CALIFORNIA COASTAL COMMISSION

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



W7b

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

ADMINISTRATIVE PERMIT

Application No. 5-16-0985

Applicant: Denis Blanco

Project Substantial demolition and remodel of 1,218 sq. ft., 1-story single family **Description:** 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 3024 Stanford Avenue, Venice, City of Los Angeles, Los Angeles County

Location: APN 4229-005-074.

EXECUTIVE DIRECTOR'S DETERMINATION

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

<u>NOTE</u>: 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:

5-16-0985 (Blanco) Administrative Permit

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: <u>Caitlin Oshida</u> 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, twostory, 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

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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.
- (i) 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.

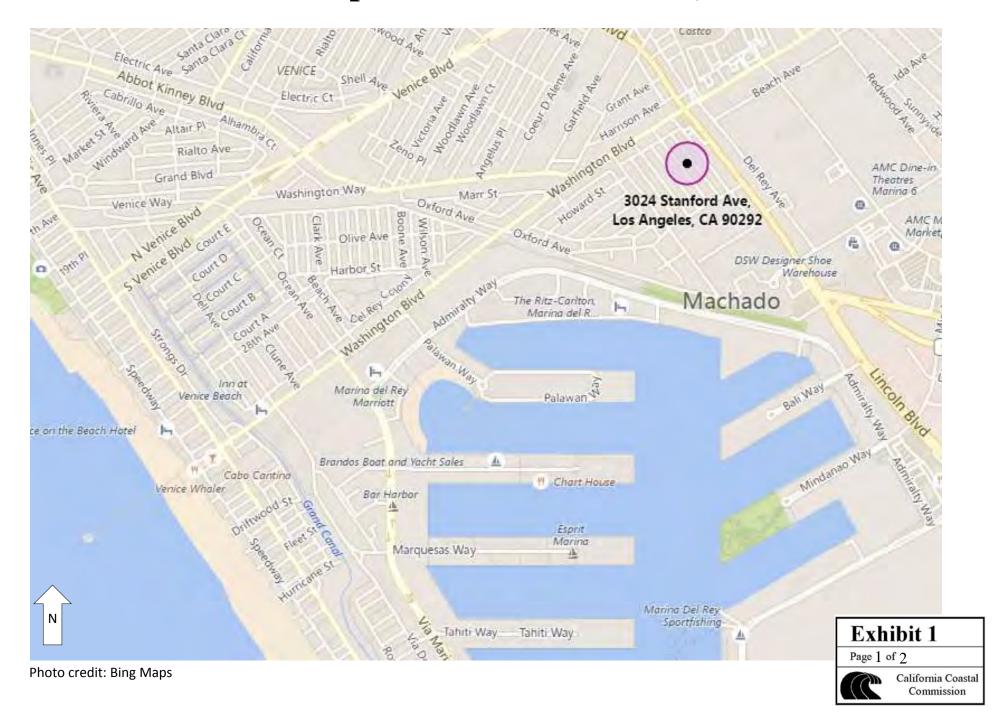
The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No

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 c	copy of this permit and have accepted its contents
including all conditions.	
Applicant's Signature	Date of Signing

Location Map: 3024 Stanford Street, Venice



Vicinity Map: 3024 Stanford Street, Venice

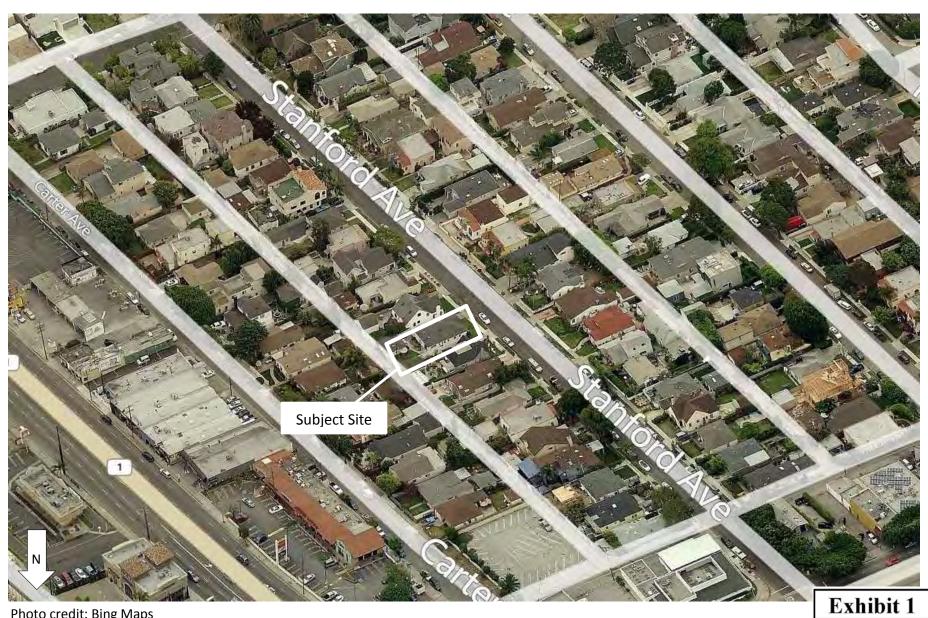


Photo credit: Bing Maps

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in moturs. sions shall take precedence over scale – DO NOT SCALE DRAWINGS. Specific notes and details shall take precedence over general notes and details.

2. Ownstions: In the event that certain features of the construction are not shown on the plans, then their construction shall be of 2. Commission in the certain for small conditions that are shown on noted in shown in the paths, then there (oscillation shade or white same character as for similar conditions that are shown on noted.

