

CALIFORNIA COASTAL COMMISSION

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



F16a

A-5-VEN-16-0081 (657 FLOWER AVE)

MAY 12, 2017

EXHIBITS

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Location Map: 657 Flower Avenue, Venice

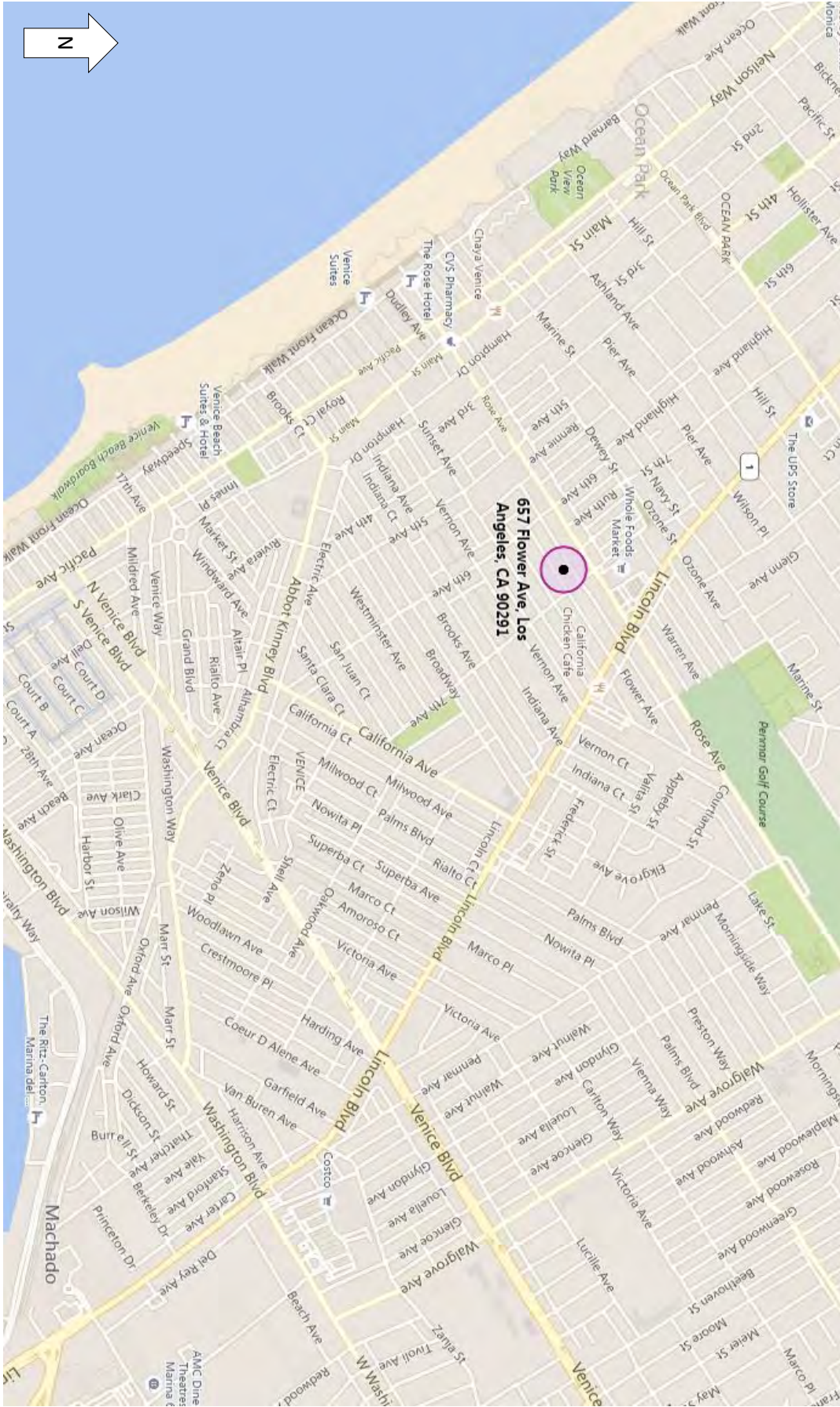


Photo credit: Bing Maps

Exhibit 1

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California Coastal
Commission

Vicinity Map: 657 Flower Avenue, Venice

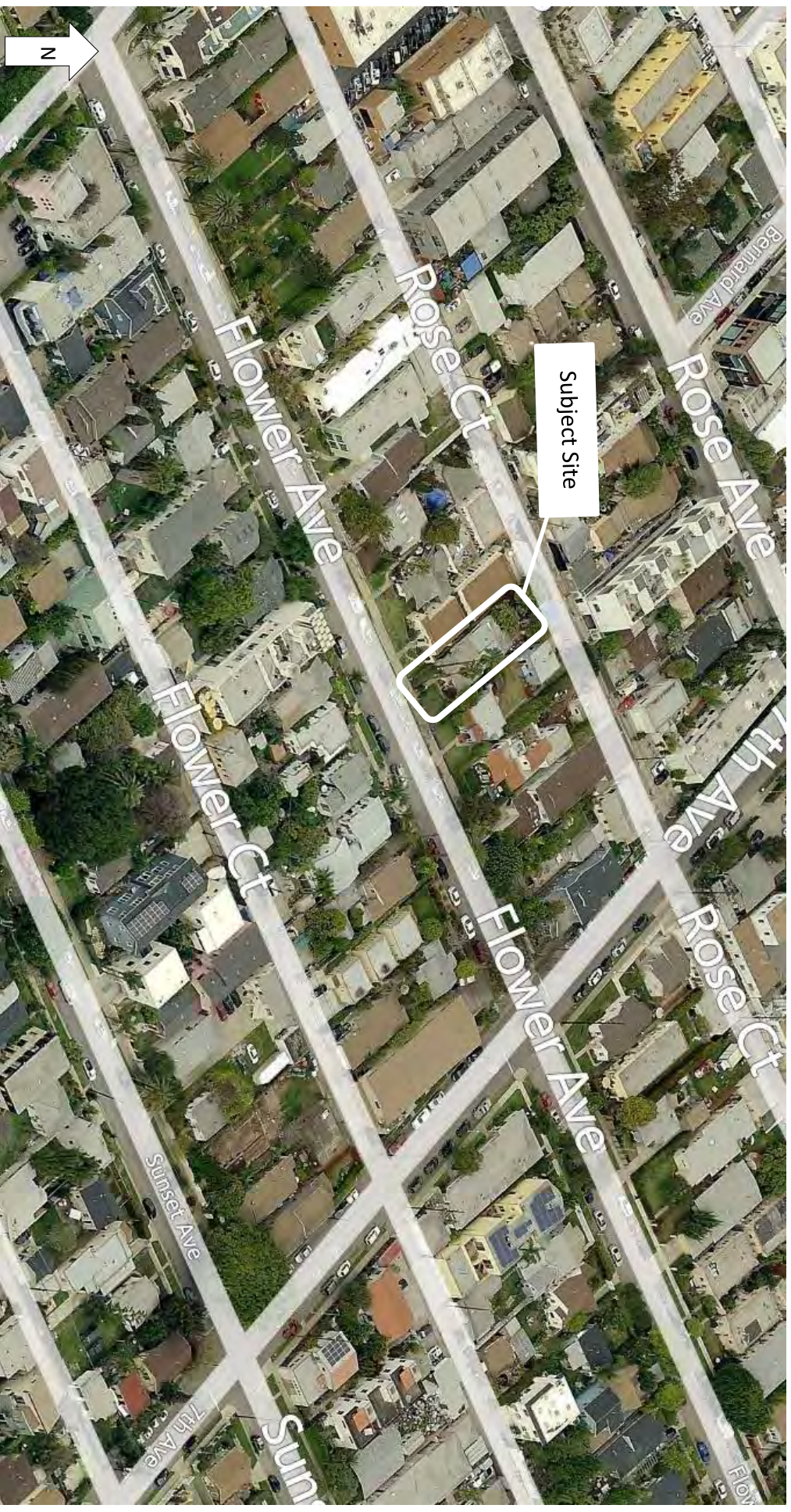


Photo credit: Bing Maps

Photo of 657 Flower Avenue, Venice, 3-10-2016



Photo credit: California Coastal Commission Staff

Exhibit 2

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California Coastal
Commission

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
(562) 590-5071 FAX (562) 590-5084

WWW.COASTAL.CA.GOV

**COMMISSION NOTIFICATION OF APPEAL**

September 07, 2016

To: Trevor Martin
Los Angeles Department of City Planning - Development Services Center
201 N. Figueroa Street
Los Angeles, CA 90012

From: Charles Posner

Re: **Commission Appeal No. A-5-VEN-16-0081**

Please be advised that the coastal development permit decision described below has been appealed to the California Coastal Commission pursuant to Public Resources Code Sections 30603 and 30625. Therefore, the decision has been stayed pending Commission action on the appeal pursuant to the Public Resources Code Section 30623.

LOCAL PERMIT #: **DIR-2016-2804-CEX**

APPLICANT(S): **Attn: Kobe Marciano**

DESCRIPTION: Add 3,270.5 sq.ft. & new 483 sq.ft. garage to existing 1,395 sq.ft. 1-story house. The foundation, framing & front façade of existing structure will remain as is. The interior layout will be modified but the perimeter walls not.

LOCATION: 657 E. Flower Ave., Venice, CA 90291 (APN(s): 4240011032)

LOCAL DECISION: Approval; No Special Conditions

APPELLANT(S): Robin Rudisill, Lydia Ponce, and Sue Kaplan

DATE APPEAL FILED: 09/06/2016

The Commission appeal number assigned to this appeal is A-5-VEN-16-0081. The Commission hearing date has not been scheduled at this time. Within 5 working days of receipt of this Commission Notification of Appeal, copies of all relevant documents and materials used in the City of Los Angeles's consideration of this coastal development permit must be delivered to the South Coast District Office of the Coastal Commission (California Administrative Code Section 13112). Please include relevant photographs, staff reports and related documents, findings (if not already forwarded), correspondence, and a list, with addresses, of all who provided verbal testimony.

Exhibit 3

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Commission

COMMISSION NOTIFICATION OF APPEAL

A Commission staff report and notice of the hearing will be forwarded to you prior to the hearing. If you have any questions, please contact Charles Posner at the South Coast District Office.

cc: Applicant: Kobe Marciano
Appellant: Robin Rudisill
Appellant: Lydia Ponce
Appellant: Sue Kaplan
Interested Party: Law Office of Steve Kaplan, Attn: Steve Kaplan
File

Exhibit 3

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California Coastal
Commission

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SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CA 90802-4416

VOICE (562) 590-5071 FAX (562) 590-5084

SEP 06 2016

CALIFORNIA
COASTAL COMMISSION



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Robin Rudisill, Lydia Ponce, Sue Kaplan (see attached)

Mailing Address: 3003 Ocean Front Walk

City: Venice

Zip Code: 90291

Phone: 310-721-2343

SECTION II. Decision Being Appealed

1. Name of local/port government:

Los Angeles

2. Brief description of development being appealed:

Add 3,270.5 sq ft & new 483 sq ft garage to existing 1,395 sq ft 1-story house. The foundation, framing & front façade of existing structure will remain as is. The interior layout will be modified but the perimeter walls not (?)

3. Development's location (street address, assessor's parcel no., cross street, etc.):

657 Flower Ave, APN: 424-001-1032, 7th Ave

4. Description of decision being appealed (check one.):

- ☒ Approval; no special conditions
☐ Approval with special conditions:
☐ Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO:

A-5-VEN-16-0081

DATE FILED:

September 6, 2016

DISTRICT:

South Coast

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California Coastal
Commission

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- ☒ Planning Director/Zoning Administrator
☐ City Council/Board of Supervisors
☐ Planning Commission
☐ Other

6. Date of local government's decision: _____ None--date field removed from form

7. Local government's file number (if any): DIR-2016-2804-CEX

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Kobe Marciano, 19528 Ventura Blvd., #641, Tarzana, CA 91356

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1)

(2)

(3)

(4)

Exhibit 3

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California Coastal
Commission

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

The Project Description indicates that the Applicant proposes to add 3,270.5 square feet to the existing 936 square foot 1-story home. Both numbers are excluding the garage. The Project Description also indicates that the foundation, framing and front façade of the existing structure will remain as is, and that the interior layout will be modified but the perimeter walls not.

The existing home was built in 1922. As noted by the Coastal Commission in its Staff Reports for previous Coastal Exemption appeals, the project cannot disregard the structural integrity of the aged foundation and framing of an existing 1-story structure. 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. The structural integrity of the aged foundation and framing must be considered when considering whether such a project can be done while maintaining 50% or more of the existing structure. Such large projects are likely to require a full demolition of the existing structure, which is development that requires a CDP. In addition, the very large size of the addition and the fact that most of the entire structure is to be demolished leaves little existing structure to add onto or improve, indicates that the development is much more than an "improvement" to a single-family dwelling. As the project is not an improvement to an existing single-family residence, it is therefore non-exempt "development" as defined in the Coastal Act, and thus a CDP should be required.

In addition, the corresponding City permit for compliance with the Venice Coastal Zone Specific Plan, DIR-2015-3655-VSO and related plans (see attached), states that there will be two RAS (roof access structures) a total of 5 parking spaces, and the FAR appears to be approximately 1:1, all of which calls into question whether the project is intended to be for a change of use from a single-family dwelling to a duplex, which requires CDP processing. It should be noted that the Applicant's original project was to go from 1 unit to 2 units. The City Permit also indicates that the project will maintain 55% of the exterior walls, which appears to be in conflict with the Applicant's indication in the CEX description as well as the way in which demolition must be considered (based on amount of structure being demolished).

Thus, the CEX must be revoked and the Applicant requested to obtain a CDP.

In addition, the size and scope of the project necessitate a review of the project for consistency under the CDP process, because the proposed new single-family dwelling is inconsistent with the Community Character policies of the Venice Land Use Plan, the L.A. General Plan and relevant Community Plan for Venice and City Codes. Also, the nature of the proposed project and the City's action are not consistent with the policies of Chapter 3 of the Coastal Act. Because an issue exists with respect to the conformity of the CEX action by the City with the Chapter 3 policies of the Coastal Act, the City's exemption action is invalid and must be voided/revoked. A CDP review is required, during which the proposed development will be reviewed for consistency with the character of the surrounding area. As indicated in prior recent C

Exhibit 3

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California Coastal
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"Community Character issues are particularly important in Venice. