

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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(562) 590-5071

**W7b**

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

ADMINISTRATIVE PERMIT

Application No. **5-16-0985**

Applicant: Denis Blanco

Project Description: Substantial demolition and remodel of 1,218 sq. ft., 1-story single family residence and construction of 46 sq. ft. first-floor addition and 1,406 sq. ft. second-story addition, resulting in 2,670 sq. ft., 2-story, 25 ft.-high (with 31 ft.-high roof access structure), single-family residence and new detached 383 sq. ft. 2-car garage with second-story recreation room. Three on-site parking spaces will be maintained with access taken from the alley and the curb cut on Stanford Avenue will be removed.

Project Location: 3024 Stanford Avenue, Venice, City of Los Angeles, Los Angeles County
APN 4229-005-074.

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 proposes the substantial demolition and remodel of the existing 1,218 square foot, one-story single family residence on a 4,017 square foot lot at 3024 Stanford Avenue in the Oxford Triangle subarea of Venice, Los Angeles (**Exhibit 1**). The proposed project consists of the demolition of approximately 47 percent of the existing exterior walls and 100 percent of the existing roof. The applicant also proposes the construction of a 46 square foot first-floor addition and a 1,406 square foot, second-story addition to the existing house, resulting in a 2,670 square foot, two-story, 25-foot high single-family residence (**Exhibit 2**). An 818 square foot roof deck will be accessed by a 100 square foot roof access structure, which will extend approximately 6 feet above the proposed roofline to 31 feet in height. No grading is proposed. The applicant also is proposing to demolish the existing 1-car detached garage and construct a 2-car garage with an approximately 420 square foot, second-floor recreation room. The height of the garage structure will also not exceed 25 feet (**Exhibit 2**). 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 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 3024 Stanford Avenue will result in a 2,670 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 100 sq. ft. roof access structure is proposed that will extend approximately 6-feet above the roofline, which is 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 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 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.

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 10-0-2 on October 20, 2016. The proposed development received Venice Coastal Zone Specific Plan Director of Planning Sign-off on April 5, 2016 (DIR-2016-1165-VSO) from the City of Los Angeles Department of City Planning. The VSO was revised on September 29, 2016 and October 24, 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

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, and removal of the existing roof. 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 47 percent of the exterior walls and 100 percent of the roof of the existing 1,218 sq. ft., one-story single-family residence constructed in 1958. 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 3024 Stanford Avenue, 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, 30252 and 30253 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: 3024 Stanford Street, Venice

