

CALIFORNIA COASTAL COMMISSION

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



Th6b

Staff: C. Oshida – LB
Date: February 16, 2017

ADMINISTRATIVE PERMIT

Application No. **5-16-0956**

Applicant: Vibiana Molina

Project Description: Substantial demolition, interior remodel, and 946 sq. ft. second-floor addition to a 1,183 sq. ft., 1-story single family residence with detached 1-car garage, resulting in a 2,129 sq. ft., 2-story, 25 ft.-high, single-family residence with detached 1-car garage. Two additional on-site parking spaces are proposed for a total of 3 on-site parking spaces.

Project Location: 818 Venezia Avenue, Venice, City of Los Angeles, Los Angeles County
APN: 4241-032-013.

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:

March 9, 2017 9:00 a.m.

Ventura Board of Supervisors Chambers

800 S. Victoria Avenue

Ventura, CA 93009

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
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 to substantially demolish and remodel the existing 1,183 sq. ft., 1-story single family residence on a 4,001 square foot lot at 818 Venezia Avenue in the Milwood subarea of Venice, Los Angeles (**Exhibit 1**). The proposed project consists of the demolition of approximately 43 percent of the existing exterior walls and 100 percent of the existing roof. The project also consists of an interior remodel with a 946 sq. ft. second-floor addition, resulting in a 2,129 sq. ft., 2-story, single-family residence (**Exhibit 2**). The existing detached one-car garage will remain and two new uncovered parking spaces will be provided in the rear yard setback adjacent to the alley. In order to accommodate the two new parking spaces, one banana tree (*Musa* genus) is proposed to be removed. The parking area will be constructed using permeable pavers. The proposal includes rain gutters, downspouts, rain barrels, and permeable pavers 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. The existing landscape is to remain intact (except for the aforementioned banana tree) and therefore no new landscaping will be completed as part of this project. However, in the event that the vegetation is destroyed or removed during the construction of this project, the applicant proposes to replant with drought-tolerant and non-invasive species. Additionally, **Special Condition 1** and **Special Condition 2** require the applicant to observe water quality and best management practices (BMP) measures into the project, as well as, drought tolerant non-invasive landscaping.

Pursuant to 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 3 onsite parking spaces. This only applies where more than 50 percent of the existing structure are removed and/or replaced, which is proposed for this project. However, the proposal includes maintaining the existing one-car garage and adding two uncovered parking spaces accessed from a driveway at the rear alley which is consistent with the standards of the LUP and with previous Commission actions in the area. All vehicular access 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-mile inland of the public beach and 0.6-mile inland of Marina del Rey, and is designated for multi-family residential use by the Venice Land Use Plan and RD2-1 by the Los Angeles Zoning Code. The Milwood neighborhood is comprised of an amalgam of new and old one-to-two story buildings, and along Venezia Avenue the structures vary in number of residential units from single-family to two (2) units on a single lot. About one-third of the residential buildings along this block of Venezia Avenue are two stories in height. The subject property is neighbored on the north by a 1,969 square foot, two-story single-family residence and on the south by a 2,066 square foot, two-story single-family residence. The proposed project at 818

Venezia Avenue will result in a 2,129 square foot, two-story single-family residence. The project is designed to be consistent with previous Commission actions in the area (see table on next page for past Commission actions on Venezia Avenue).

The City of Los Angeles has consistently limited new development in the project area to a height of 25 feet (flat roof), or 30 feet (varied roofline) measured above the fronting right-of-way. The proposed project conforms to the 30-foot height limit of the LUP for varied rooflines, with a maximum height of 25 feet. 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 has a maximum height of 25 feet and, therefore, conforms to the mandated height limits in its neighborhood. Overall, the project is designed to be compatible with the residential character of the surrounding development.

Table 1. Recent past Commission actions on Venezia Avenue.

Address	CDP No.	Height (ft.)	Square Footage
826 Venezia Avenue (SFR)	5-13-0888-W	25'	2,855
828 Venezia Avenue (SFR)	5-12-331-W	23'*	2,028
835 Venezia Avenue (2 nd Unit)	5-12-041-W	25'	521
856 Venezia Avenue (SFR)	5-05-049-W	30'	2,894

*roof access structure not included in height

The City has not designated the property as a historic resource within the community, and SurveyLA, which is used as guidelines for historic resources in the area, also does not consider the property a historic resource nor does any other inventory maintained by the local government, the State of California, or the United States.

Section 30601 of the Coastal Act provides details regarding the geographic areas where applicant must also obtain a coastal development permit from the Commission in addition to obtaining a local coastal development permit from the City. These areas are considered Dual Permit Jurisdiction areas. Coastal zone areas outside of the Dual Permit Jurisdiction areas are considered Single Permit Jurisdiction areas. Pursuant to Section 30600(b) of the Coastal Act, the City of Los Angeles has been granted the authority to approve or deny coastal development permits in both jurisdictions, but all of the City's actions are appealable to the Commission. In this case, the project site is within the Single Permit Jurisdiction area.

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

- (a) The commission shall provide, by regulation, for the issuance of coastal development permits by the executive director of the commission or, where the coastal development permit authority has been delegated to a local government pursuant to Section 30600.5, by an appropriate local official designated by

resolution of the local government without compliance with the procedures specified in this chapter in cases of emergency, other than an emergency provided for under Section 30611, and for the following nonemergency developments: improvements to any existing structure; any single-family dwelling; any development of four dwelling units or less within any incorporated area that does not require demolition, and any other developments not in excess of one hundred thousand dollars (\$100,000) other than any division of land, and any development specifically authorized as a principal permitted use and proposed in an area for which the land use portion of the applicable local coastal program has been certified...

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

In this case, the proposed project has received the appropriate approvals from the local government and qualifies for the Commission's Administrative Calendar. The Venice Neighborhood Council recommended approval of the proposed development by a vote of 15-0-1 on August 16, 2016. The proposed development received Venice Coastal Zone Specific Plan Director of Planning Sign-off on June 17, 2016 (DIR-2016-2159-VSO) from the City of Los Angeles Planning Department.

B. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates best management practices (BMPs) to minimize the effect of construction and post-construction activities on the marine environment. These BMPs include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of rain barrels and permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters, as imposed in **Special Condition 1** and **Special Condition 2**. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

D. DEVELOPMENT

A single-family residence consists of many components that can be measured, such as: the foundation, plumbing, electrical, walls, floor, and/or roof of the structure. The project plans must indicate the amount of demolition and augmentation that is necessary to build the proposed remodel. If 50 percent or more of the total of these components are being replaced, then the project must obtain a coastal development permit pursuant to Section 30600(a) of the Coastal Act.

Typically, the addition of a second story to a one-story house would necessitate a coastal development permit because the amount of construction required to support the additional weight of a new level would often require substantial reconstruction/reinforcement of the first-floor load bearing walls, often with steel framing, and/or a new foundation. Even if the plans do not indicate replacement of floors and walls, the City building inspector may require replacement of these components for safety reasons. For example, when an older house is enlarged from one story to two-story, more than fifty percent of the components may need to be replaced due to termite infestation and/or dry rot, which are typical of Southern California homes.

