

CALIFORNIA COASTAL COMMISSION

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



Th6c

Staff: M. Alvarado-LB

Date: 02/16/2017

ADMINISTRATIVE PERMIT

Application No. 5-17-0021

Applicants: Bjorn Tobia Dahl & Anna Karolina Sandstrom

Project Description: Request for after-the-fact approval for the 1979 demolition of a duplex and the 1987 construction of a 1,221 sq. ft., 15.7 ft. high one-story single-family residence and 368 sq. ft., 13.5 ft. high detached garage. The applicant is also proposing new development, including the remodel of this single family residence and the conversion of the detached garage into an accessory living quarter, which will not result in a change in height or floor area. Two parking spaces will be maintained on-site.

Project Location: 918 California Avenue, Venice, City of Los Angeles, Los Angeles County
APN: 4241008006

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: Marlene Alvarado
Title: 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 thru eight.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development, which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION

A. PROJECT DESCRIPTION & LOCATION

The applicants are requesting after-the-fact approval for the 1979 demolition of a duplex, and the 1987 construction of a 1,221 sq. ft., 15.7 ft. high one-story single-family residence with a 368 sq. ft., 13.5 ft. high detached garage (**Exhibit 1**). The applicant is also proposing new development, including the remodel of this single-family residence and the conversion of the detached garage into an accessory living quarter (368 sq. ft.), which will be ancillary to the residence (**Exhibit 2 & 3**). The accessory living quarter will consist of a bedroom and bath and, although detached, will be part of the main residence; therefore, will not require additional parking. The scope of work for the remodel includes new windows, plaster repairs and color coat, minor partitions, gypsum wallboard, kitchen renovations, bathroom renovations, a new $\frac{3}{4}$ bath, and construction of front and rear porches. No change in height or floor area of either the subject residence or accessory structure is proposed to ensure consistency with the character of surrounding development and the pedestrian scale of the street in the neighborhood. The project site will be surrounded by primarily one-story, but also two-story, single-family and multi-family residences, and will be fronted by an elementary school comprised of one- to two-story buildings. Two parking spaces accessed from the rear alley will be maintained on-site, which is consistent with the standards of the certified Venice Land Use Plan (LUP).

The project site is a 4,604 sq. ft. lot located at 918 California Avenue in the Milwood subarea of Venice, City of Los Angeles (**Exhibit 1**). The project site has a 33.98 ft. frontage on California Avenue and a depth of 135.4 ft., and adjoins California Court alley to the rear of the property. The subject parcel is designated Low Medium II Density Residential by the Venice LUP and RD 1.5-1 by the City of Los Angeles Zoning Code and is part of a developed residential neighborhood approximately one mile inland of the public beach.

With regards to installation of new landscaping on the site, the Commission imposes **Special Condition 2**, which requires the applicants to utilize drought tolerant, non-invasive plant species in order to minimize water use and water runoff from the subject site. In addition, **Special Condition 3** requires the applicants to implement best management practices to protect water quality pre- and post- construction.

Special Conditions 1 is imposed to ensure the applicants carry out the development in strict compliance with the proposal as set forth in this application for permit No. 5-17-0021 and to ensure

that the two on-site parking spaces are maintained.

Therefore, the proposed project, as conditioned, is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

PROJECT HISTORY

On October 10, 2016 a local coastal exemption (case no. DIR-2016-3831-CEX) was issued by the City of Los Angeles Planning Department for a minor remodel of a single-family residence and the conversion of a detached garage into an accessory living quarter; no additions of area or changes to the structures' mass and scale were proposed. The City found that such a project was consistent with the RD1.5-1 zoning and Low Medium II designation, and that it met the criteria of a coastal exemption.

Shortly after the exemption was granted, the application was appealed to the Coastal Commission on October 14, 2016 (case no. A-5-VEN-16-0089). The appellants contended that the site may consist of or may have consisted of two residential units on the property because the City's Zone Information and Map Access System (ZIMAS) currently lists two addresses for the property (918 and 918 ½ California Avenue). The appellants asserted that, if it were the case that two residential units existed on the property, a change from two units to the currently existing singular unit is not exempt. Therefore, the appellants requested that the CEX be revoked and/or that more information regarding the project be made available, or that the applicant obtain a coastal development permit for the proposed project.

Upon reviewing the project and site permit history, Commission staff confirmed that a duplex did previously exist on the site before being demolished in 1979, and a single-family residence with a detached garage was constructed/installed 8 years later in 1987. The City issued building permits for the demolition of the duplex and construction of the current residence, which the applicant is presently proposing to remodel; however, there is no record of any coastal development permits for the 1979 and 1987 development. Therefore, unpermitted development previously occurred at the site based upon the Chapter 3 policies of the Coastal Act. The applicants recently purchased the subject property in 2016 and affirm that they were not privy to the unpermitted history of the site.

In ascertaining that the subject single-family residence was unpermitted, staff could only find that a substantial issue did in fact exist with regards to the appeal. Any non-exempt development activity (e.g. demolition and new development) conducted in the Coastal Zone without a valid coastal development permit, or which does not substantially conform to a previously issued permit, constitutes a violation of the Coastal Act. However, instead of moving forward with the appeal the applicants had the City rescind the local coastal exemption no. DIR-2016-3831-CEX, and agreed to work with Commission staff to resolve the alleged violations by applying for a coastal development permit to request to authorize the unpermitted development, in addition to their original proposal. Therefore, the subject permit application (CDP No. 5-17-0021) is presently before the Commission.