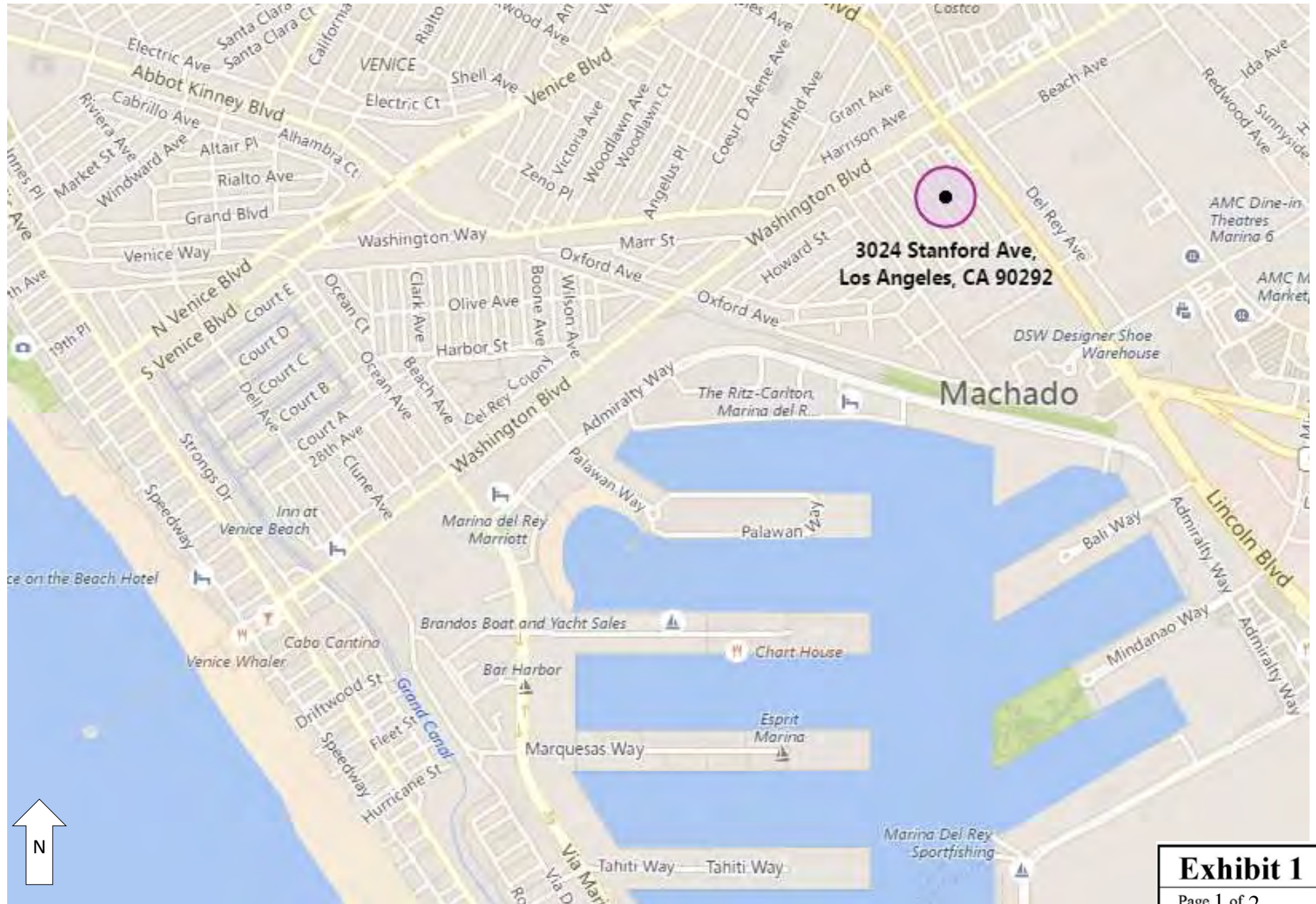


Photo credit: Bing Maps

Exhibit 1

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California Coastal
Commission

Vicinity Map: 3024 Stanford Street, Venice

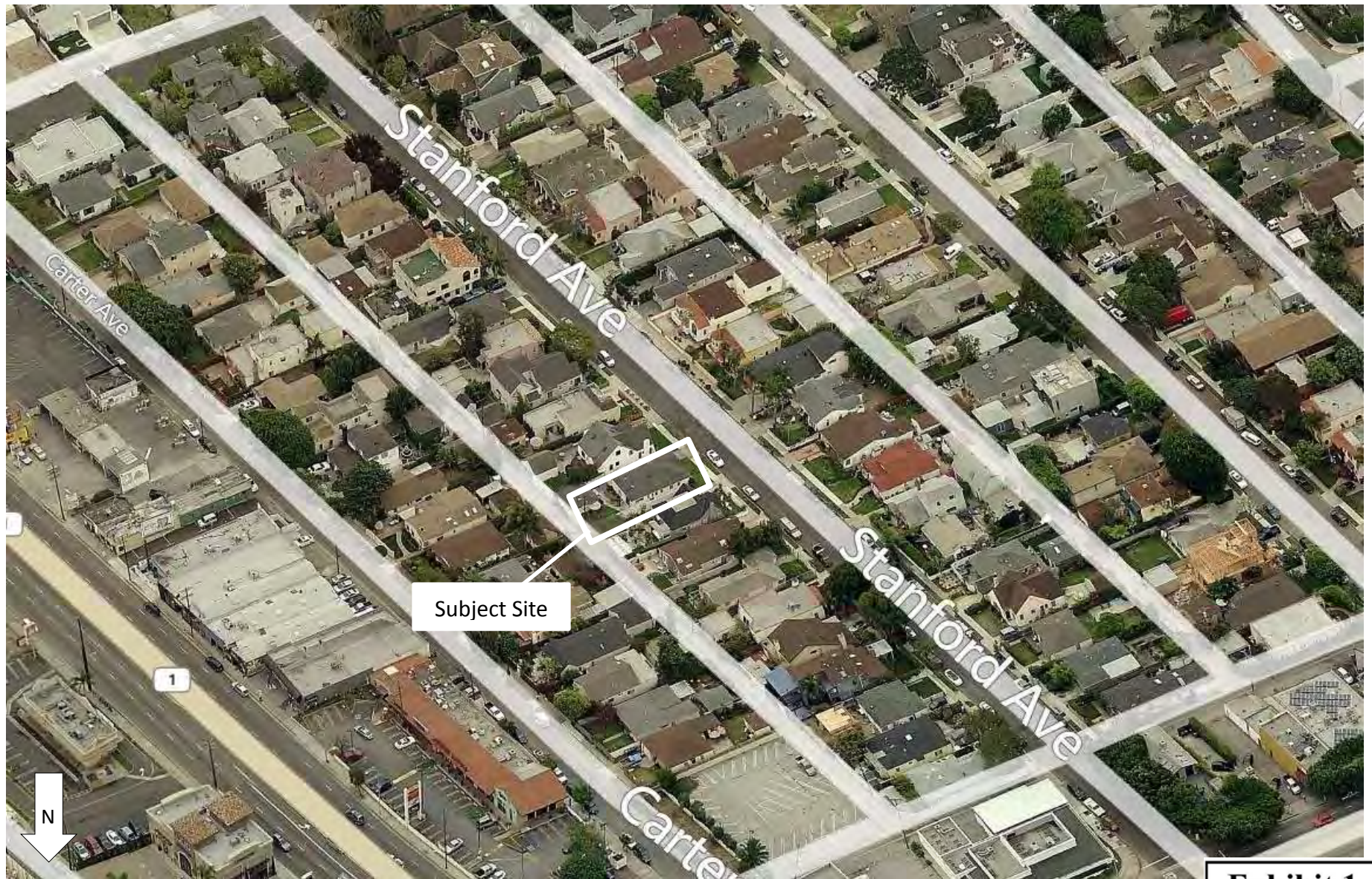


Photo credit: Bing Maps

Exhibit 1

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California Coastal
Commission

Design Criteria and Considerations

When installing permeable pavement, the following criteria should be adhered to unless otherwise permitted by the City of Los Angeles. The owner should check all boxes that will be complied with.

- Installed subsurface is an open-graded base of crushed stone, which has 35 to 45 percent pore space, to allow for adequate drainage and storage.
- Site soils have adequate drainage (at least 0.5 inches per hour) and depth to groundwater (5 feet). If water will infiltrate from the open-graded base into site soils.
- Infiltration will not cause geotechnical hazards related to expansive soil movement, tunnel erosion, or slope stability.
- If infiltration hazards are a concern, an underdrain has been installed to drain water into a storm drain inlet or onsite BMP.