In this case, the applicant is proposing the demolition of approximately 43 percent of the exterior walls, and 100 percent of the roof of the existing 1,183 sq. ft., one-story single-family residence constructed in 1923. 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 818 Venezia 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 and 30252 of the Coastal Act.

E. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program (LCP), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Venice Land Use Plan was certified by the Commission on June 14, 2001 and is advisory in nature and may provide guidance. The proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project as proposed will not prejudice

the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

There are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the proposed project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Construction Responsibilities and Debris Removal.** By acceptance of this 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 the 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/wateruse/efficiency/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: 818 Venezia Avenue, Venice

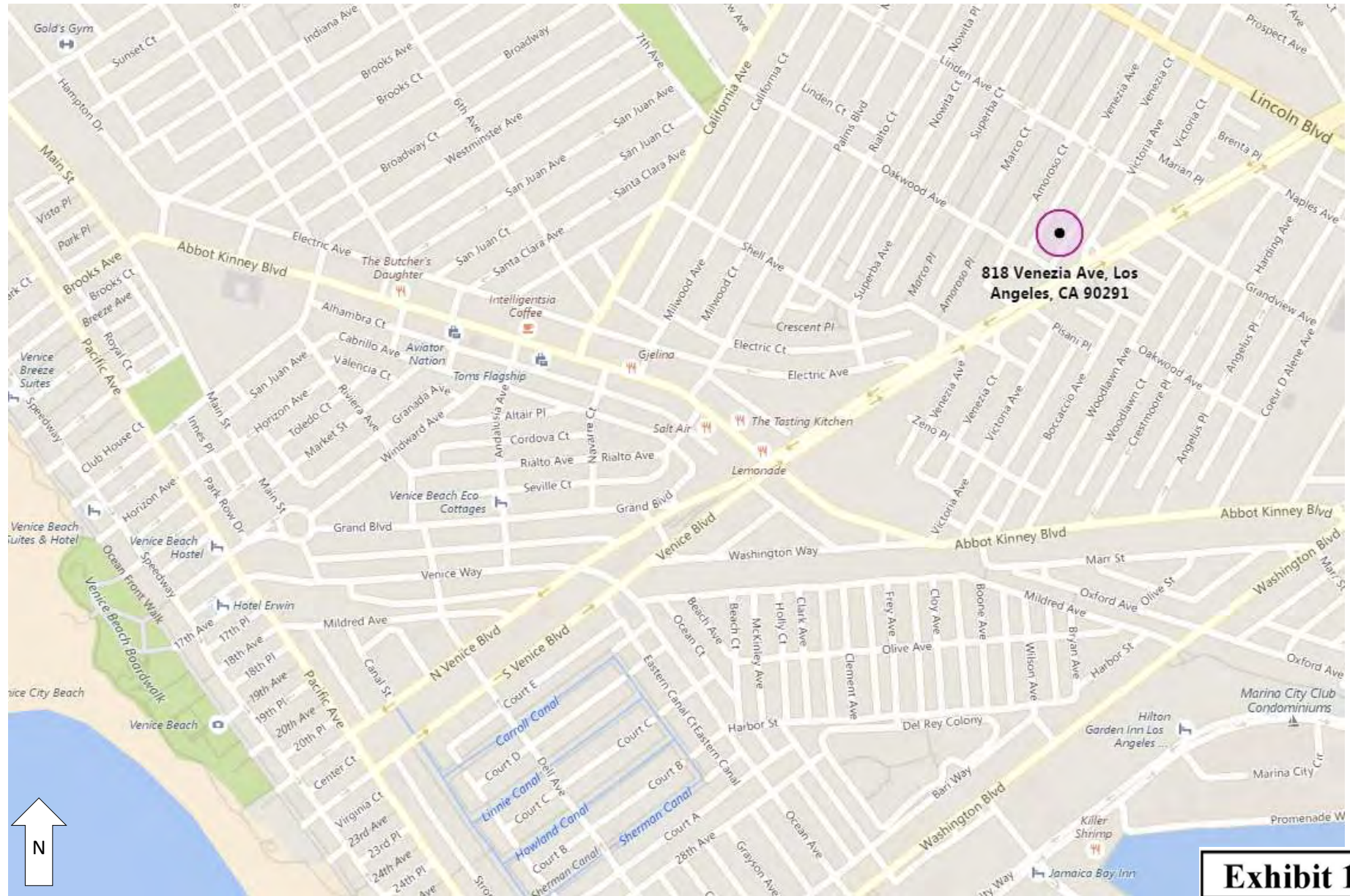


Photo credit: Bing Maps

Exhibit 1

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California Coastal
Commission

Vicinity Map: 818 Venezia Avenue, Venice



Photo credit: Bing Maps

Exhibit 1

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Commission



PROJECT INFORMATION

LEGAL DESCRIPTION	APN: 4241032013	PLANNING & ZONING INFORMATION	LOT SIZE: 39.95' X 100.15'
TRACT: VENICE GATEWAY	MAP REFERENCE: M B 7-161	LOT/PARCEL AREA: 4000.9 ft²	MAX. RESIDENTIAL FLOOR AREA: N/A
BLOCK: H	LOT NO.: 13	MAX. ALLOWED BLDG. HEIGHT: 25'-0" (FLAT)	EXISTING BLDG. HEIGHT: 13'-9 1/2"
MAP SHEET: 108B149		PROPOSED BLDG. HEIGHT: 24'-7 1/2"	CONSTRUCTION TYPE: V B
OWNER: VIBIANA MOLINA		NUMBER OF STORIES: 2	R2-1
818 VENEZIA AVENUE		ZONING: OAKWOOD, MILLWOOD, SOUTH EAST VENICE	0 C.Y. (NO NEW GRADING PROPOSED)
LOS ANGELES, CA 90291		SUB AREA: EXISTING 1-CAR GARAGE & 2 UNCOVERED COMPACT PARKING STALLS	
ARCHITECT: BESTOR ARCHITECTURE		SQ. FOOTAGE BREAKDOWN	
BARBARA BESTOR		EXISTING GROSS FLOOR AREA: 1,182.5 ft² (EXISTING FIRST FLOOR)	
2825 GLENDALE AVE		PROPOSED GROSS FLOOR AREA: 945.9 ft² (SECOND FLOOR ADDITION)	
LOS ANGELES, CA 90029			
323.666.9399			
STRUCTURAL ENGINEER: CRAIG PHILLIPS		TOTAL GROSS FLOOR AREA: 2128.4 ft²	
ENGINEERING AND DESIGN			
2123 VESTAL AVE			
LOS ANGELES, CA, 90026			
310.625.2325			

APPLICABLE CODES

TITLE 24
2013 CALIFORNIA RESIDENTIAL CODE W/ LA CITY AMENDMENTS
2013 CALIFORNIA MECHANICAL CODE (CMC) W/ LA CITY AMENDMENTS
2013 CALIFORNIA PLUMBING CODE (CPC) W/ LA CITY AMENDMENTS
2013 CALIFORNIA ELECTRIC CODE (CEC) W/ LA CITY AMENDMENTS
2013 CALIFORNIA ENERGY CODE (CEC) W/ LA CITY AMENDMENTS
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

SCOPE OF WORK

INTERIOR RENOVATION AND ADDITION OF SECOND FLOOR TO EXISTING ONE STORY SINGLE-FAMILY DWELLING.