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 (VNC) recommended approval of the proposed development by a vote of 16-0-1 on November 15, 2016. The proposed development received Venice Coastal Zone Specific Plan Director of Planning Sign-off on December 20, 2016 (DIR-2016-4870-VSO) from the City of Los Angeles Department of City Planning. In addition, the appellants of the local coastal exemption no. DIR-2016-3831-CEX have withdrawn their opposition to the proposed project.

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 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 and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

D. DEVELOPMENT

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the Commission's typically applied standards. Therefore, as conditioned, the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

E. UNPERMITTED DEVELOPMENT

Unpermitted development has occurred at the project site subject to this application. The unpermitted development includes the demolition of a duplex and construction of a single-family residence, without a valid coastal development permit. Any development activity that is not otherwise exempt conducted in the coastal zone without a valid coastal development permit, or which does not substantially conform to a previously issued permit, constitutes a violation of the Coastal Act.

The applicants are requesting after-the-fact approval of the unpermitted development noted above and identified in the project description. Although the development has taken place prior to submittal of this application, consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Commission review and action on this permit will resolve the violations identified in this section once the permit has been fully executed and the terms and conditions of the permit complied with by the applicants.

F. LOCAL COASTAL PROGRAM

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

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As conditioned, 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, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

This permit is granted subject to the following special conditions:

SPECIAL CONDITIONS:

1. **Permit Compliance.** Coastal Development Permit 5-17-0021 authorizes the proposed development described herein, including, but not limited to, the remodel of the single-family residence and conversion of the garage into an accessory living quarter. The applicants shall maintain two parking spaces on-site over the life of the approved development. All development must occur in strict compliance with the proposal as set forth in the application, subject to the special conditions.

Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. **Landscaping – Drought Tolerant, Non-Invasive Plants.**
 - A. Vegetated landscaped areas shall only 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.
3. **Construction Responsibilities and Debris Removal.** By acceptance of this permit, the applicants agree that the permitted development shall be conducted in a manner that protects water quality pursuant to the implementation of the following BMPs:
 - a) No construction or demolition materials, equipment, debris, or waste will be placed or stored where it may be subject to wind or rain erosion and dispersion.
 - b) All grading and excavation areas shall be properly covered and sandbags and/or ditches shall be used to prevent runoff from leaving the site, and measures to control erosion must be implemented at the end of each day's work.

- c) Washout from concrete trucks shall be disposed of at a controlled location not subject to runoff into coastal waters or onto the beach, and more than fifty feet away from a storm drain, open ditch or surface waters.
- d) Any and all demolition/construction material shall be removed from the site (via the alley only) within ten days of completion of demolition/construction and disposed of at an appropriate location. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.
- e) Erosion control/sedimentation Best Management Practices (BMPs) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into the sea.
- f) Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
- g) During construction of the project, no runoff, site drainage or dewatering shall be directed from the site into any street, alley or storm drain, unless specifically authorized by the California Regional Water Quality Control Board.

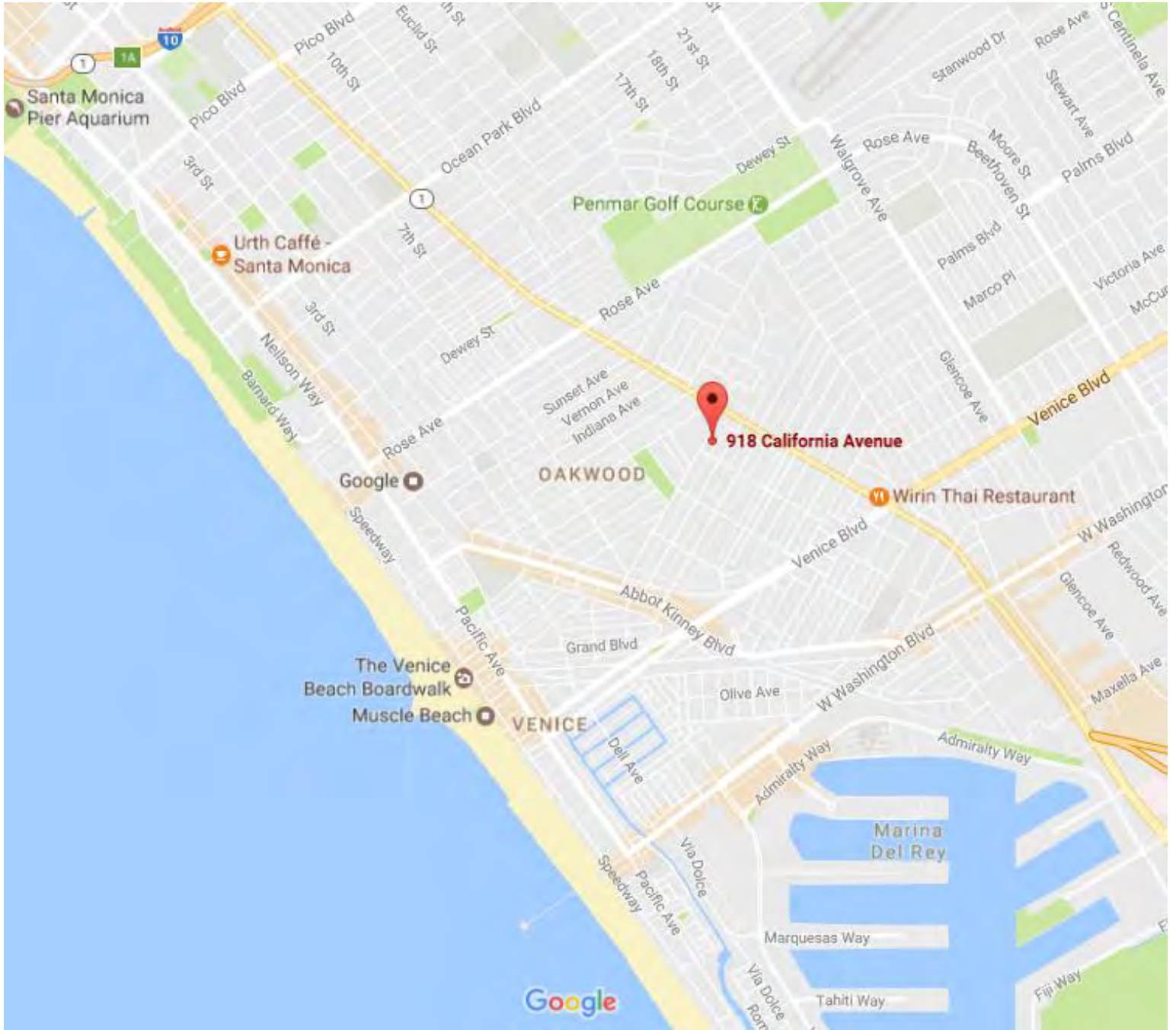
ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