- Slope is not greater than 3 percent.
- Flow directed to permeable pavement is dispersed so as not to be concentrated at a small area of pavement.
- Pavers have a minimum thickness of 80 mm (3.14 inches).
- If required by LAFD, the project has been approved by LAFD.
- Pre-fabricated products have been installed per all appropriate manufacturer's specifications. If required, sub-grade soil has been compacted in accordance with product installation specifications.
- Project is in full compliance with all applicable sections of the current municipal code, including disabled access requirements and site drainage requirements per the Los Angeles Building Code.

Operations and Maintenance

Once permeable pavement is installed, the following criteria should be adhered to. The owner should check all boxes that will be complied with.

- Pavement will be inspected after rains for pooling or other visible problems. Surface clogging or movement of modular pavers can cause problems with both drainage and pavement function. Missing sand or gravel between pavers will be replaced as necessary.
- Pavement will be inspected for vegetation. Depending on the type of pavement and growth, vegetation may need to be removed.
- Home owners have talked with the contractor or manufacturer for additional maintenance requirements for their specific installation. Permeable pavement can involve significant maintenance, depending on the type of pavement installed.



Grass Paver Block Walkway
Photo Credit: City of Los Angeles

Owner Certification "As the owner of the project property, I hereby certify that the above information is true, accurate, and complete, to the best of my knowledge."

Owner Signature _____ Date _____

Design Criteria and Considerations

When installing a planter box, the following criteria should be adhered to unless otherwise permitted by the City of Los Angeles. The owner should check all boxes that will be complied with.

- At locations without rain gutters, planters are placed directly below roof drip lines to capture runoff as efficiently as possible.
- At least 6 inches of storage is present between the planting surface and the crest of each planter.
- At locations implementing multiple planters, planters are placed directly adjacent to one another so as to minimize the impervious space between planters.
- Planters are not located on uneven or sloped surfaces.
- Planting soil is at least 2 feet deep.
- Planting soil contains no more than 30% compost.

- Planters have not been installed on elevated platforms, decks or porches without consulting local building code officials.
- The project is in full compliance with all applicable sections of the current municipal code, including drainage requirements per the Los Angeles Building and Safety Code.



Photo Credit: City of Los Angeles

Operations and Maintenance

Once a planter box is installed, the following criteria should be adhered to. The owner should check all boxes that will be complied with.

- Planters will undergo annual plant and soil maintenance typical of landscape care procedures to ensure optimum filtration, storage, and drainage capabilities.
- Following rain events, planters will be inspected to ensure that standing water is

- not present in the planter for more than 72 hours (3 days). Pooled water that is not completely drained after 72 hours can cause vector breeding. If vector breeding occurs as a result of contained stormwater or inadequately maintained BMPs, I understand that the Greater Los Angeles County Vector Control District has the ability to fine site owners for violating the California Health and Safety Code (Section 2060 - 2067).
- Pesticide additives will not be used in the planters.

Owner Certification "As the owner of the project property, I hereby certify that the above information is true, accurate, and complete, to the best of my knowledge."

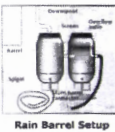
Owner Signature _____ Date _____

Design Criteria and Considerations

(check all that apply)

- Screens are present on all rain barrel inlets to remove debris and larger particles as the water enters the barrel. Removable child-resistant covers and mosquito screening are in place.
- Barrel is child safe: access is child-proof and the barrel is properly sited and anchored on a stable surface to prevent barrel from tipping over. Remember - each rain barrel weighs approximately 400 lbs when full!
- Above-ground barrels are not located on uneven or sloped surfaces; if installed on a sloped surface, the base where the barrel is installed has been leveled using appropriate construction materials prior to installation.
- Installed rain barrels have not been placed on elevated platforms, decks or porches without consulting local building code officials.
- Overflow outlet is provided and designed to disperse overflow onsite and through stable vegetated areas where erosion or suspension of sediment is minimized.

- Dispersion is directed so as not to knowingly cause geotechnical hazards related to slope stability or triggering expansive (clayey) soil movement. Overflow dispersion will take place at least 3 feet away from public sidewalks, at least 5 feet away from property lines and foundations, and at least 10 feet from building foundations.
- Rain barrels are opaque and dark in color to prevent UV light penetration and discourage algae growth.
- Barrel placement allows easy access for regular maintenance.