WORK TO INCLUDE NEW WINDOWS AND DOORS ON MAIN FLOOR, REMODEL OF MAIN HOUSE, INCLUDING NEW KITCHEN AND BATHROOMS.

SHEET INDEX

SHEET NUMBER	SHEET TITLE	CDP APPLICATION	PLAN CHECK				
ARCHITECTURE		06/13/16	06/13/16				
A0.0	COVER SHEET	*	*				
A0.1	GENERAL NOTES	*	*				
A0.2	TITLE 24	*	*				
A0.3	TITLE 24	*	*				
A0.4	GREEN BUILDING	*	*				
A0.5	GREEN BUILDING	*	*				
A0.6	DOOR & WINDOW SCHEDULE	*	*				
A0.7	SITE PLAN	*	*				
A1.0	DEMOLITION PLAN	*	*				
A1.1	FLOOR PLANS	*	*				
A1.2	ROOF PLAN	*	*				
A2.0	EXTERIOR ELEVATIONS	*	*				
A2.1	EXTERIOR ELEVATIONS	*	*				
A2.2	EXTERIOR ELEVATIONS	*	*				
A3.0	SECTIONS	*	*				
A3.1	SECTIONS	*	*				
A7.0	DETAILS	*	*				
STRUCTURAL							
S.1	STRUCTURAL NOTES	*	*				
S.2	FOUNDATION PLAN	*	*				
S.3	ROOF & FLOOR FRAMING PLANS	*	*				
D.1	STRUCTURAL DETAILS	*	*				
D.2	STRUCTURAL DETAILS	*	*				
D.3	TYPICAL FRAMING DETAILS	*	*				
D.4	STRUCTURAL DETAILS	*	*				
D.5	STRUCTURAL DETAILS	*	*				

PROJECT NAME:

MOLINA REMODEL/ADDITION
818 VENEZIA AVENUE
VENICE, CALIFORNIA
90291

ARCHITECT:

BESTOR ARCHITECTURE
3920 FOUNTAIN AVENUE
LOS ANGELES, CA 90029
T 323.666.9399 F 323.666.2414
http://www.bestorarchitecture.com

STRUCTURAL ENGINEER:

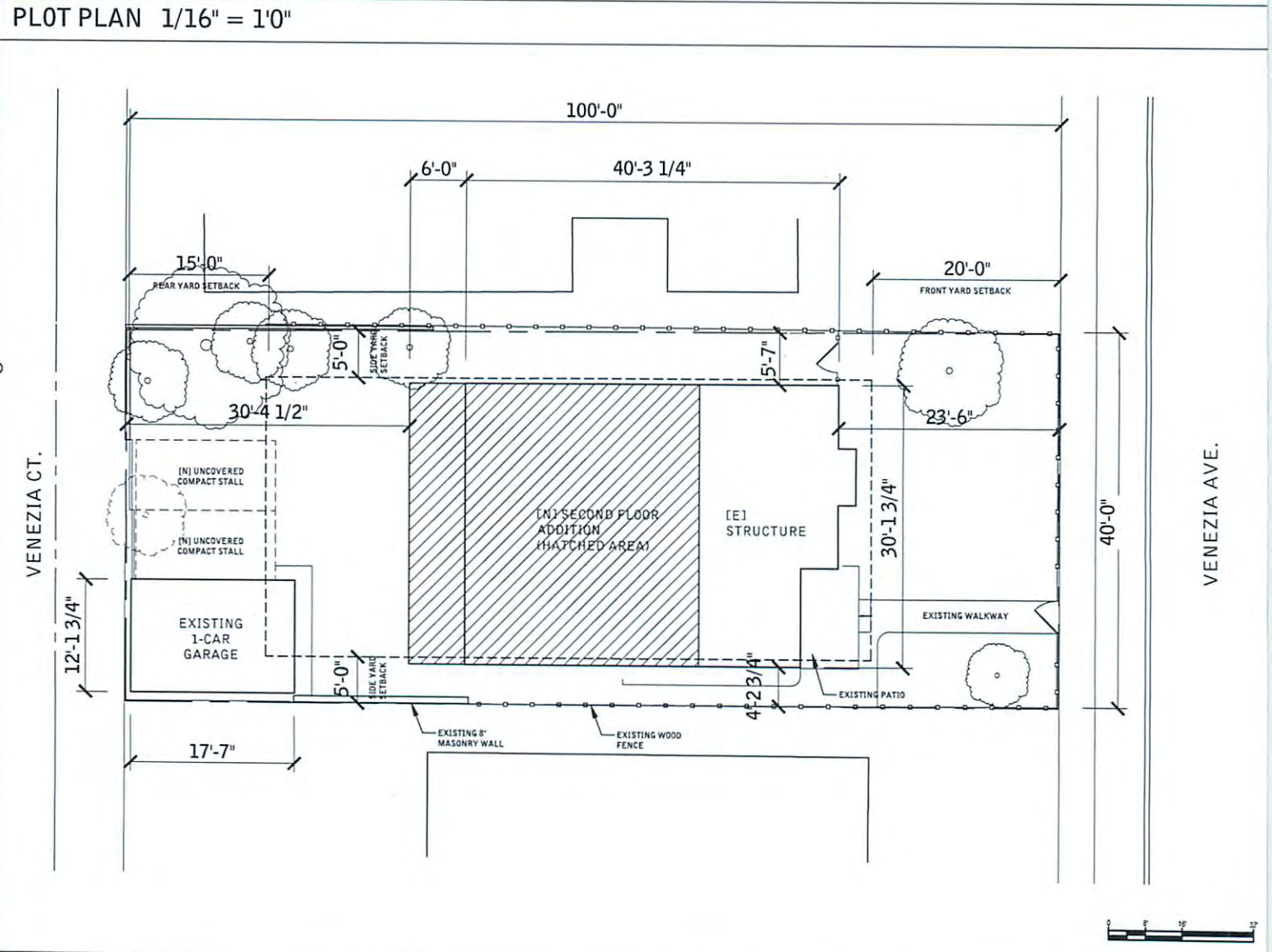
CRAIG PHILLIPS
ENGINEERING AND DESIGN
2123 VESTAL AVENUE
LOS ANGELES, CA 90026
(310) 625-2325

SURVEYOR:

RAY LOMBERA & ASSOCIATES
135 S. JACKSON ST. SUITE 202
GLENDALE, CA 91205
(323) 257-9711

SOILS ENGINEER:

BYER GEOTECHNICAL
1441 EAST CHEVY CHASE DRIVE
SUITE 200
GLENDALE, CA 91206
(818) 549-9959



SYMBOLS

ROOM TAG	ROOMNAME1 ROOMNAME2 8888	ROOM NUMBER
ENLARGEMENT TAG	XX XXXX	ENLARGEMENT NUMBER ENLARGEMENT AREA SHEET NUMBER
SECTION TAG	XX AX-XX XXX	DETAIL NUMBER SHEET NUMBER
SECTION DETAIL TAG	XX AX-XX XXX	DETAIL NUMBER SHEET NUMBER
ELEVATION TAGS	XX XXXX	ELEVATION NUMBER SHEET NUMBER
ELEVATION TARGET	XX XXXX XX	ELEVATION NUMBER SHEET NUMBER
GRID BUBBLE	#	
REVISION CLOUD		

PLANS APPROVED

as required by

CASE NO. PIR 2016-2159-VSO

Planner: S. Smith - Yumml

Community Planning Bureau
City of Los Angeles Planning Dept.