3. All conditions need as existing or shown are based on the best information available at the time of preparation of these drawings for warranty is implied as to the accuracy of the same. The builder in the field is to verify all conditions. Should conditions become apparently different from shown herein, the Designer after notification, will prepare additional drawings to accommodate the Consumos.

A. Where no construction details are shown or noted for any part of the work such details shall be the same as for similar work shown on the drawings and/or shall conform to accepted standards of practice.

S. Reterences of enables are for convenience only and do not limit the application of any drawing or detail. Unless corrected or modified by addendum, any conflict shall be resolved by the Contractor assuming the nost restrictive, greater quantity, before quality. 6. Any ASTM, ICBO, UBC designations, etceteras, noted on these plans shall be as amended to the latest date of issue T. Work performed shall comply with the following:

a.) These general notes unless noted otherwise on the plans. b.) All current applicable local and state codes, ordinances, rules and regulations of governing agencies as An corrent approach exca and state codes, remances, ruses and regulations or governing agencies.

cl. All capiticable utility company requirements thelephone, gas, water, power, cable t.x., etceteras).

8. The Contractor shall verify all discussions, elevations and conditions at the site prior to connencing with the work. Notify Designe of any contradictions inendiately.

9. The contractor shall be responsible for accorate placement of all construction features indicated on the plans. 10. The contractor shall provide temporary sanitary facilities during construction, as necessary.

11. Temporary power, water, telephone, gas and/or other utilities required to complete the work shall be provided and paid for by the

12. All work performed by the Contractor and/or Subcontractor(s) and/or their work force, suppliers etc., shall conform to the

highest prevailing trade standards and practices.

13. All work performed by the Contractor and/or Subcontractor(s) and/or their work force, suppliers etc., shall be confined to the onstruction areas indicated on the plans, except for limited time periods where mechanical removal/delivery of equipment, mater

OMBTHICHION of their security of the Parks, except in resource interpretability of the Comment comment control or in copyrights. He was the Comment comment comment comment comment comment comment comment of the Comment com accordance to the City of Los Angeles Exercise necessary means to abate dust and undue noise. Provide barricades or other types o protection to prevent damage to existing improvements.

5. The Contractor and/or Subcontractors) shall maintain a rate of construction and performance consistent with an expeditious

schedule.

16. The Contractor and appropriate Subcontractor(s) shall be responsible for obtaining all permits and paying all fees required to

couplet the work. This includes but is not limited to construction and host-up of the following-electrical, including, Junisians, J. & pass, electrons, order, particularly and process of the process of the pass governing agencies. 18. No trenches or excavations over 5'-0" in depth into which a person is required to descend shall be constructed without a permit

in, no triscoles or excavarions over 5 - 41 in option monitorial persons is required to execute social de constructed without a person from the State of cultiformia Department of Occupational Statey and Health (SDIA). Mette in the event that exeruation reveals unfavorable soil conditions, a soils engineer and/or geologist's services may be required for the work. Temporary sharing is required for exercalisms that resover the lateral support from a auditic vay or an existing building or portion thereof.

8. No deviations then surfucul acides unitable private private private prince surfucular Engineer. Append of the on-site inspector does not constitute authority to deviate from the plans and/or specifications. See structural plans and calculations for structural

notes and/or requirements.

20. Built-up roofing shall be of class 'A' fire-retardant material and shall match existing as is reasonable within applicable code

requirements.
21 Valls: containing plumbing piping 1-1/2" or more in dameter shall have minimum 6" nominal shuf construction.
22. At demolished areas: repair, parth and finish to match existing adjacent surfaces. Paint as necessary to match, unless otherwise

noted. 23. Field verify all cabinet, casevork, tilestone, built-ins, windows and fixed glass space, prior to fabrication. Submit shop drawings 23. Held entry all cabent, casevoris, hiestone, bust-nes, windows and fixed glass space, prior to fair for Designer and owner review.

24. No nedicine cabinet's, electrical panels, stove vents, or vall heaters shall pierce two-hour valls.

25. Provide 4 saletives in lines diseats, unless otherwise noted.

26. Rash and counterflash at all root to vall conditions.

27. All hardware to be of Baldwin quality or equal.

28. Unless precise color and pattern are specifically described in the contract documents, whenever a choice of color or pattern is relative cest when applicable.

29. The Contractor shall take all necessary precautions to locate and protect any concealed conduit, plumbing or other utilities princ

to dessellition.

38. Neither the Owner nor the Designer will enforce safety measures or regulations. The Contractor shall design, construct and
38. Neither the Owner nor the Designer will enforce safety measures or regulations. The Contractor shall design, construct and maintain all safety devices, including shoring and bracing and shall be solely responsible for conforming to all Local, State and Federa

tractor shall give due and legal notice to adjacent property owners regarding the projection of their property and structure which may be necessary due to excavation and construction indicated on these drawings in due time prior to start of excavation.

32. Prevent movement and settlement of adjacent structures. Install temporary barriers, fences, guard rails, enclosures, shoring,

bracing, planking, barricades, lights, warning signs and other protections required to protect structures, utilities, landscaping, an or many, passes, our reason, signs, a raing signs as over processing regard to provide structure, until other fless that are to reason in place.

33. Resone, store and protect all fless being resoved, specified or to be reinstalled at Owner's discretion.

43. Provide insect and rodeol profering where plausion, using, vering, vering a very other ducting pass through plates.

55. Provide weepscreed at the bottom of strucco walls on concrete stab.

36. Designer makes no warranties or guarantees for the work provided by other consultants, i.e., survey, soil, structural, etc.

so besigner makes no varrantes or guarantes to an the work provided by other consultants, Le, survey, sed, structural, etc.
37. Escal all extrinc openings with approved valerproved trail paper to all least 37, under the building paper behand the vall covering
38. Underfloor areas shall be rential ted by approved mechanical means or by openings in exterior foundation valls. Such openings
shall have a ned area of not less than 15 square feet for each 25 linear feet of extretion vall. Openings shall be located as close to
comers as is practical and shall provide cross ventilation on a least the approximately opposite valls. Openings shall be covered
with corresion-resistant with mesh not less than 1½' on one than 1½' in dissension.