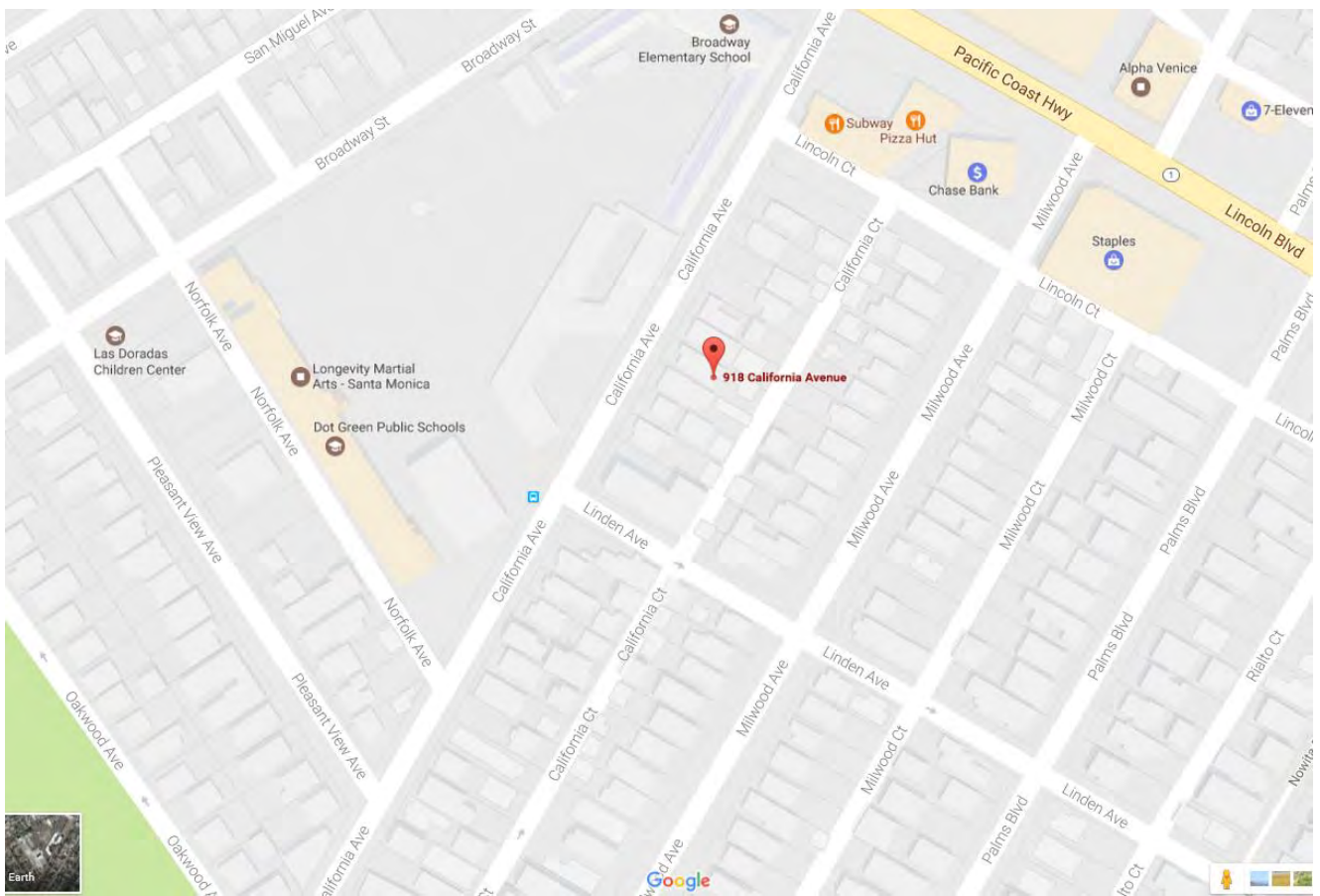
Date of Signing

Project Location: 918 California Avenue, Venice, City of Los Angeles



COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 2



COASTAL COMMISSION

EXHIBIT # 1
PAGE 2 OF 2

RENOVATIONS

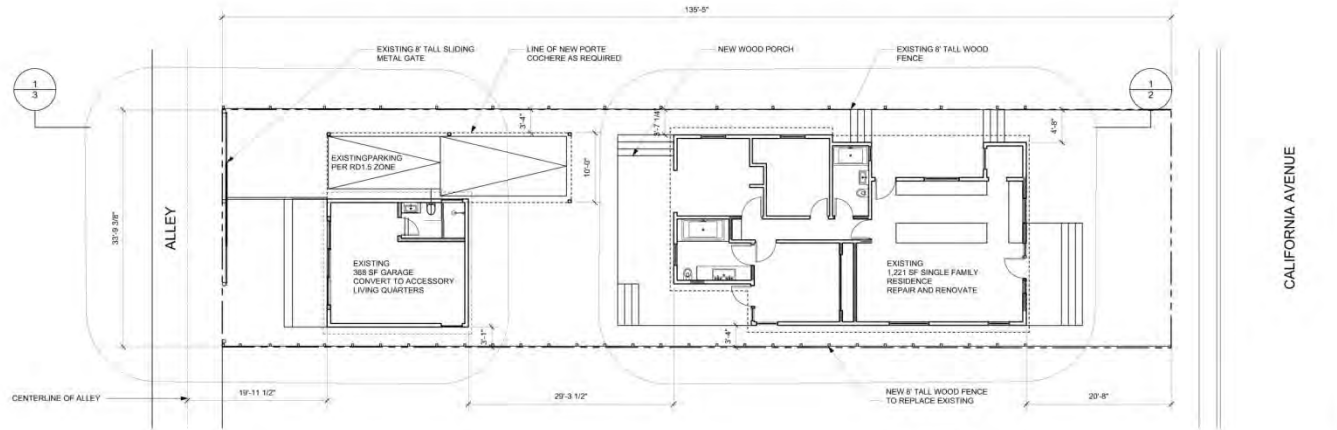
918 CALIFORNIA AVENUE
VENICE CA 90291

OWNER:

BJORG TOBIAS DAHL AND
KAROLINA SANDSTROM

918 CALIFORNIA AVENUE
VENICE CA 90291

(310) 773-7240
(310) 745-1507



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

PROJECT DESCRIPTION

1. THE WORK IS THE RENOVATION OF A 1,221 SF 3 BEDROOM 2 BATH SINGLE FAMILY RESIDENCE AND THE CONVERSION OF A 368 SF EXISTING DETACHED GARAGE INTO AN ACCESSORY LIVING QUARTERS. IMPROVEMENTS INCLUDE NEW WINDOWS, PLASTER REPAIRS AND COLOR COAT, MINOR PARTITIONS, GYPSUM WALLBOARD, KITCHEN RENOVATIONS, BATHROOM RENOVATIONS, A NEW 3/4 BATH, AND FRONT AND REAR UNENCLOSED PORCHES.
2. LEGAL DESCRIPTION: LOT 6 BLOCK 3 OF VENICE ANNEX NO. 2 TRACT
3. LOS ANGELES COUNTY ASSESSOR NUMBER: 4241008006
4. THE ZONE IS RD1.5.1. THE USE IS SINGLE FAMILY RESIDENTIAL. CITY PERMITS WERE ISSUED FOR THE CONSTRUCTION OF THE EXISTING SFR IN 1987.
5. THERE IS NO ADDITION OR CHANGE TO BUILDING AREA. THE WORK IS LIMITED TO REPAIRS AND RENOVATIONS OF AN EXISTING SINGLE FAMILY RESIDENCE AND USES ACCESSORY TO THE SFR.
6. PARKING SPACE FOR TWO CARS IS PROVIDED ONSITE PER REQUIREMENTS FOR THE RD 1.5 ZONE. A NEW WOOD FRAMED PORTE COCHERE, OPEN ON THREE SIDES, WILL BE PROVIDED AS REQUIRED.
7. THERE ARE NO ALTERATIONS OR CHANGES TO THE BUILDING'S CONDITIONED VOLUME. REFERENCE LOS ANGELES MUNICIPAL CODE SEC. 99.01.101.3.1
8. ALL WORK WILL BE IN COMPLIANCE WITH CITY OF LOS ANGELES TYPE V REQUIREMENTS.