Date: 6/17-16

KEY PLAN:

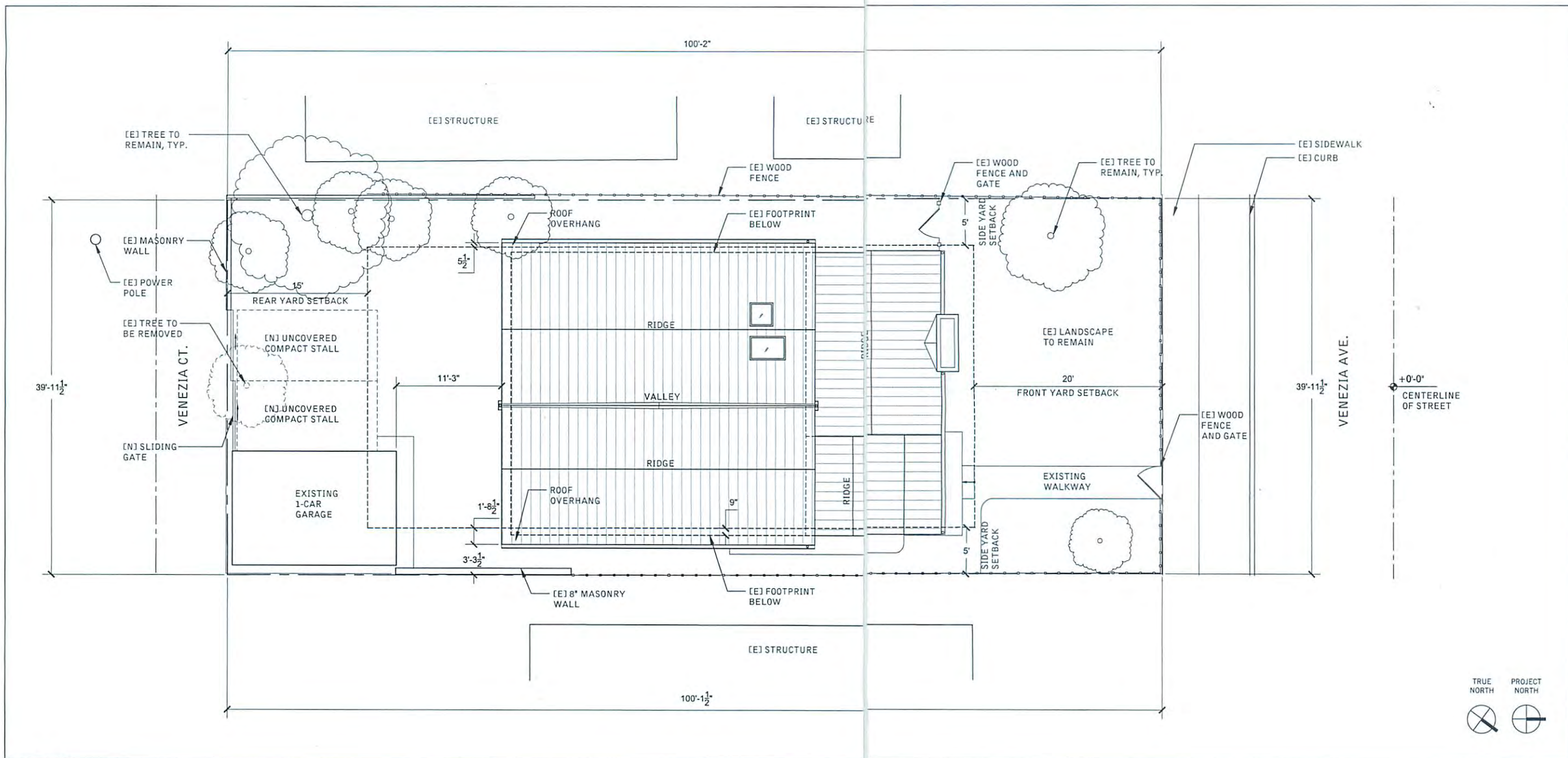
SUBMISSION RECORD:

01	CDP APP	06/13/16
02	PLAN CHECK	06/13/16

SCALE: NTS

DRAWING TITLE

COVER SHEET



SITE PLAN 3/16" = 1'-0" 01

1. STAKE AND FLAG THE PROPERTY LINES IN ACCORDANCE WITH A LICENSED SURVEY MAP.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORSEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. (1003.3)
5. ALL EXTERIOR STAIR TREADS, LANDINGS, DECKS AND PAD/PAVERS SHALL BE SLOPED TO DRAIN.
6. ALL EXISTING TREES TO REMAIN, UNLESS OTHERWISE NOTED (VON). CONTRACTOR TO PROTECT EXISTING TREES DURING ALL CONSTRUCTION OPERATIONS.
7. ALL NEW GRADED SLOPES SHALL BE NO STEEPER THAN 2:1. 91.7010.2, 91.7011.2
8. MEET ALL REQUIREMENTS FOR EXCAVATIONS CONTAINED IN THE STATE CONSTRUCTION SAFETY ORDERS ENFORCED BY THE STATE DIMENSION OF INDUSTRIAL SAFETY.
9. AN APPROVED SEISMIC SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
10. DETAIL PAD ELEVATIONS TO PROVIDE MINIMUM 2% TO APPROVED LOCATIONS.
11. MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20% (GRADE DETAILS AND TRANSITIONS SLOPES REQUIRED WHERE SLOPE EXCEEDS 12-1/2% MAXIMUM SLOPE WITHIN PARKING AREA IS 5% 12.12A(6).
12. THE CONSTRUCTION SHALL NOT RESTRICT A CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES INCLUDING BUT NOT LIMITED TO POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
13. ALL ELECTRICAL, TELECOMMUNICATION AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND.
14. 5X5' HYD AREAS TO BE MAINTAINED FREE AND CLEAR OF ALL OBSTRUCTIONS IN EXCESS OF 24" IN HEIGHT PURSUANT TO SMMC SEC. 9.04.10.02.090.
15. IRRIGATION AND LANDSCAPE ALTERATIONS NOT TO BE PERFORMED WITHOUT PRIOR PLAN SUBMITTAL AND APPROVAL.
16. NO REUSE/RECYCLING AREA AT THIS PROPERTY.
17. VERIFY THAT THE EXISTING SEWER LATERAL IS CAPPED.
18. DOMESTIC WATER SERVICE LINE MUST BE DUCTILE IRON PIPE, NOT PVC.
19. COPIES OF NOTIFICATION TO AMOQ SHALL BE PROVIDED TO BUILDING AND SAFETY PRIOR TO THE REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL, PER AMOQ RULE 403.