35. Snoke detectors shall be centrally located within all sleeping rooms and areas leading to sleeping rooms. All snoke detectors shall be permanently wired to building wiring except in existing dwellings where snoke detectors may be battery operated as/lf

active for incoming we use to because your persons accepted by local code.

44. A minimum W*224 crawl space access shall be provided as/firequired.

45. In lieu of exterior openings for underfloor ventilation, mechanical ventilating systemical way be provided. Such systemics shall provide a minimum of the ICD air changes per hour in all habitable rooms. One fifth ICDs of the air supply shall be taken from the outside. Bath, toilet, laundry and similar rooms shall have air taken from the outside; said system(s) shall provide five [5] air chanc

oursus, larm, roser, jaumay and smaar rooms sand nere ar lasen from the outsine; sand systemics shall provide free (b) ar change per haur.

42. Times and temperature control on vater healer re-circulating pump.

43. Contractive will furnish and install all malerial secessary to conduct drain water to the street. No water is to sheet flow over a public voy, Tributary lines are to be minimum 4" PVC piping.

44. But black.

45. But black.

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47. The centerline of any heat vent, plumbing vent, etcetera, shall be no less than 12" from any roof valley 4.1 Ine contentine of any heal rent, plumony wrist, etclera, shall be no less than IZ from any roof valley.
4.4. Il ments, dway, page, etclera, which penetrale roofs a vertierior walls shall be properly secreed, flashed and counterflashed.
4.9. The Contractor and/or Subcontractorist shall determine the location of whitly services in the area and shall be responsible for the disconnection of said willifies prior to commencing with any work.
5.0. The Owner in sepansible for the cost of water neters, the opened building permit, sever/septic connection fees and variances.
5.1. All footings shall rest on firm natural soil or approved compacted fill.

31. Au corongs statu rest on rum harural sol of approved compacted till.
25. Gol bearing status useds sees structural dravings and to sols report.
53. Temporary shoring is required for excavations that remove the lateral support from a public way or an existing building.
54. All fill or buschfill shall be compacted to a minimum of 99X relative compaction as determined by ASTM method D-657. Subdrains shall be provided a required by come.
55. Provide handrails at 3"-6" above nosing at all stainways of 2 or more risers.

STORM WATER - BEST MANAGEMENT PRACTICE

Exhibit 2

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California Coastal Commission

NCE WITH THE FOLLOWING

o acres of distributed soil a impronmental sensitive areas 'achment "A" entitled "minimum

E AND UP TO BUT NOT LESS THAN LUTION PREVENTION PLAN (SWPPP).
PREVENT DISCHARGE OF SEDIMENTS
C TO EACH SITE, SEE ATTACHMENT IT OF THE OWNER MUST SIGN THE 2" INTO SWPPP, ALL SEDMENT AND ICE AND MAINTAINED FOR THE RESPONSIBLE CITE / COUNTY

56. Sitework shall consist of the following

a.) Excavation for new foundations and driveways.
 b.l Landscape irrigation, planting, retaining walls (per landscape plans).

c.) Install drains and drywells per Civil Engineering Plans.

58. For expansive soil condition, comply with provisions of Section 91.1804.4 3.6 for organisme son communic compty with provisions or occurred to solds engineer and/or geologist may be required.
6.0 Enclosed usable space under interior stairs requires one-bour fire-resistive construction on enclosed side. 9.1MM IV [91306 [an]]
6.0 Draft stops shall be provided within aftics, mansards, overhangs and similar concealed spaces formed of inconductibile

construction, 91,708.3.1.2 [91,2516(f)48]

64. Chinneys shall extend 2'-0" above any part of the building within 10'-0". Factory-built chinneys shall also terminate 2'-0" above

the roof opening.
65. Approved spark arrestors shall have a net area of opening four times that of the chinney. Factory-built chinneys shall be nissale

in a listed factory-built chimney cap.

66. Notify all utility companies and comply with utility regulations.

57. Remove, or featment and cap, and identify and located existing utility services. Flag existing conditions, piping, conduits, electrical, HVAC, etc., not indicated or conflicting with the drawings and notify the Designer and Owner.

Thermal and Moisture Protection: I. All sheet metal shall be 26 ga. minimum galvanized iron unless noted otherwise on the plans. 2. Flash and counterflash at all roof to wall conditions.

2. Hash and counterflash at all most to vall conditions.

3. Gil flash and calls word beans and onlygees pre-picting from exterior walls and nosf surfaces.

4. Every opening in an exterior wall shall be flashed with sheet metal or an approved building paper. Flash top of said openings with approved waterpreal leaf appear minimum three indexs in th. under the building paper belief the wall covering.

5. All insulations shall comply with the exerging insulation standards as adopted by State of California Title 24 requirements and U.S.C. current enforced edition. Facing material in exposed locations shall have a flame spread rating of 25 naximum and 459 naximum for

current enterode dentum. Factors material in exposed locations shall have a Trade spread rating of 2 maximum and 450 maximum to seather density.

6. All vests and ducts which penetrate the roof shall extend a minimum of 1° above the roof surface and shall be properly seleved fitalehed and counterfraished.

7. All roof drainage shall be conducted to the street via an approved non-creative device as required by local code.

8. Approved below-grade variety-proofing shall be provided at retaining valids and foundation valids and basement valids.