DRAWING INDEX

1. SITE PLAN AND PROJECT INFORMATION
2. SINGLE FAMILY RESIDENCE PLANS
3. ACCESSORY LIVING QUARTER PLANS
4. ELEVATIONS - SFR
5. ELEVATIONS - ALQ
6. BUILDING SECTIONS - SFR
7. BUILDING SECTIONS - ALQ

GENERAL NOTE:
ALL LANDSCAPED AREAS SHALL BE PERMANENTLY MAINTAINED AND IRRIGATED WITH AN AUTOMATIC SYSTEM



2 LOCATION PLAN
NTS

ISSUED FOR	DATE
NO.	
PLAN REVIEW	10-05-16
CDP DRAFT	11-14-16

DRAWN	WQ DR
PROJECT #	2016 - 18
SCALE	1/8" = 1'-0"
TITLE	SITE PLAN PROJECT INFORMATION
SHEET NO.	1

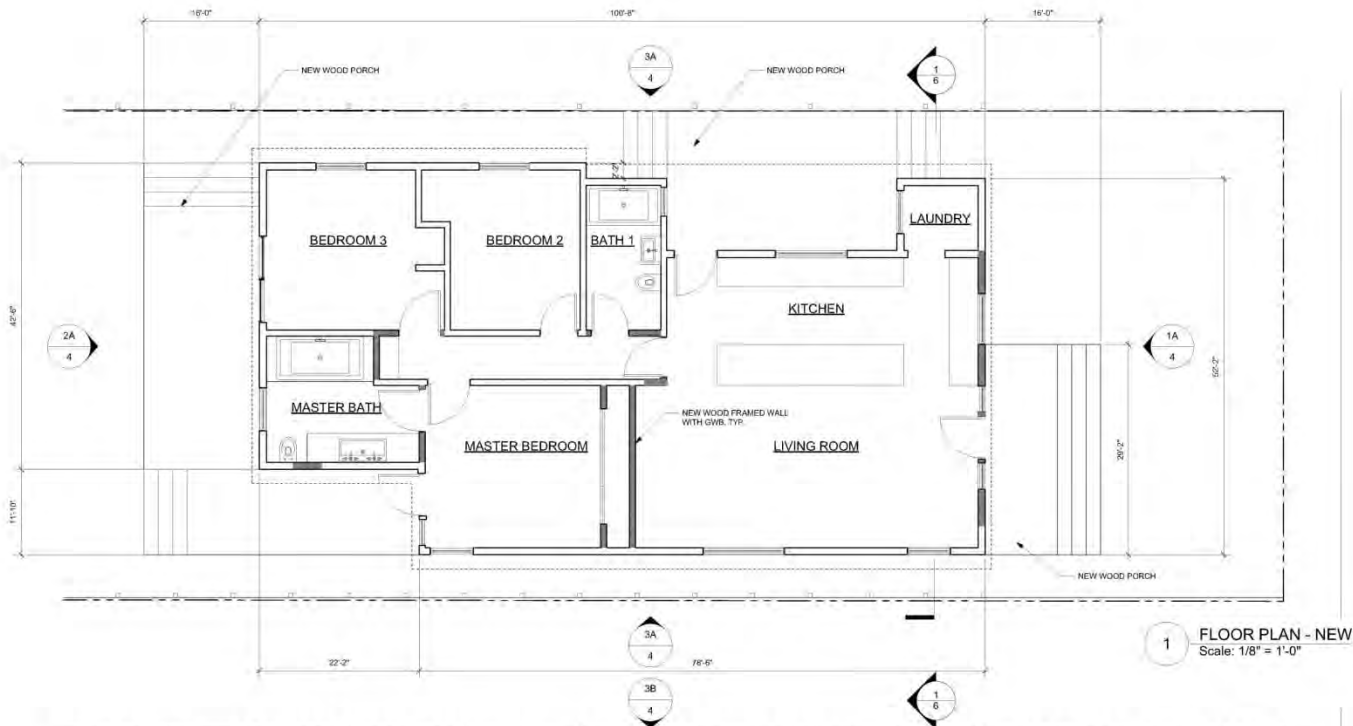
COASTAL COMMISSION

EXHIBIT # 2
PAGE 1 OF 3

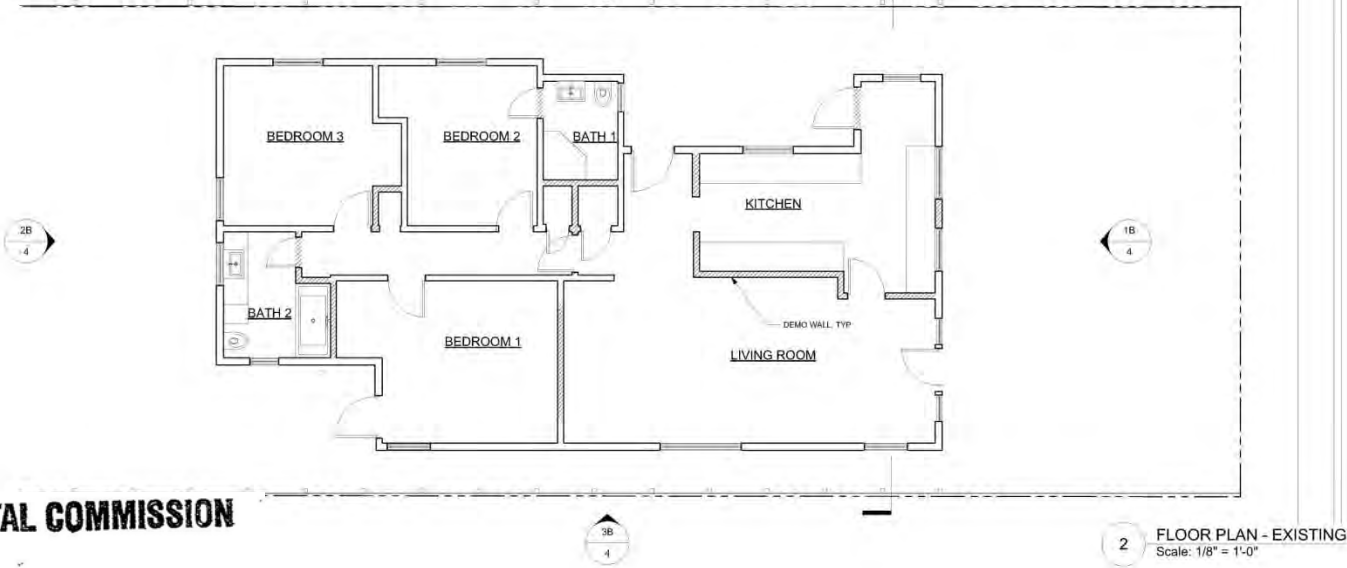
RENOVATIONS

918 CALIFORNIA AVENUE
VENICE CA 90291

OWNER:
BJORG TOBIAS DAHL AND
KAROLINA SANDSTROM
918 CALIFORNIA AVENUE
VENICE CA 90291
(310) 773-7240
(310) 745-1507