SITE PLAN NOTES

- CITY GENERAL PUBLIC NOTES
1. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT OF WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS, ADMINISTRATIVE SERVICES, ROOM 113.
2. OWNER IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK AT (310)458-8737.
3. ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.
4. ALL OFFSITE WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, EDITION AS AMENDED BY THE CITY OF SANTA MONICA AND CITY OF SANTA MONICA STANDARDS.
5. ALL SURVEY POINTS SHALL BE PROTECTED OR RE-ESTABLISHED IF THEY ARE REMOVED, DAMAGED OR DESTROYED DURING CONSTRUCTION.
6. NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.
7. WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION AND SHALL BE MITIGATED FROM PERMEATING INTO FOUNDATION WALL AND FOOTING OF THE NEW PROPOSED IMPROVEMENTS.
8. NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
9. POLLUTED RUNOFF (INCLUDING RUNOFF CONTAINING SEDIMENTS AND/OR CONSTRUCTION WASTES) FROM A CONSTRUCTION PARCEL SHALL NOT LEAVE THE PARCEL.
10. ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST OFF-SITE UTILITY POLE. CONTRACTOR/DEVELOPER HAS MADE ARRANGEMENTS WITH THE UTILITY COMPANIES TO PLACE ALL OVERHEAD UTILITIES UNDERGROUND.
11. PRIOR TO COMMENCING ANY UNDERGROUND UTILITY WORK, OBTAIN SEPARATE UTILITY EXCAVATION PERMITS AND STREET USE PERMITS FROM PROPERTY LINE TO SANITARY SEWER MAIN IN ACCORDANCE WITH CITY OF SANTA MONICA STANDARDS. (SEWER PERMIT REQUIRED) OR UTILITY EXCAVATION. CONTACT PW ADMINISTRATIVE SERVICES, ROOM 113.
12. THE CITY STRONGLY URGES THE APPLICANT TO INSPECT THE EXISTING SEWER CONNECTION. IF THE CONNECTION IS DAMAGED OR OVER 30 YEARS OLD, THE CITY RECOMMENDS THAT THE APPLICANT SHOW ON THE PLANS THE CONSTRUCTION OF A NEW 6-INCH DIAMETER VCP SANITARY SEWER FROM PROPERTY LINE TO SANITARY SEWER MAIN IN ACCORDANCE WITH CITY OF SANTA MONICA STANDARDS. (SEWER PERMIT REQUIRED)
13. OWNER/CONTRACTOR SHALL COMPLY WITH THE UTILITY DIVISION CROSS CONNECTION GUIDELINES. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, CROSS CONNECTION CONTROL INSPECTION MUST BE COMPLETED. PRIOR TO INSTALLATION OF ANY CROSS-CONNECTION DEVICE, CONTACT THE CITY'S CROSS-CONNECTION INSPECTOR AT (310)458-8535. CONTACT THE CITY WATER DIVISION AT (310)458-8533.
14. PRIOR TO INSTALLATION OF ANY CROSS-CONNECTION DEVICE, PLEASE CONTACT THE CITY'S CROSS-CONNECTION INSPECTOR AT (310)458-8533.

SITE PLAN NOTES - CONTINUED

1. NO NEW GRADING NOR RETAINING WALLS IN REAR, SIDE YARDS OR FRONT YARD.
2. NO CHANGE TO (E) NATURAL SURFACE DRAINAGE PATTERN.
3. ALL CONCENTRATED DRAINAGE FROM ROOF SHALL BE CONDUCTED VIA GRAVITY TO THE STREET AT 2% MINIMUM SLOPE.

SITE GRADING / DRAINAGE NOTES

PLANS APPROVED as required by

CASE NO. Planner [Signature]

Community Planning Bureau
City of Los Angeles Planning Dept.
Date: 6/17-16

SITE PLAN LEGEND

PROJECT NAME:
MOLINA REMODEL/ADDITION
815 VENEZIA AVENUE
VENICE, CALIFORNIA 90029

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SOILS ENGINEER:
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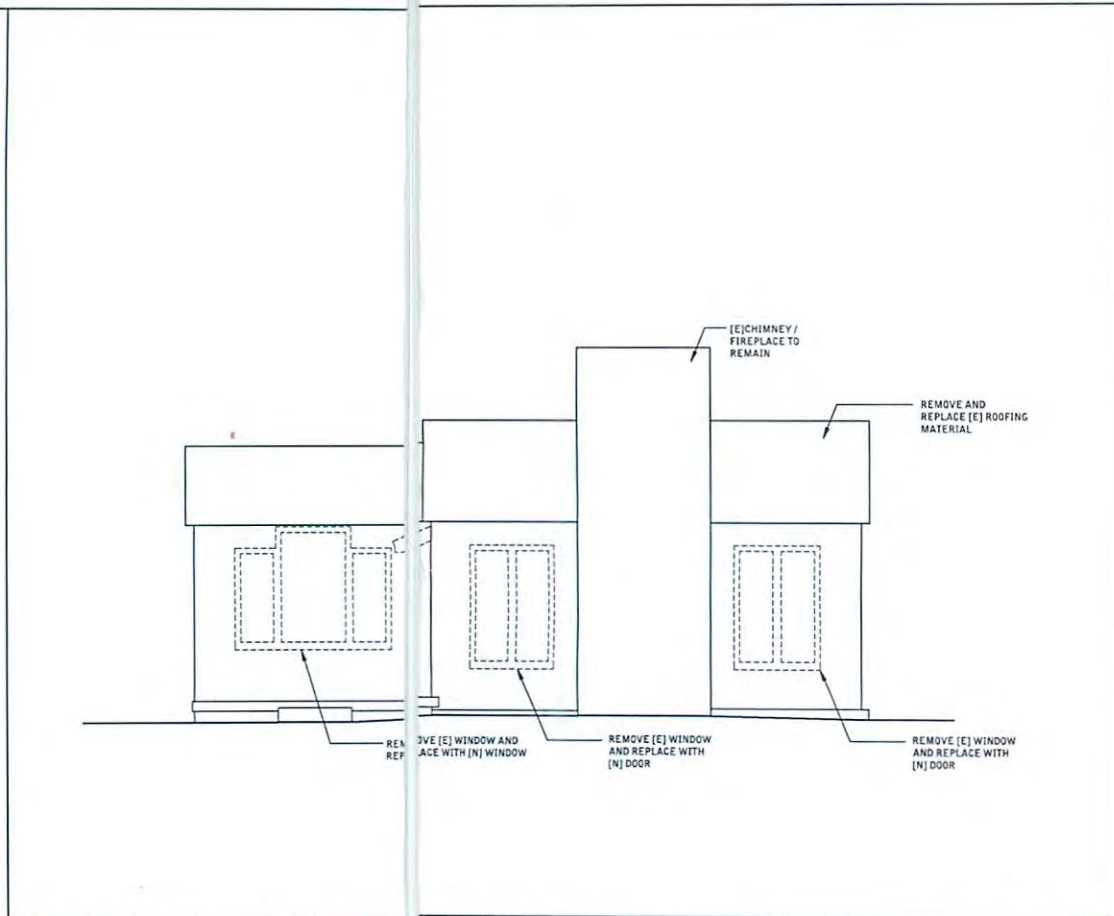
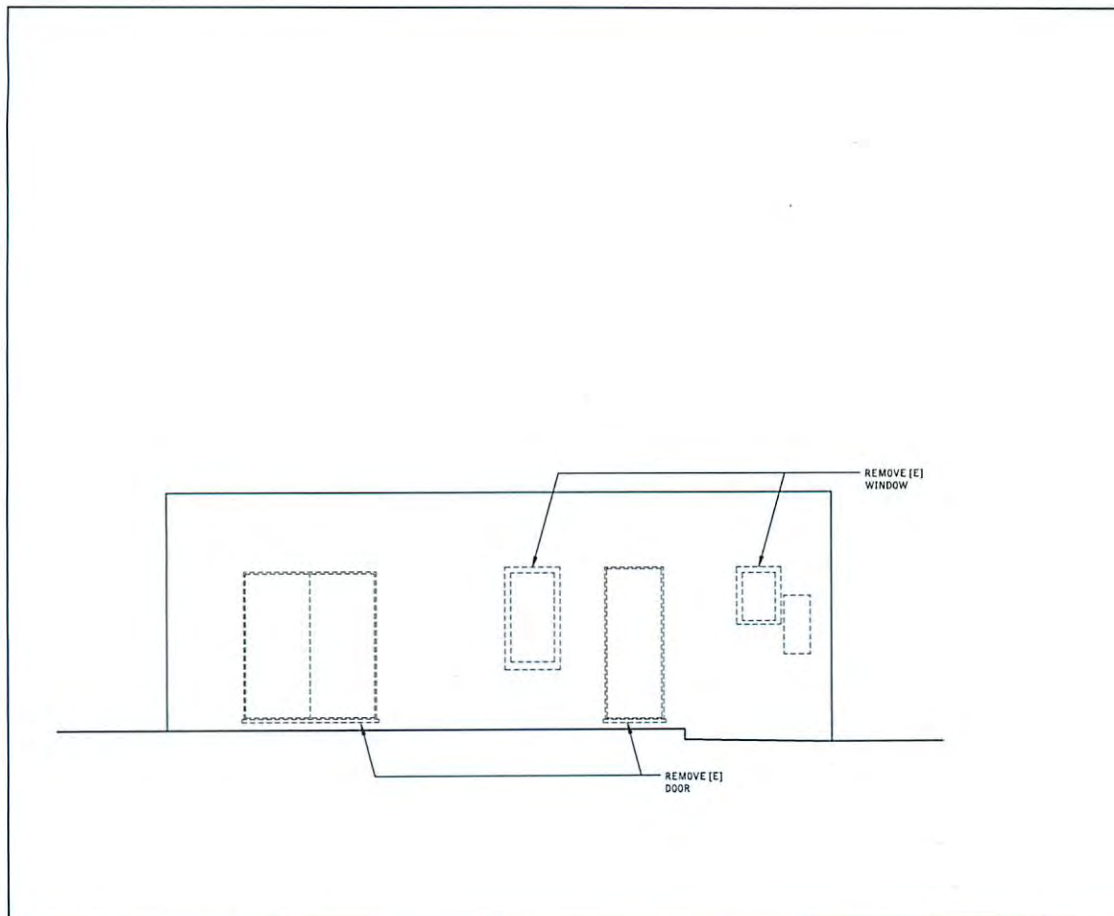
LICENSED ARCHITECT
BARBARA A. BESTOR
C-26132
Ren. [Blank]