Rain Barrel Setup

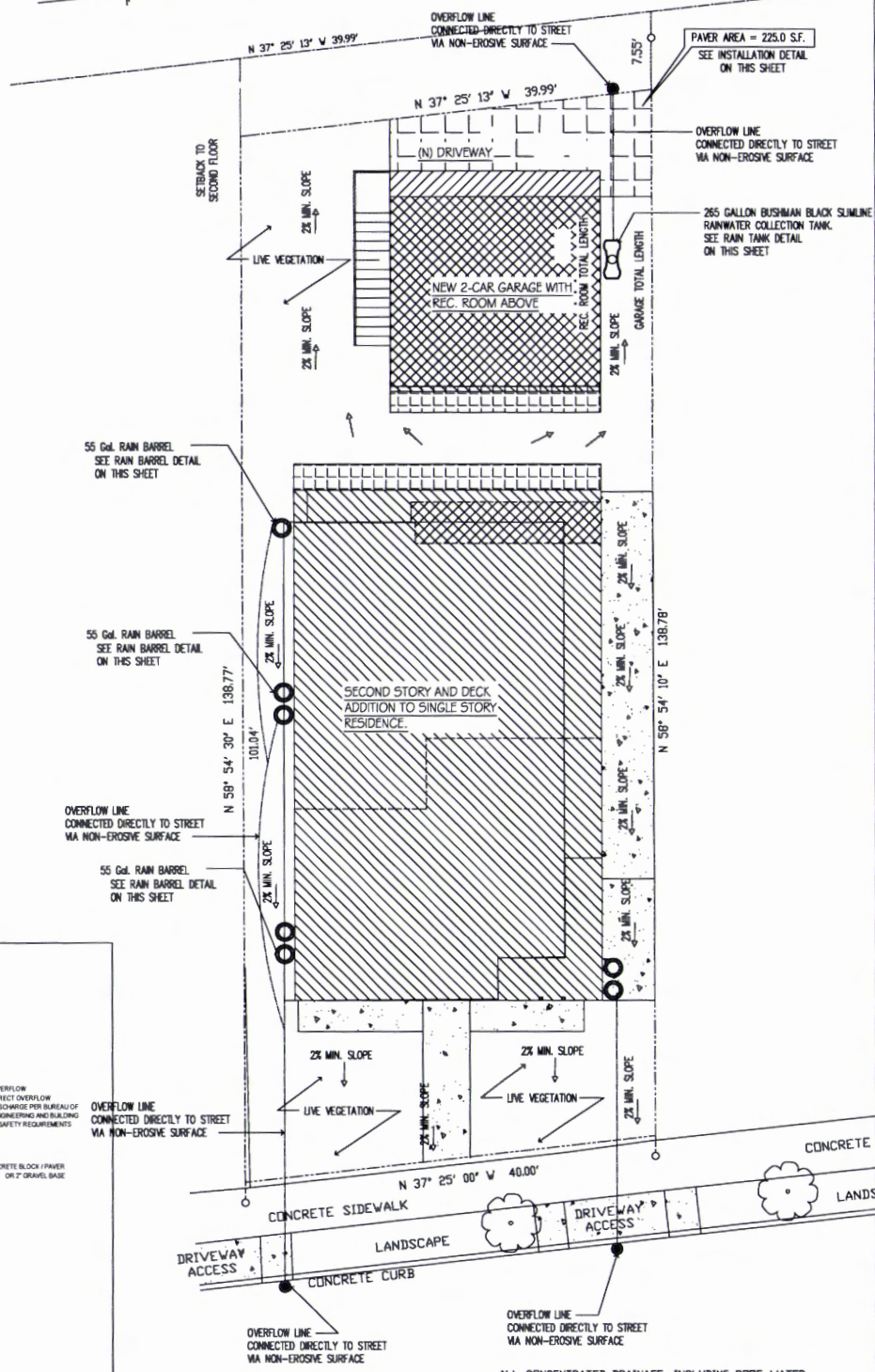
Operations and Maintenance (check all that apply)

- Rain barrel components will be inspected 4 times annually and following major storm events. Screens, spigots, downspouts, and leaders will be repaired or replaced as needed.
- Rain barrels will be cleaned as necessary to prevent algae growth and the breeding of vectors. Cleaning should always take place on a permeable surface. If vectors are breeding in a rain barrel, the barrel will be drained immediately.
- During dry periods, spigot drains will be left open when barrel is not in use.
- Dispersion areas will be maintained to remove trash and debris, loose vegetation. Areas of bare soil should be rehabilitated to minimize erosion.

- Where possible, effective energy dissipation and uniform flow spreading methods will be used to prevent erosion and soil dispersion.
- If adequate mosquito control is not in place and well-maintained, rain barrels will be emptied as necessary to prevent standing water from remaining in a barrel for more than 3 days, thereby preventing vectors from breeding. If vector breeding occurs as a result of contained storm water or inadequately maintained BMPs, I understand that the Greater Los Angeles County Vector Control District has the ability to fine site owners for violating the California Health and Safety Code (Section 2060 - 2067).
- Rain gutters will be inspected and cleaned at least twice annually.

Owner Certification "As the owner of the project property, I hereby certify that the above information is true, accurate, and complete, to the best of my knowledge."

Owner Signature _____ Date _____



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

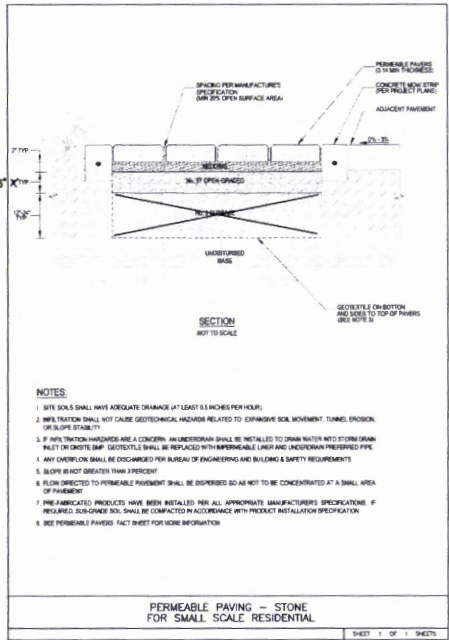
ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED VIA GRAVITY TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM.

Roof or Impervious Area (sq.ft.)	Number of 55 Gallon Rain Barrels*
500 - 1,000	4*
1,001 - 1,500	8**

* Or equivalent capture using larger rain barrels.
** Minimum landscape area for 4 rain barrels shall be 200 square feet and the minimum landscape area for 8 rain barrels shall be 400 square feet.