GENERAL NOTES
1 THE WORK IS LIMITED TO REPAIRS AND IMPROVEMENTS TO AN EXISTING STRUCTURE PER CITY OF LOS ANGELES TYPE V CONSTRUCTION STANDARDS. SEE SHEET 8 FOR CONSTRUCTION DETAILS AND SPECIFICATIONS
2 THERE ARE NO CHANGES TO THE EXISTING BUILDING AREA, MASS, OR SCALE
3 PARKING COMPLIES WITH STANDARDS FOR THE RD 1.5 ZONE



ISSUED FOR:	DATE
NO.	
PLAN REVIEW	10-05-18
CDP DRAFT	11-14-18

DRAWN	WQ DR
PROJECT #	2016 - 18
SCALE	1/8" = 1'-0"
TITLE	SINGLE FAMILY RESIDENCE PLANS
SHEET NO.	2

COASTAL COMMISSION

EXHIBIT # 2
PAGE 2 OF 3

RENOVATIONS

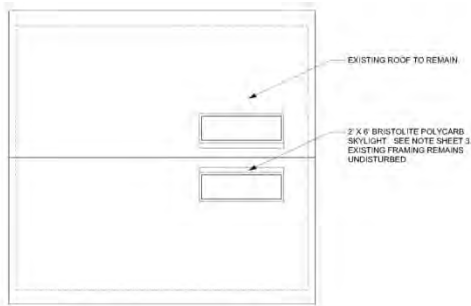
918 CALIFORNIA AVENUE
VENICE CA 90291

OWNER:

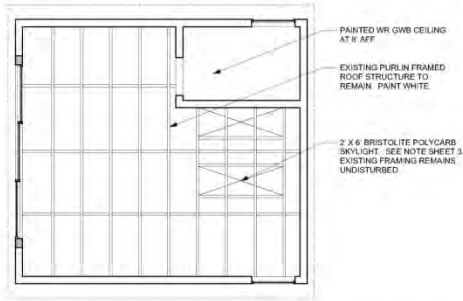
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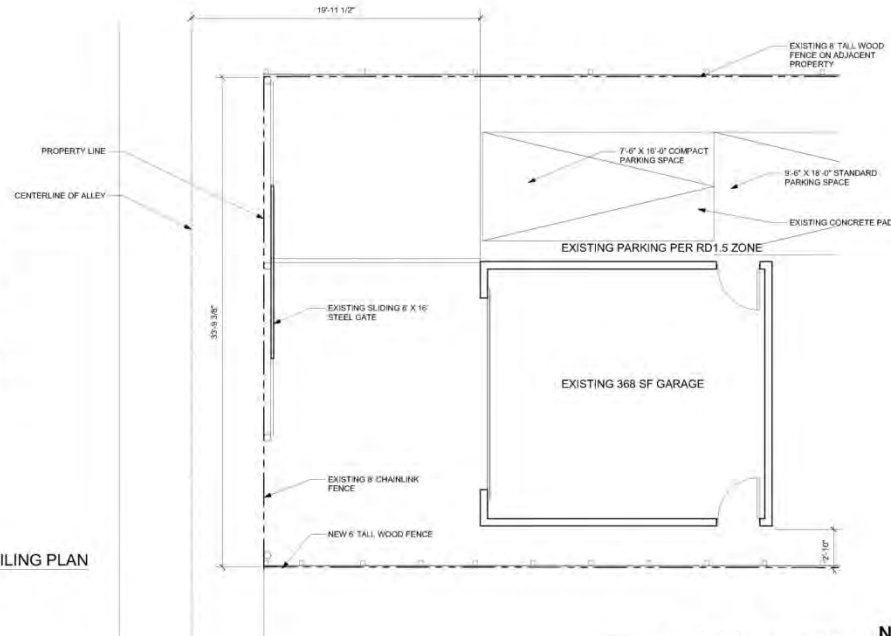
(310) 773-7240
(310) 745-1507



