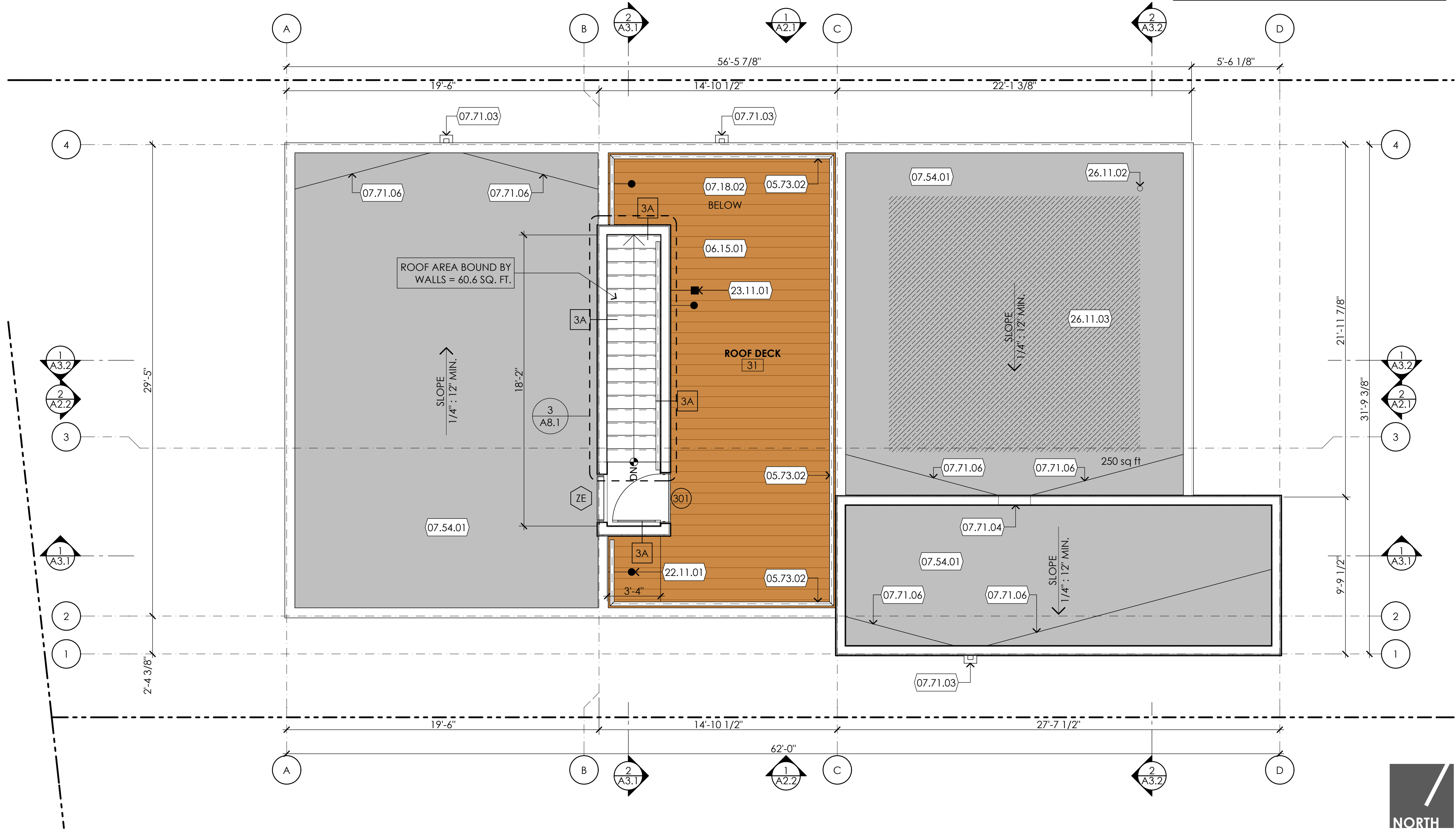
WINDOWS - FOR WINDOW SCHEDULE SEE SHEET A4.2.

G.

DECK SLOPE - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

H.

SMOKE DETECTORS - FOR LOCATIONS SEE REFLECTED CEILING PLANS.



DECK LEVEL PLAN1

1/4" = 1'-0"

Photo of Site, 10-7-2016



Photo credit: Coastal Commission staff

Exhibit 3

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