AREA CALCULATIONS (MAIN RES.)
ROOF AREA = 1455.0 S.F.
NUMBER OF BARRELS REQ'D = 8
TOTAL NUMBER OF BARRELS PROVIDED = 8

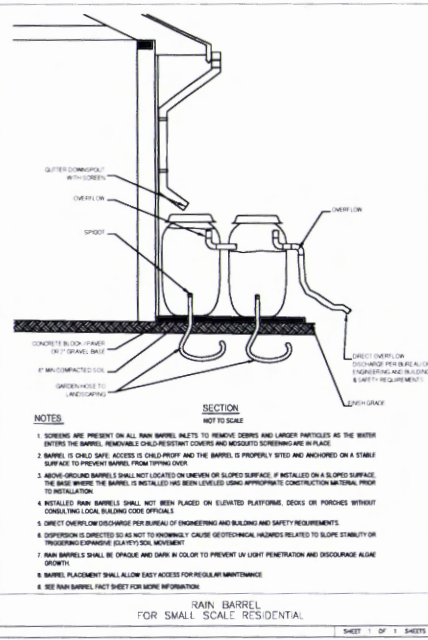
PAVED AREAS CALCULATIONS:
NEW PAVED AREAS = 225.0 S.F.
PERMEABLE AREA REQUIRED = 25% = 56.25 S.F.
PERMEABLE PAVERS AREA PROVIDED = 100% = 225.0 S.F.



- NOTES:
- SITE SOILS SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).
 - WATER FLOW SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO EXPANSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.
 - IF INFILTRATION HAZARDS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP. GEOTECHNICAL SHALL BE ADVISED BY PROFESSIONAL ENGINEER AND ACCORDANCE WITH LAFD PERMITS.
 - ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.
 - SOILS MUST NOT BE MORE THAN 10% SAND.
 - IF FLOW DIRECTED TO PERMEABLE PAVEMENT SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.
 - PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION.
 - SEE PERMEABLE PAVING FACT SHEET FOR MORE INFORMATION.

PERMEABLE PAVING - STONE FOR SMALL SCALE RESIDENTIAL

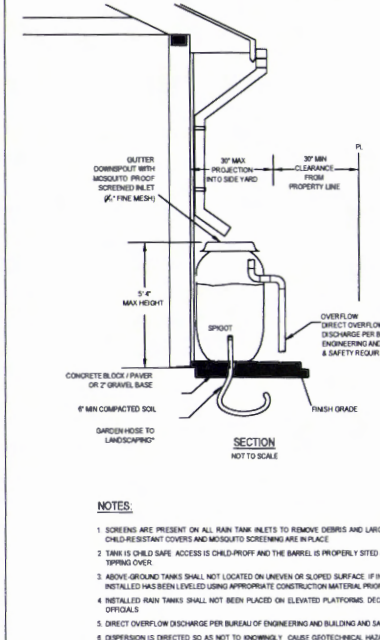
SHEET 1 OF 1 SHEETS



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

RAIN BARREL FOR SMALL SCALE RESIDENTIAL

SHEET 1 OF 1 SHEETS



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

RAIN TANK FOR SMALL SCALE RESIDENTIAL

SHEET 1 OF 1 SHEETS

Exhibit 2

Page 3 of 6



California Coastal Commission

PROJECT NAME
THE BLANCO
RESIDENCE

PROJECT ADDRESS
3024 STANFORD AVE.
MARINA DEL REY, CA. 90292

SANITATION

DESIGNER
ENR DESIGN
PH: (310) 282-0437

DATE	BY
04/24/15	
1/4"=1'-0"	
AC	
Job No.	

Date: 04/24/15
Scale: 1/4"=1'-0"
Drawn By: AC
Job No.:

SHEET #

A1.2

OF SHEETS



3 3D View 1



6 3D View 4

4 EXTERIOR FINISH NOTES:
1/4" = 1'-0"

- ALL STUCCO/PLASTER PATCHING TO BE 7/8" STUCCO OVER (2) LAYERS TYPE "D" DRAFT PAPER- WHEN OVER SHEATHING. TO MATCH EXISTING
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9- FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED.
- NEW ROOF SLOPE TO MATCH EXISTING. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ROOF SLOPE CALLED OUT IN PLANS MATCH EXISTING CONDITIONS ON JOBSITE.
- NOTE TO CONTRACTOR:**
-CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF DEMOLITION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGNER AND ENGINEER.
- WINDOW TREATMENT TO MATCH EXISTING
- NEW ROOF MATERIAL TO MATCH EXISTING IN STYLE AND COLOR.