9. An approved permeter draining valid with the provided at retaining valids and foundation valids and basement valids.

n, was a nower our machiner encourse sona ne rindred with a agreement waterprior materia such as center plaster er tils to a animan height of 6-T above drain inlet. Malerials other than structural elements shall be moistrur-resistant. Glass enclosure doors and punels usus be labled Category I. Swing door on/used. Nell area of shower receptor shall be not less than 1,824 sq. in, of floor area, and encopnass 39 inch 1762 maldiameter circle, IMT.13, 24864, 2487, UBC STD24-2, 1784-C and F.6.12.71 11. A perimeter drainage system shall be provided around perimeters of all retaining and foundation/basement walls. 12. Install roof drains and downspout's per roof plan. Slope roof as shown to ensure proper drainage, to drains.
13. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at 2X

Finishes:

1 All lothing and plastering shall conform to C.B.C. requirements, current enforced edition.

2. Lath and accessories shall be as follows:

a.) The work shall include all lathers materials and labor required for the proper support and neat

a.) The wax state induced in allies interests of the sour required in the proper support and mean finish of all plastering and related work customarily provided by the latter.

b.) Lath at horizontal soffits shall be 3/5° ribbed diamond square expanded steel 3.4 lbs./sq.yd. minimum weight. Metal shall be shop-costed after fabrication.

c.) Lath on continuous backing or furring more than 1" wide shall be self-furring type.

e.) Lath shall conform to local code requirements.

b) Committee Conform to Rock code requestions.
1.) Loth occessories shall be Milcor or approved equal, unless otherwise noted, and shall be of as shown on the drawings in the langest available lengths of minimum 26 ga. steel stock.
3. Commer beads shall be bullnose, expanded wing typefor both interior & exterior, unless otherwise

Plaster stops shall be expanded wing type for interior or exterior use, unless otherwise noted.

a.) Fog coat shall be as follows:

a.) Fog coat shall be formulated of Portland cement, hydrated lime and mineral pigments.

 b.) Finish shall be smooth surface, steel traweled, unless otherwise noted. See plans.
 6. Sand for plastering shall be clean, hard, well-graded for plastering work conforming to ASTM 7. Gypsum board and accessories shall be 5/8" thick or as noted on plans and conform to ASTM

8. Tape shall be high-strength paper type conforming to fed. spec. #SS-J-570B, type II.

9. Joint compound shall be all-purpose ready-mix type conforming to fed. spec. #SS-J-570B, type

. 10. Screws for attachment to resilient channels shall be #6 blue steel, self—tapping sheet metal with

10. Screen for discontinent to resident channels and be go baue steen, sen-tapping sheet metal with flat, counterwark phillips head, " or 1 5/8" long.

11. Fasteners for wood construction shall be type "w" bugle head or screw type noils as recommended by the manufacturer.

12. Comerboods, j-beads and cosings for all exposed edges shall be galvanized steel with perforated edges by "Pittom" or approved equal.

13. All interior and exterior in-place both and/or wallboard shall be inspected and approved prior to

the application of joint/fastener tape and mud and finish plaster (where applicable).

14. Wallboard nailing shall comply with applicable codes for each type and thickness of board used in the work.

15. Where applicable, integral color shall be as selected by the Designer and approved by CHFA by

manufacturers' standard colors unless otherwise noted. Color mix shall be per manufacturer specifications. A minimum 12"x12" sample panel shall be submitted to the Designer for approval

prior to the work.

16. Water-resistant board shall be provided in all bath, toilet and laundry rooms, kitchens, all

10. Moter-resistant poors shall be provided in all poors, toetc and durinary rooms, stroness, and additional "set" areas and shill conform with ASTM C350.

17. Casing for all exposed board edges shall be type "j" galvanized steel with perforated edges unless otherwise noted. See plans.

18. Refer to Finish Schedule for all interior finishes.

19. Furnishings to be selected and located per Owner.

<u>Coordination Princentes.</u>

All there glazed penings shall have insulated glass per LACE, current enforced edition.

All there glazing shall comply with current governing agency codes, rules and regulations and must be labeled safety glazing for

impact where required.

3. All glass within 18" of adjacent walking surface shall be tempered, laminated or impact-resistant glass as approved by the local.

governing agency.

4. Every new interior door through which an occupant must pass shall have a minimum width of 32".

5. Not Used.

6. Owner to select and contractor to provide all new door and vindow hardware and finishes.

7. All new glazing shall comply with standards of the U.S. consumer product safety commission and current building codes.

Manufacturer and supply certificate of compliance to owner.

8. One operable window with an openable area of not less than 5.7 sq.ft. min. clear dimension of 24" and a sill height not over 44". shore the floor in required in each steeping room. The same and the same and the same as a same part in over we shore the floor in required in each steeping room.

9. All glass shower doors and encissures shall be a ninimum.

3/8° in thickness and fully tempered or VC* in thickness if laminated or of an approved plattic. All doors shall swing outward.

10. Locking devices on required energyment visions or month be operable from the inside without special loveledge.

Mechanical / Electrical / Purning; Lichaus duct was be 4° in diameter and length is limited to 16 ft with 2 elbows. The duct length shall be reduced by 2 ft. for every elbow in sexess of the MC 546-31.

2. Duct shall be sized per chapter 6 of the Mechanical Codes 1

EXISTING FLOOR AREA CALCULATIONS:

EXIST. RESIDENCE ----- 1218.0 S.F. EXIST. GARAGE ----- 408.0 S.F.

PROPOSED FLOOR AREAS (After Remodel And Addition)

PROPOSED FIRST FLOOR		S.F.
PROPOSED SECOND FLOOR	1406.0	S.F.
PROPOSED ROOF DECK	818.0	S.F.
STEPPING BALCONY #1	74.0	S.F.
STEPPING BALCONY #2	51.0	S.F.