2C ROOF PLAN
Scale: 1/8" = 1'-0"



2B REFLECTED CEILING PLAN
Scale: 1/8" = 1'-0"



1 FLOOR PLAN - EXISTING
Scale: 1/8" = 1'-0"



GENERAL NOTES

1. THE WORK IS LIMITED TO REPAIRS AND IMPROVEMENTS TO AN EXISTING STRUCTURE PER CITY OF LOS ANGELES TYPE V CONSTRUCTION STANDARDS. SEE SHEET 5 FOR CONSTRUCTION DETAILS AND SPECIFICATIONS
2. THERE ARE NO CHANGES TO THE EXISTING BUILDING AREA
3. PARKING COMPLIES WITH STANDARDS FOR THE RD 1.5 ZONE
4. SEE SHEET 3 FOR GLASS AND GLAZING DIMENSIONS AND TYPES

ISSUED FOR	DATE
NO.	
PLAN REVIEW	10-05-16
CDP DRAFT	11-14-16

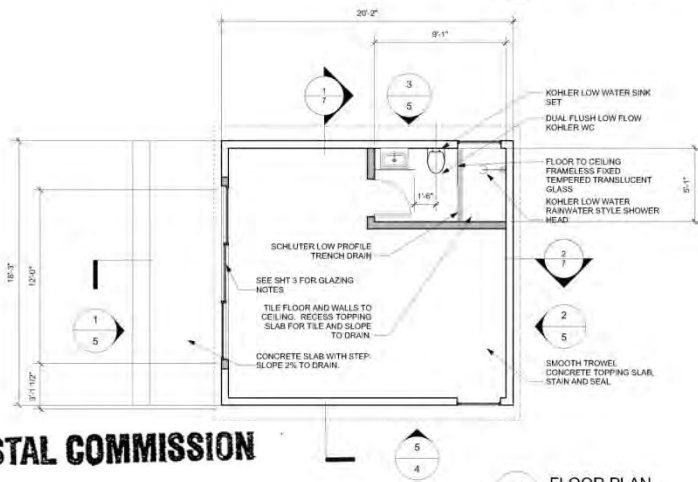
DRAWN WQ DR

PROJECT # 2016 - 18

SCALE 1/8" = 1'-0"

TITLE ACCESSORY LIVING QUARTERS PLANS

SHEET NO. 3



2A FLOOR PLAN
Scale: 1/8" = 1'-0"

COASTAL COMMISSION

RENOVATIONS

918 CALIFORNIA AVENUE
VENICE CA 90291

OWNER:

BJORG TOBIAS DAHL AND
KAROLINA SANDSTROM

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VENICE CA 90291

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(310) 745-1507

ISSUED FOR	DATE
NO.	
PLAN REVIEW	10-05-16
CDP DRAFT	11-14-16

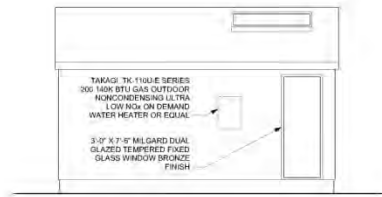
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PROJECT # 2016 - 18

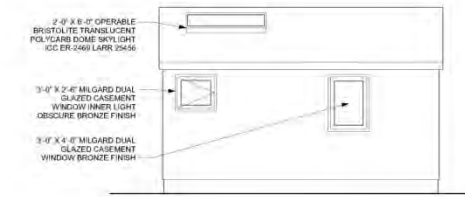
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TITLE ACCESSORY LIVING QUARTERS ELEVATIONS

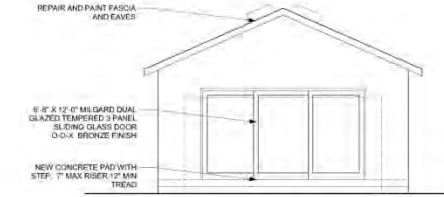
SHEET NO. 5



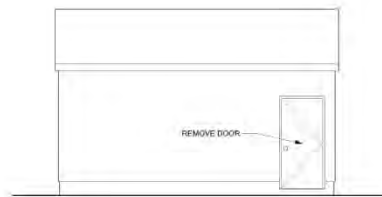
4A EAST ELEVATION NEW
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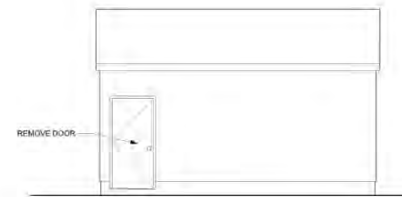
3A WEST ELEVATION NEW
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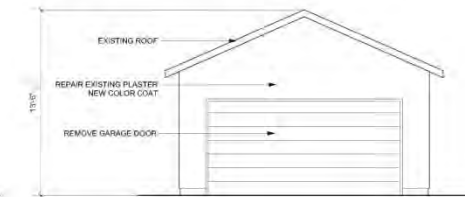
1A SOUTH ELEVATION NEW
Scale: 1/4" = 1'-0"