NEW CLASS "A" METAL PANEL ROOFING PROVIDED BY VARCO PRUDEN BUILDING, Inc. APPROVAL # ESR-2527



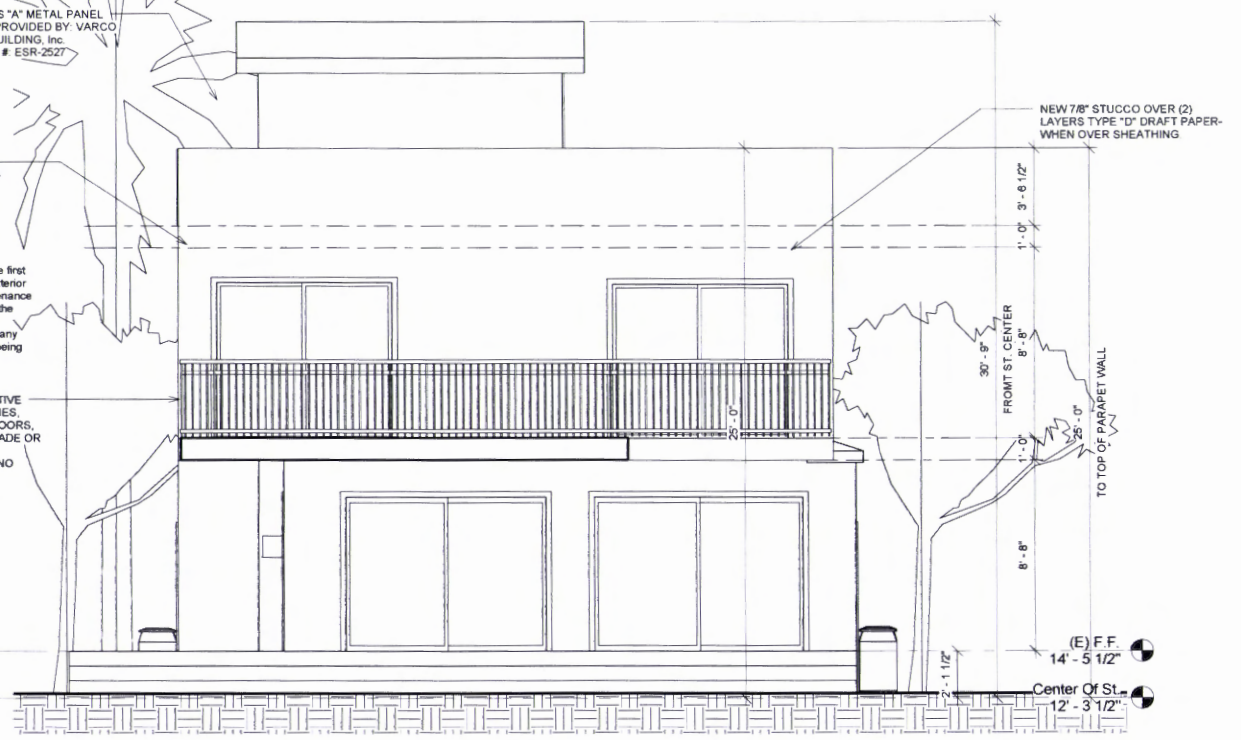
1 Front Elevation
1/4" = 1'-0"

NEW CLASS "A" METAL PANEL ROOFING PROVIDED BY VARCO PRUDEN BUILDING, Inc. APPROVAL # ESR-2527

NEW 7/8" STUCCO OVER (2) LAYERS TYPE "D" DRAFT PAPER- WHEN OVER SHEATHING.

ANTI-GRAFFITI
Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors. Exception: Maintenance of building affidavit is recorded by the owner to covenant and agree with the City of Los Angeles to remove any graffiti within 7-days of the graffiti being applied. (8306)

PROVIDE 42" HIGH PROTECTIVE GUARD FOR DECKS, PORCHES, BALCONIES AND RAISED FLOORS, (MORE THAN 30" ABOVE GRADE OR FLOOR BELOW). OPENINGS BETWEEN RAILS SHALL BE NO MORE THAN 4" INCHES.



2 Rear Elevation
1/4" = 1'-0"

PLANS APPROVED
as required by
CASE NO. D16-2016-1165-R50
Planner
City of Los Angeles Planning Dept.
Date: 11/9/16

Exhibit 2

Page 4 of 6



California Coastal
Commission

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PROJECT NAME
THE BLANCO RESIDENCE

PROJECT ADDRESS
3024 STANFORD AVE
MARTINA DEL RE, CA 90292

DESIGNER
Elevations

DESIGNER
ENR DESIGN
Ph: (818) 282-0437

NO.	DATE	BY
DATE	9/28/2016 11:43:43 AM	
SCALE	1/4" = 1'-0"	
DRAWN BY	Author	
JOB #	Project Number	