KEY PLAN:
[Diagram showing site location within a larger context]

SUBMISSION RECORD:
01 COR APP 06/13/16
02 PLAN CHECK 06/13/16

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

DRAWING TITLE
SITE PLAN



FLOOR PLAN LEGEND

(E) WALL
(N) WALL
(N) WALL
1-HR FIRE RATED
5/8" TYPE X GWS ON 2 SIDES

OPEN TO BELOW

DOOR SYMBOL

WINDOW SYMBOL

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

MILLWORK
SEE INTERIOR ELEVATIONS FOR DETAILS
STRUCTURAL FOOTING BELOW
SEE STRUCTURAL DRAWINGS FOR DETAILS

AREA OF [N] ADDITION

AREA OF [E] MAIN FLOOR TO BE EXTERIOR SPACE

PARTITION DIMENSIONING

DIM TO FACE OF FINISH

FIRE EXTINGUISHER CABINET

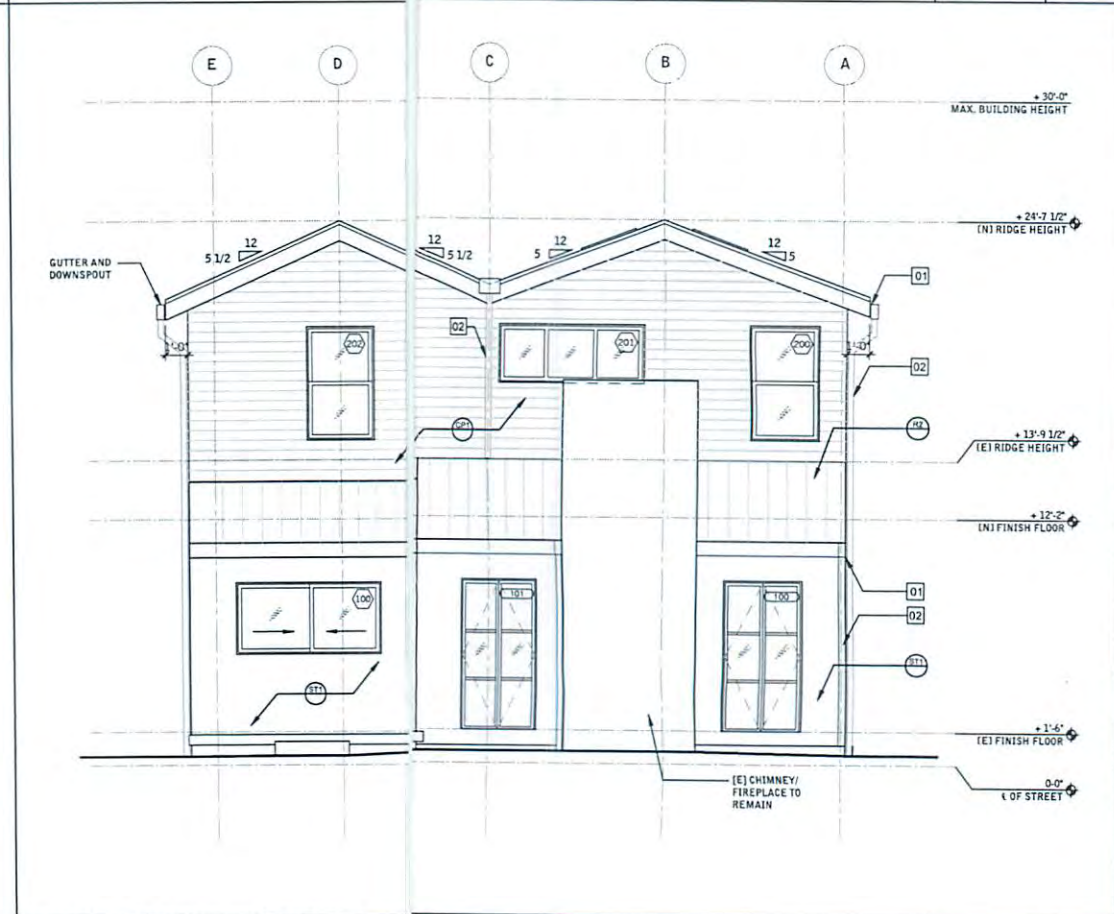
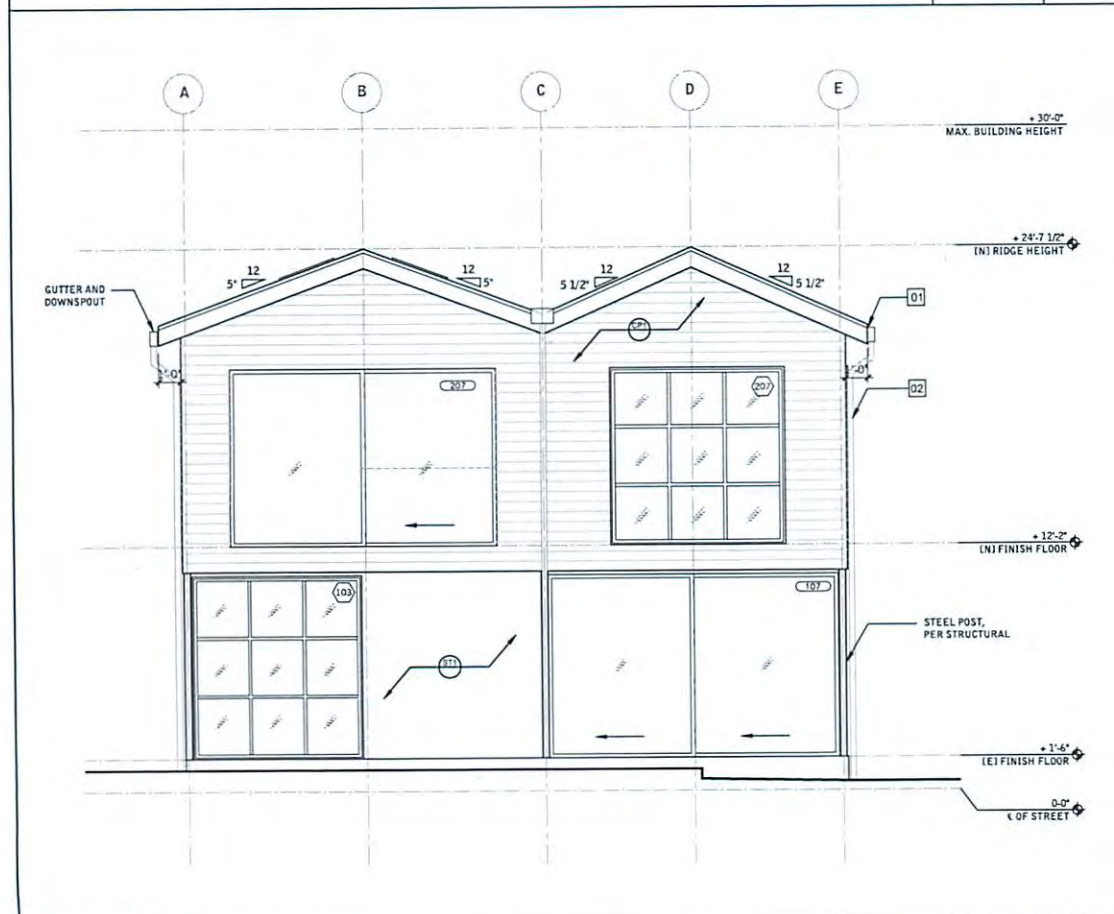
EQUIPMENT TAG

PARTITION TYPE
LOCATION OF PARTITION
VARIANT
PARTITION

1 HR FIRE RATED PARTITION

SOUTH ELEVATION - EXISTING 1/4" = 1'-0" 04

NORTH ELEVATION - EXISTING 1/4" = 1'-0" 02



ELEVATION NOTES

01 [N] GUTTER PAINTED TO MATCH EXTERIOR FINISH

02 [N] DOWNSPOUT - SEE PLAN FOR LOCATION

PLANS APPROVED