4B EAST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



3B WEST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



1B SOUTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

GENERAL NOTES
1. NOTES ARE TYPICAL ALL ELEVATIONS
2. THE WORK IS LIMITED TO REPAIRS AND IMPROVEMENTS TO AN EXISTING STRUCTURE PER CITY OF LOS ANGELES TYPE V CONSTRUCTION STANDARDS. SEE SHEET 5 FOR CONSTRUCTION DETAILS AND SPECIFICATIONS
3. THERE ARE NO CHANGES TO THE EXISTING BUILDING AREA

COASTAL COMMISSION

EXHIBIT # 3
PAGE 1 OF 2

RENOVATIONS

918 CALIFORNIA AVENUE
VENICE CA 90291

OWNER:

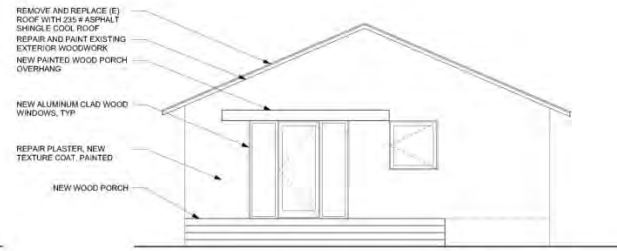
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NO.	DATE
PLAN REVIEW	10-05-16
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DRAWN	WQ DR
PROJECT #	2016 - 18
SCALE	1/4" = 1'-0"
TITLE	SINGLE FAMILY RESIDENCE ELEVATIONS
SHEET NO	4



1A NORTH ELEVATION NEW
Scale: 1/4" = 1'-0"

GENERAL NOTES
1 NOTES ARE TYPICAL ALL ELEVATIONS
2 THE WORK IS LIMITED TO REPAIRS AND IMPROVEMENTS TO AN EXISTING STRUCTURE PER CITY OF LOS ANGELES TYPE V CONSTRUCTION STANDARDS. SEE SHEET 8 FOR CONSTRUCTION DETAILS AND SPECIFICATIONS



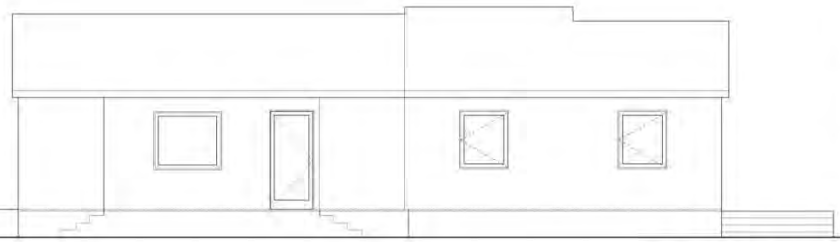
1B NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



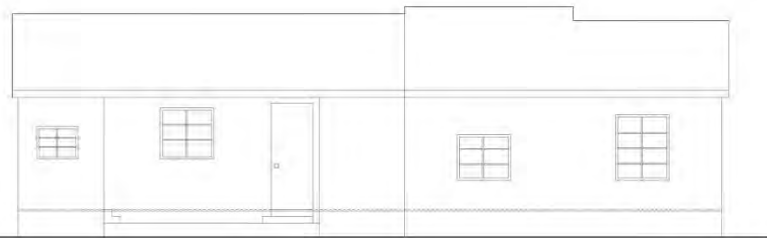
2A SOUTH ELEVATION - NEW
Scale: 1/4" = 1'-0"



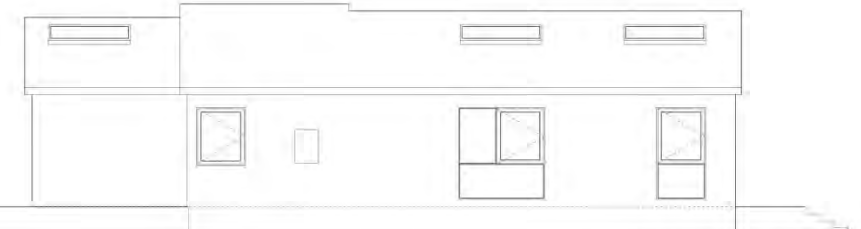
2B SOUTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



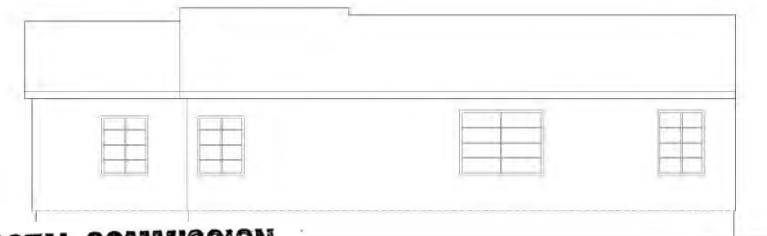
3A WEST ELEVATION NEW
Scale: 1/4" = 1'-0"



3B WEST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



4A EAST ELEVATION NEW
Scale: 1/4" = 1'-0"



4B EAST ELEVATION EXISTING
Scale: 1/4" = 1'-0"

COASTAL COMMISSION

EXHIBIT # 3
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