SHEET #
A3.0

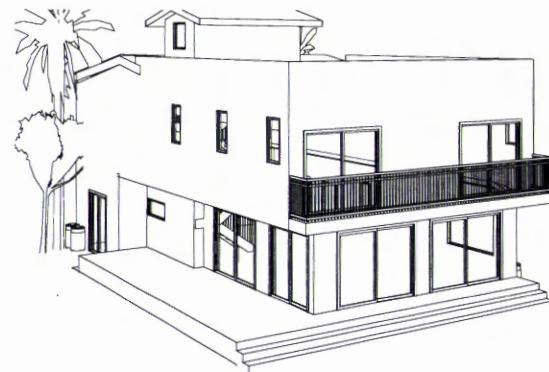
Exhibit 2

Page 5 of 6

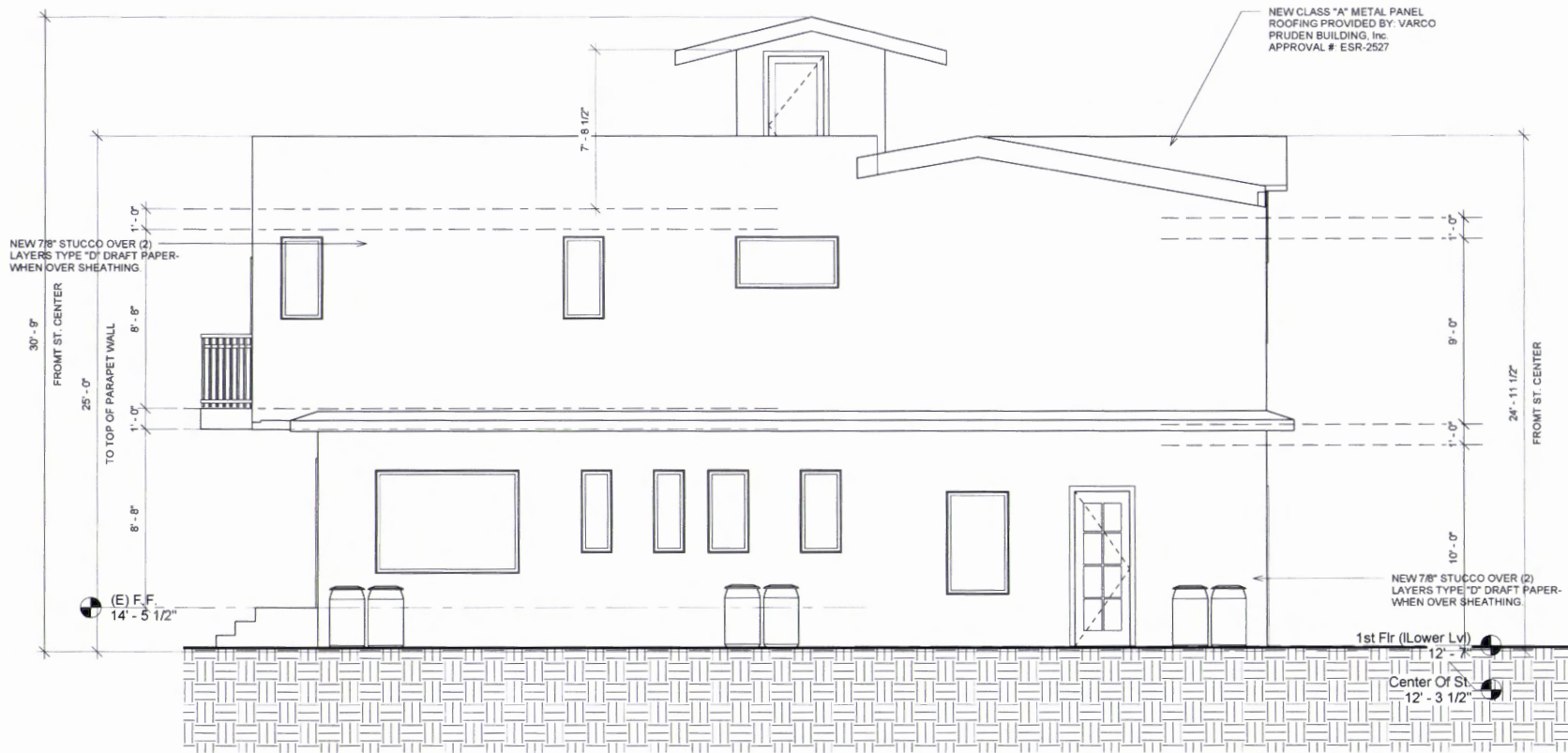


California Coastal
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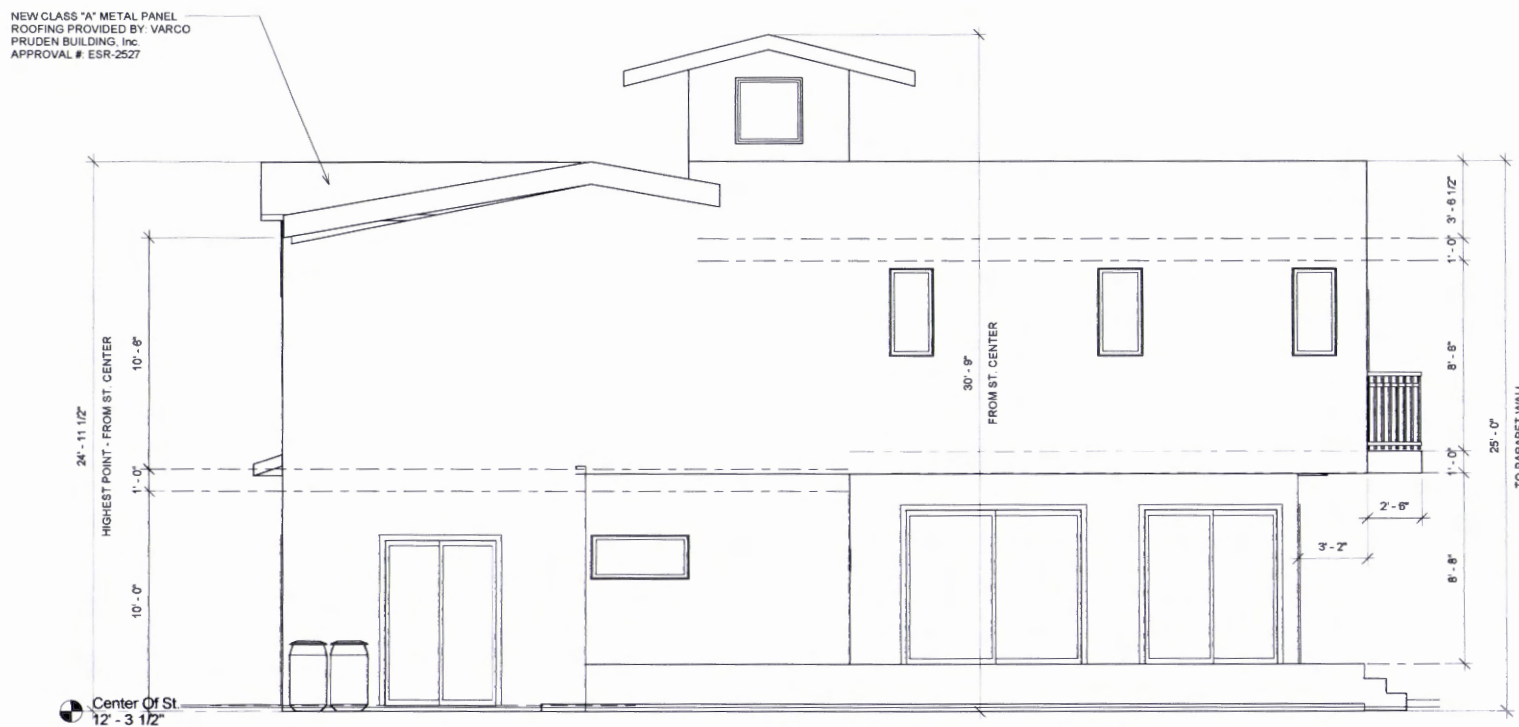
PLANS APPROVED
as required by
CASE NO. D12-2016-1165-VSO
Planner KH
Community Planning Bureau
City of Los Angeles Planning Dept.
Date: 11/9/16