as required by

CASE NO. _____
Planner _____

Community Planning Bureau
City of Los Angeles Planning Dept.
Date: 6/17-16

EXTERIOR FINISH TYPES

SYMBOL	TYPE	DESCRIPTION
(ST)	PORTLAND CEMENT STUCCO	FULL HEIGHT EXTERIOR WALL 3 1/2" STUD WITH GWS ON ONE SIDE WITH PLYWOOD SHEATHING HOME WRAP, LATHE AND 3 PART STUCCO ON EXTERIOR FACE
(FPC)	FIBER CEMENT PANEL	FULL HEIGHT EXTERIOR WALL 3 1/2" STUD WITH PLYWOOD SHEATHING, HOME WRAP, & SMOOTH HARDIE PLANK ON BOTH SIDES
(SL)	STANDING SEAM ROOFING	METAL STANDING SEAM ROOF, CUSTOM-BILT PRE-WEATHERED GALVALUME, 501 - 25

SOUTH ELEVATION - PROPOSED 1/4" = 1'-0" 03

NORTH ELEVATION - PROPOSED 1/4" = 1'-0" 01

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SOILS ENGINEER:
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SUITE 200
GLENDALE, CA 91204
(818) 549-9959

LICENSED ARCHITECT
BARBARA BESTOR
C-26132
Ren. _____
STATE OF CALIFORNIA

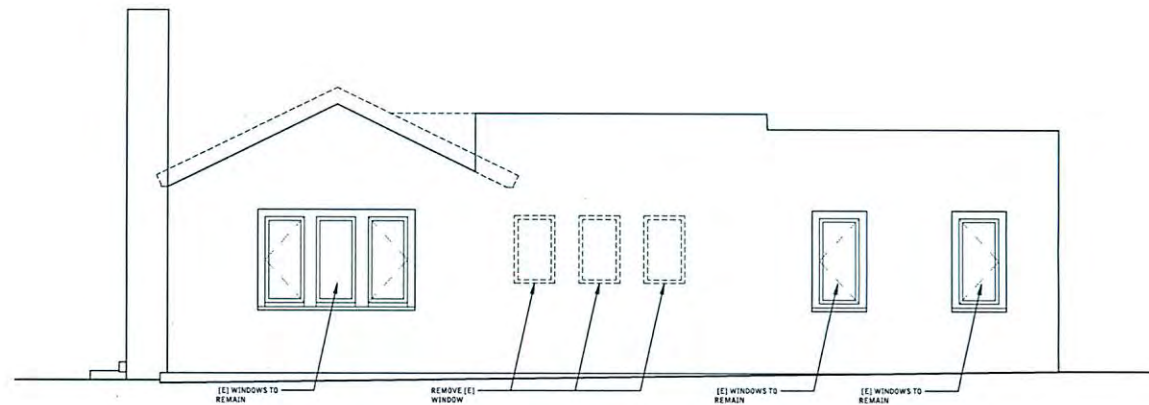
KEY PLAN:

SUBMISSION RECORD:
01 COP APP 06/13/16
02 PLAN CHECK 06/13/16

SCALE: 3/4" = 1'-0"