NEW 2-CAR GARAGE AND REC. ROOM AREA CALCS:

NEW 2-CAR GARAGE ----- 383.0 S.F.

LEGAL INFORMATION:

BUILDING INFORMATION: OCCUPANCY: NUMBER OF STORIES: ______ 2 WITH ROOF DECK

<u>Additional Notes:</u>
1. Provide weep screeds per Section 2506.5. Screeds shall be 26 gage corrosion resistant material installed not less than 4 inches above finish grade.

Framing notes:
 A halling for panels and for all shear walls shall be inspected prior to covering.
 Studs in exterior valls or interior bearing partitions may be cut or notched no more than 25% of their width. Interior non-bearing partitions may be notched 40% of their width. Sec. 2326.119
 Bored holes in any stud shall be limited to 40% of their width and shall be located at least 578-inch.

Not used.
 In laundry room, provide openable exterior openings for natural ventilation equal to 1/20 of the floor area. (1-1/2 sq. ft. minimum.) Sec. 1203.3
 Not Used.

Nor used.
 Anchor or strap water heaters and other appliances designed to be fixed in position to resist horizontal displacement due to earthquake. Sec. 510.5, Uniform Plumbing Code.

Codes: This project shall comply with: 2014 CALIFORNIA RESIDENTIAL CODE (LARC)

2014 edition of Colifornia Building Codes. (Title 24)

2013 edition of California Plumbing Codes. (Title 24)

2013 edition of California Mechanical Codes. (Title 24) 2013 edition of California Electrical Codes. (Title 24)

2013 edition of California ENERGY CODE EDITIONS.

Ownership of Documents:

All Plans, Drawings and Specifications (the "Documents") are instruments of service and shall remain the property of ENR Design, whether the project for which they are made is executed or not. Owner shall not use the Documents on other projects, for extensions or additions to the project, or for the completion of the project by others except in agreement in writing and with appropriate compensation to ENR Design. The Owner shall had ENR Design Armiess from all claims, actions, cause of a cities, including the contract of the project by the compensation to ENR Design. The Owner shall had ENR Design Armiess from all claims, actions, cause of a cities, and the contract of the compensation to ENR Design. The Owner shall had ENR Design and expense including attained in the Owner request and expense.

SPECIFIC PROJECT NOTES:

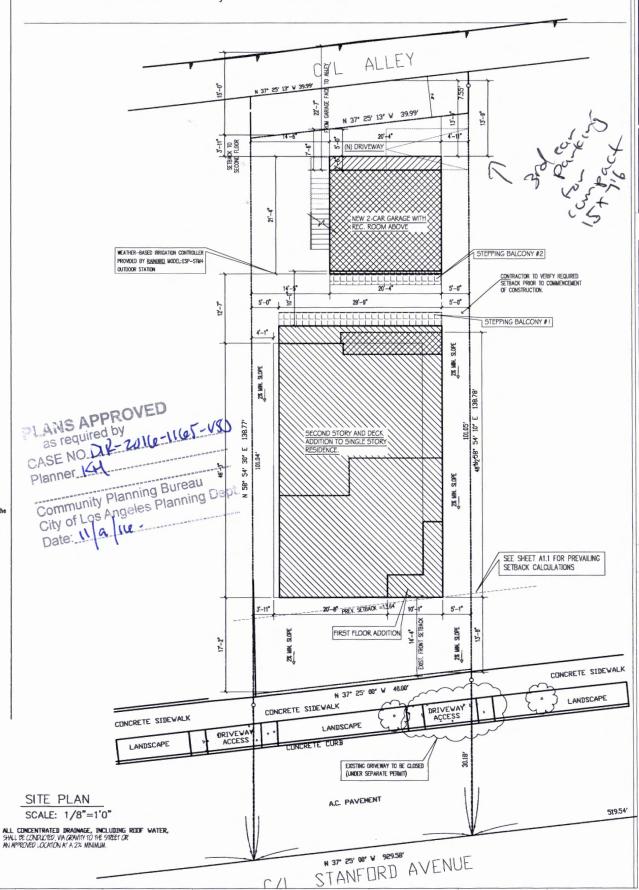
It is the sole responsibility of the property owner/contractor to determine the duact location of the property lines. A state licensed land surveyor may be required.

2. THE CONSTRUCTION SHALL NOT RESTRICT A 5'-O" CLEAR AND LINORSTRUCTED ACCESS . He. Construction of Pall and Tessing I. A 5-of Clear and Unabstructed Access To any water power distribution facilities (Power Poles, Pull Books, Transformers, Walte, Pulms, Walks, Meters, Applietanaics, Etc.) or to the Location of the Hock-Lip Tes Construction Statul 1017 by Within Tes Feet of Any Power Lines-Wheter or Not the Lines are Located on the Property.

FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES. 3. An approved sessing gas shittef valve mill be installed on the fuel gas line on the down stream size of the utility weter and be rigidity connected to the exterior or the building structure containing the fuel gas piping.

4. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSTION THAT IS PLAINLY MISBLE FROM THE STREET OF ROAD FRONTING THE PROPERTY.