4 3D View 6



1 Left Side Elevation
1/4" = 1'-0"



2 Right Side Elevation
1/4" = 1'-0"

PROJECT NAME
THE BLANCO RESIDENCE

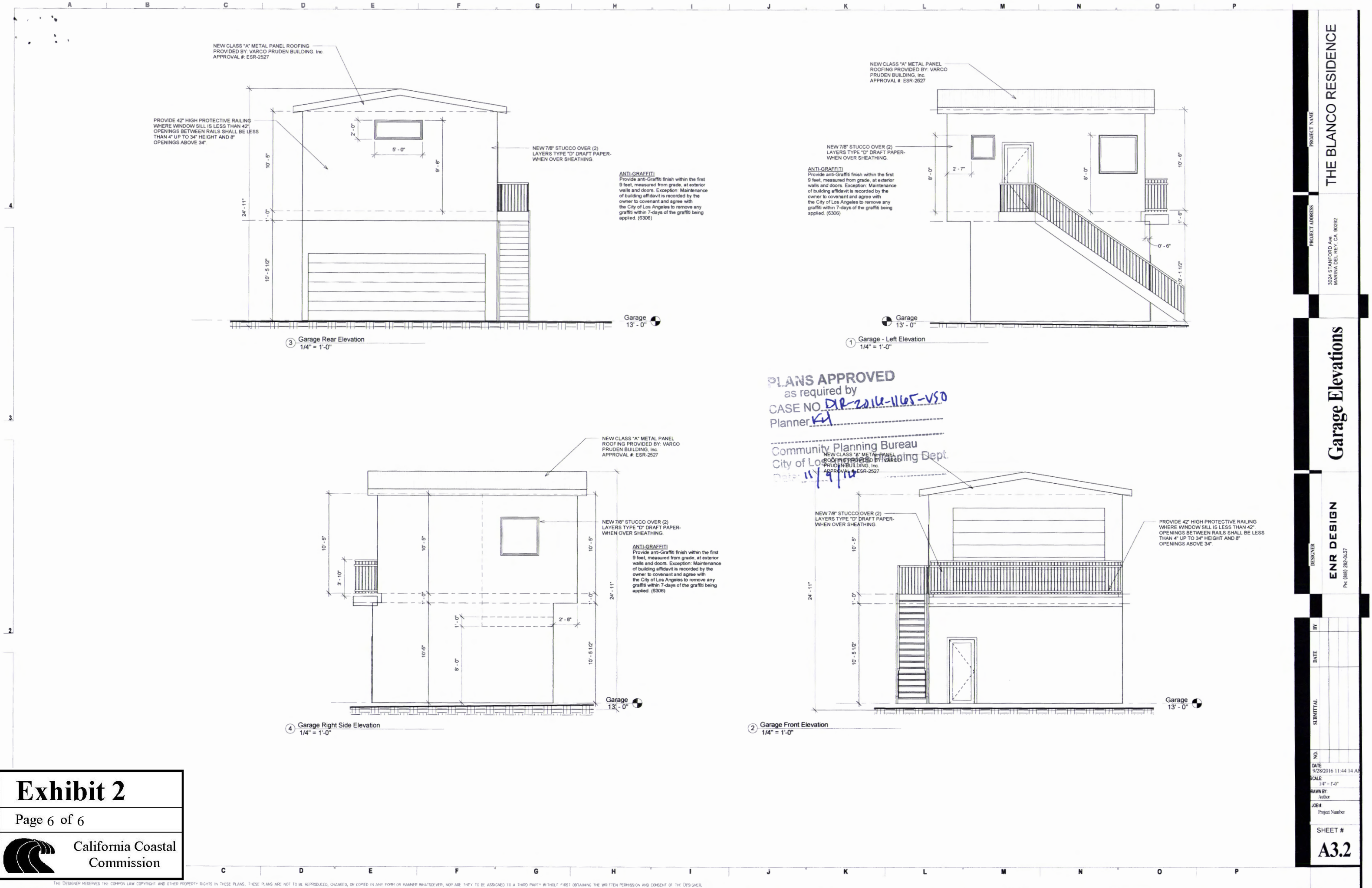
PROJECT ADDRESS
3024 STANFORD AVE
MARINA DEL REY, CA 90292

Elevations

DESIGNER
ENR DESIGN
Ph: (818) 282-0437

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SHEET #
A3.1



PROJECT NAME
THE BLANCO RESIDENCE

PROJECT ADDRESS
3024 STANFORD Ave
MARIANA DEL REY, CA 90292

Garage Elevations

ENR DESIGN
Ph: (818) 282-0437

NO.	DATE	BY	SUBMITTAL
1	9/28/2016 11:44:14 AM		
2			
3			
4			

SHEET #

A3.2

Exhibit 2

Page 6 of 6



California Coastal
Commission