DRAWING TITLE
ELEVATIONS

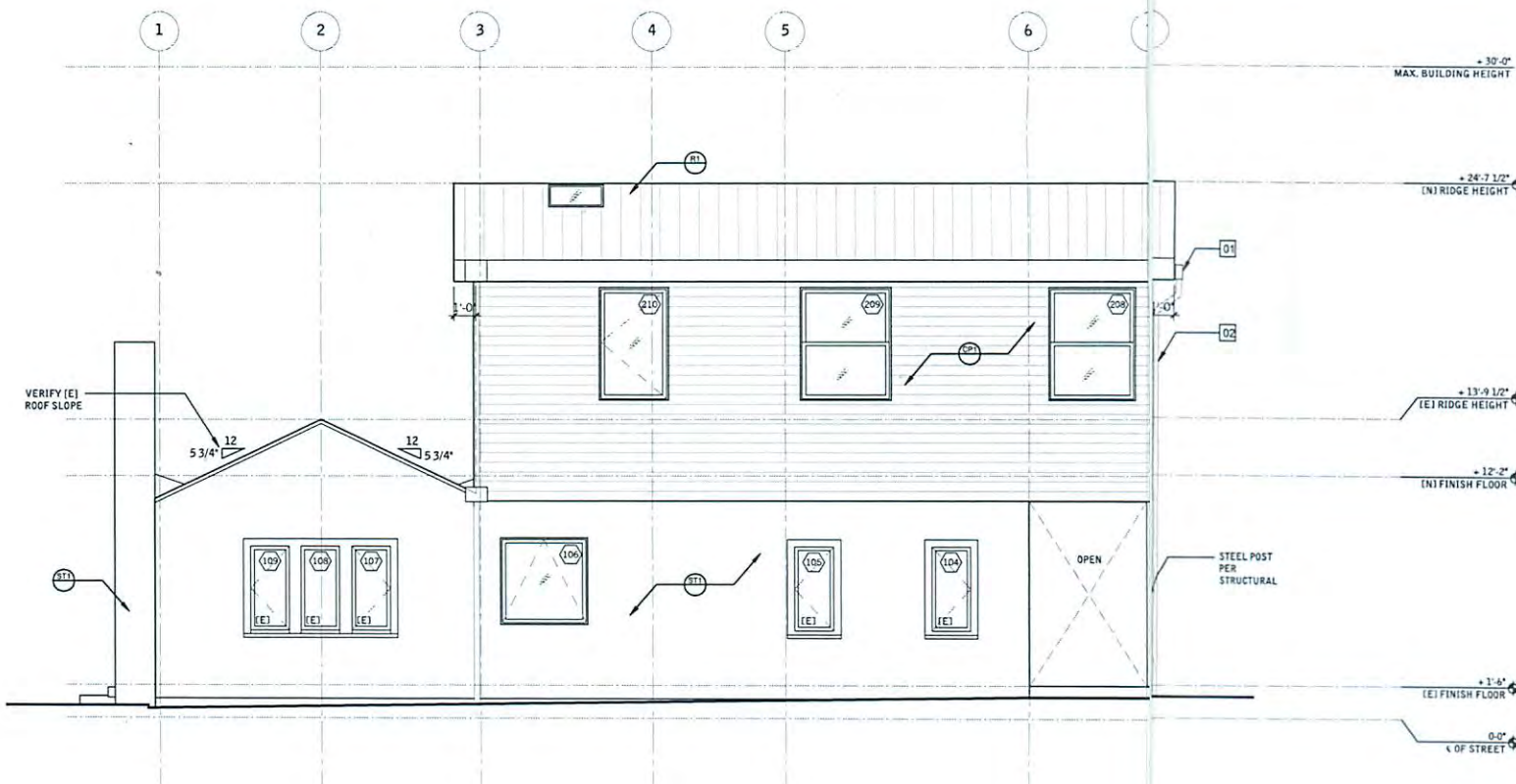
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Commission



WEST ELEVATION - EXISTING

1/4" = 1'-0"

02



WEST ELEVATION - PROPOSED

1/4" = 1'-0"

01

FLOOR PLAN LEGEND

(E) WALL	PARTITION DIMENSIONING
(N) WALL	DIM TO FACE OF FINISH
(N) WALL 1-HR FIRE RATED 5/8" TYPE X GWB ON 2 SIDES	FIRE EXTINGUISHER CABINET
OPEN TO BELOW	EQUIPMENT TAG
DOOR SYMBOL	PARTITION TYPE
WINDOW SYMBOL	LOCATION OF PARTITION
SMOKE DETECTOR	VARIANT
CARBON MONOXIDE DETECTOR	PARTITION
MILLWORK	1-HR FIRE RATED PARTITION
SEE INTERIOR ELEVATIONS FOR DETAILS	
STRUCTURAL FOOTING BELOW	
SEE STRUCTURAL DRAWINGS FOR DETAILS	
AREA OF (N) ADDITION	
AREA OF (E) MAIN FLOOR TO BE EXTERIOR SPACE	

ELEVATION NOTES

- 01 (N) GUTTER PAINTED TO MATCH EXTERIOR FINISH
- 02 (N) DOWNSPOUT - SEE PLAN FOR LOCATION

PLANS APPROVED
as required by

CASE NO. _____
Planner _____
Community Planning Bureau
City of Los Angeles Planning Dept.
Date: 6/17-16

EXTERIOR FINISH TYPES

SYMBOL	TYPE	DESCRIPTION
(STU)	PORTLAND CEMENT STUCCO	FULL HEIGHT EXTERIOR WALL 3 1/2" STUCCO WITH GWS ON ONE SIDE WITH PLYWOOD SHEATHING HOME WRAP, LATHE AND 3 PART STUCCO ON EXTERIOR FACE
(FIB)	FIBER CEMENT PANEL	FULL HEIGHT EXTERIOR WALL 3 1/2" STUCCO WITH PLYWOOD SHEATHING, HOME WRAP, 8" SMOOTH HARDIE PLANK ON BOTH SIDES
(SRI)	STANDING SEAM ROOFING	METAL STANDING SEAM ROOF, CUSTOM-BILT PRE-WEATHERED GALVALUME, SRI = 12

PROJECT NAME:

MOLINA REMODEL/ADDITION
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SOILS ENGINEER:

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GLENDALE, CA 91206
(818) 549-9959



KEY PLAN:



SUBMISSION RECORD:

01 CDP APP 06/13/16
02 PLAN CHECK 06/13/16

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

DRAWING TITLE
ELEVATIONS

Exhibit 2

Page 5 of 6



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Commission



PERSPECTIVE RENDERING

02



STREET ELEVATION

PROJECT NAME:

MOLINA REMODEL/ADDITION
818 VENEZIA AVENUE
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ARCHITECT:

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ARCHITECTURE**
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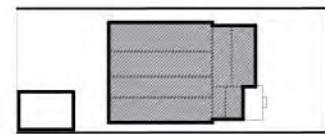
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(818) 549-9959



KEY PLAN:



SUBMISSION RECORD:

01 CDP APP 06/13/16

02 PLAN CHECK 06/13/16

SCALE: AS NOTED

DRAWING TITLE

PERSPECTIVE RENDERING
AND STREET ELEVATIONS

SHEET NO:

Exhibit 2

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California Coastal
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