THE BLANCO RESIDENCE 3024 S. STANFORD Ave. MARINA DEL REY, CA. 90292



THE BLANCO RESIDENCE

COVER SHEET AND SITE PLAN

ENR

04/24/15

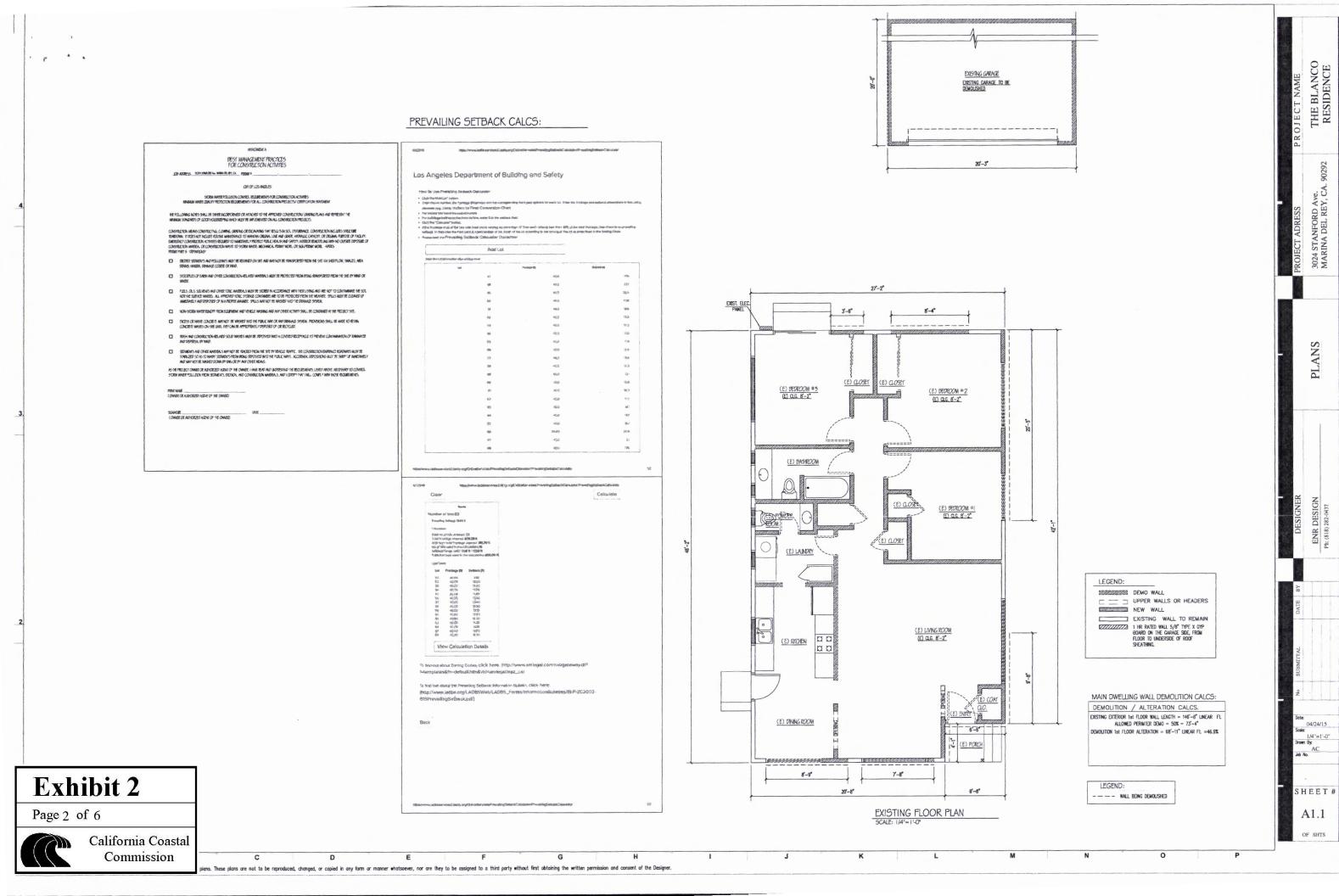
AS NOTE

AC No.

SHEET

A1.0

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Design Criteria and Considerations

nstalling 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

- a 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 solls 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.
- u Infiltration will not cause geotechnical hazards related to expansive soil movement, tunnel erosion,
- U If infiltration hazards are a concern, an underdrain has been installed to drain water into a storm drain inlet or onsite BMP.
- ☐ 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 y 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 instal lation 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.

Li 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 U Pavement will be inspected for vegetation. Depending on the type of

pavement and growth, vegetation may need to be removed. U 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 payement installed.



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

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

At locations without rain gutters, planters are placed directly below roof drlp 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

- → At locations implementing multiple planters, planters are placed directly adjacent to one another so as to minimize the impervious space between
- → Planters are not located on uneven or sloped surfaces.

 Planting soil is at least 2 feet
- than 30% compost

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 proce dures to ensure optimum filtration, storage, and drainage capabilities.
- U Following rain events, planters will be inspected to ensure that standing water is

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."

SHEET 1 OF 1 SHEETS

I Planters have not been installed on elevate

local building code officials.

platforms, decks or porches without consulting

The project is in full compliance with all appli-

cable sections of the current municipal code,

including drainage requirements per the Los

not present in the planter for more than 72 hours

(3 days). Ponded water that is not completely

drained after 72 hours can cause vector breed-

ing. If vector breeding occurs as a result of contained stormwater or inadequately maintaine

BMPs, I understand that the Greater Los Angeles

fine site owners for violating the California Health

County Vector Control District has the ability to

Pesticide additives will not be used in the planters

and Safety Code (Section 2060 - 2067).

Design Criteria and Considerations

- 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 topping over. Remember each rain barrel weighs approximately 400 lbs when full!

 J 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
- Installed rain barrels have not been placed on elevated platforms, decks or porches without consulting local building code officials.

 J Overflow outlet is provided and designed to disperse overflow onsite and through stable vegetated areas



hazards related to slo

stability or triggering

movement, Overflow

where erosion or suspension of sediment is minimized



sidewalks, at least 5 feet away from property line and foundations, and at least 10 feet from building

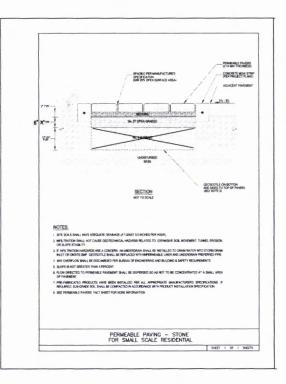
Operations and Maintenance (check all that apply)

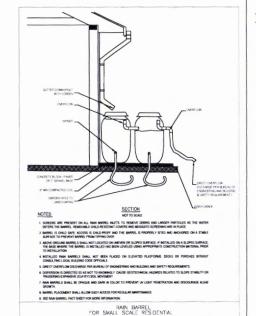
- Rain barrel components will be inspected 4 times annually and following major storm events. Screens, spigots, downspouts, and leaders will be repaired or replaced as needed.
- → Rain barrels will be cleaned as necessary to prevent algae growth and the breeding of vectors. Cleaning should always take place on a permeable surface. If vectors are breeding in a rain barrel, the barrel will be
- 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 sail should be rehabilitated to minimize erosion.
- ☐ Where possible, effective energy dissip uniform flow spreading methods will be used to prevent erosion and aid dispersion.

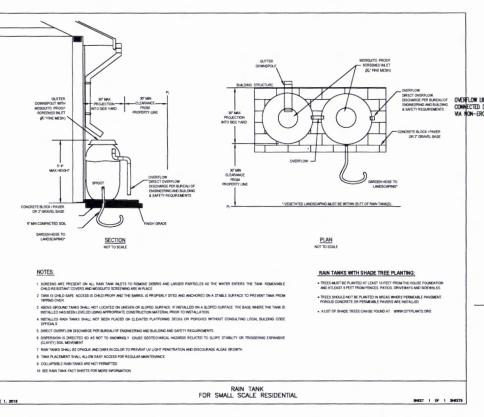
 J If adequate mosquito control is not in place and
- well-maintained, rain barrels will be emptied as necessary to prevent standing water from remaining in a barrel for more than 3 days, thereby preventing vectors from breeding. If vector breeding occurs as a result of contained storm water or inadequately 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).

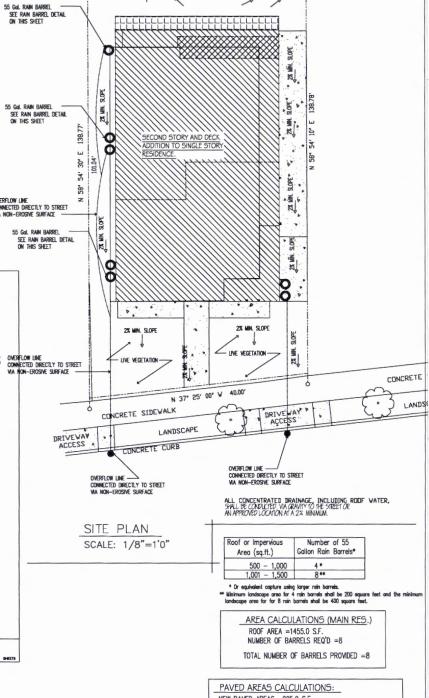
Owner Certification "As the owner of the project property, I hereby certify that the above information is true, accurate, and complete, to the best of my knowledge."

Owner Signature









N 37° 25' 13' V 39.99'

N 37° 25′ 13′ V

(N) DRIVEWAY

Exhibit 2

Page 3 of 6



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NEW PAVED AREAS =225.0 S.F.

PERMEABLE PAVERS AREA PROVIDED = 100% =225.0 S.F.

PERMEABLE AREA REQUIRED = 25% =56.25 S.F.

PAVER AREA = 225.0 S.F.

- Overflow line Connected directly to street Wa non-erosive surface

- 265 Gallon Bushman Black Sumline Ranwater Collection Tank. SEE Rain Tank Detail On This Sheet

THE BLANCO RESIDENCE

3024 STANFORD AV MARINA DEL REY,

ENR

04/24/15

1/4"=1'-0" Drawn By:

HEET

A1.2

OF SHTS



3 3D View 1



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

-PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9-FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS EXPTION MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI

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

-WINDOW TREATMENT TO MATCH EXISTING -NEW ROOF MATERIAL TO MATCH EXISTING IN STYLE AND COLOR.

6 3D View 4

Community Planning Bureau Pignined by Colle-11ef-150

Sale-11ef-150

Pignined by Colle-11ef-150



BLANCO RESIDENCE

Elevations

DESIGN

ENR (818) 282-0437

SHEET# A3.0

Exhibit 2

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California Coastal

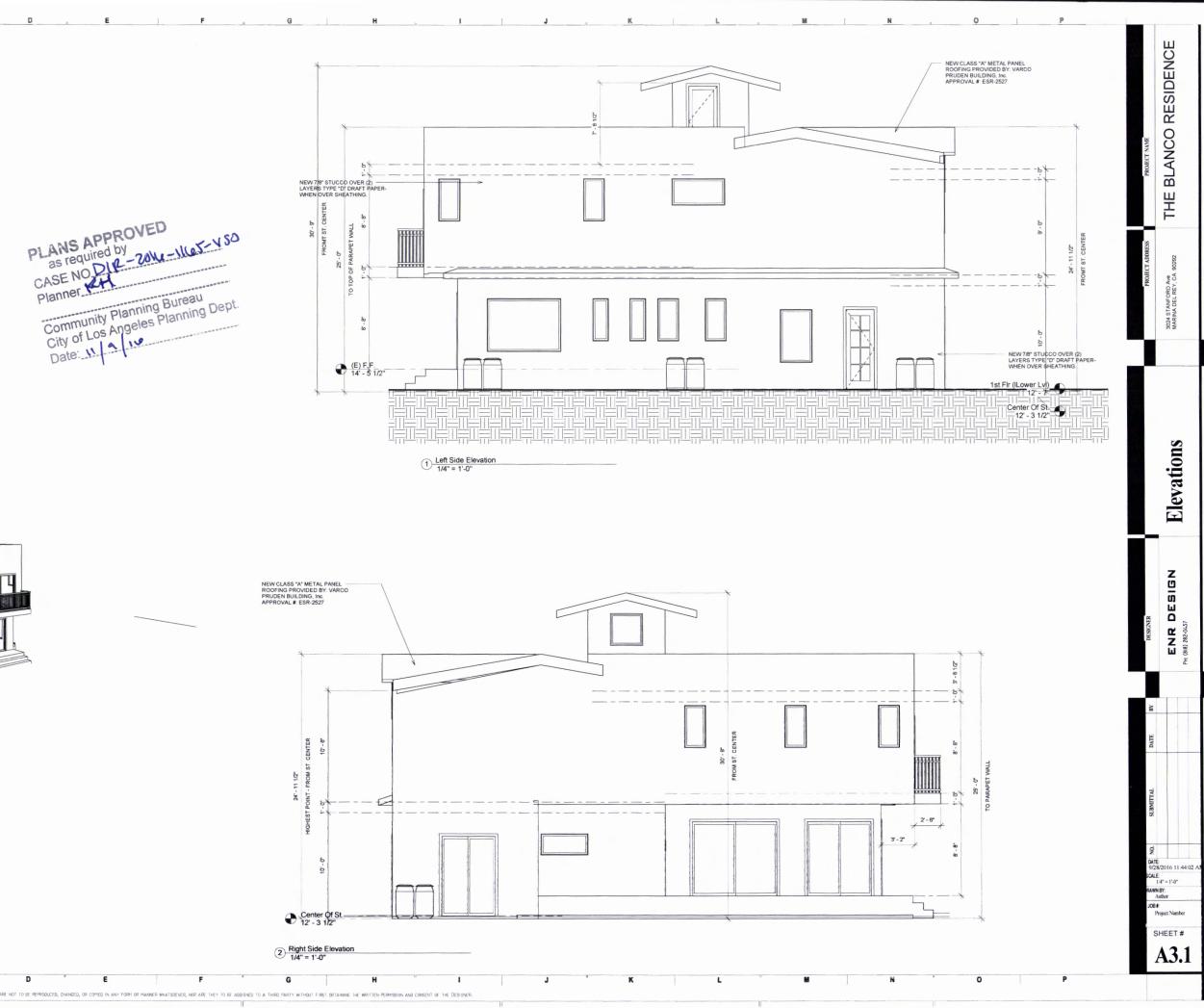
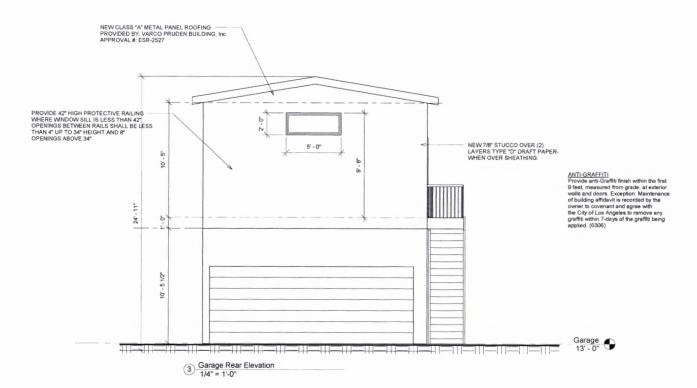


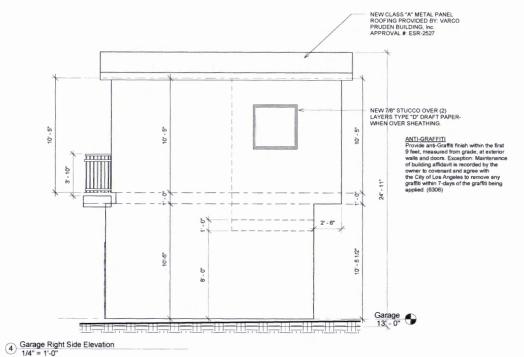


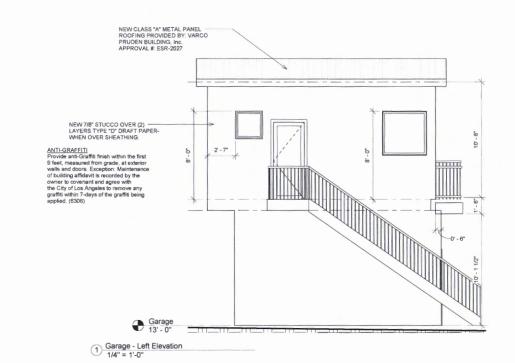
Exhibit 2

Page 5 of 6

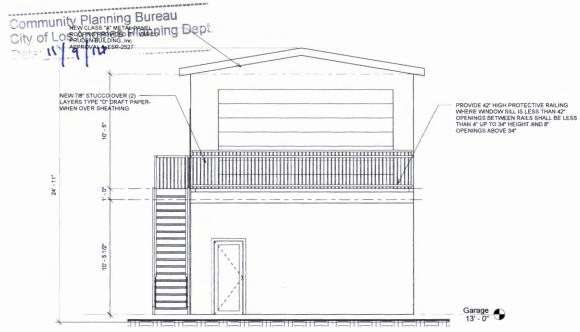
California Coastal Commission







as required by
CASE NO DIP 2014-1145-V\$0
Planner VI
Community Planning Bureau



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

Exhibit 2

Page 6 of 6



Author

JOB #:
Project Number

SHEET #

A3.2

BLANCO RESIDENCE

3024 STANFORD Ave. MARINA DEL REY, CA

Garage Elevations

DESIGN

EN R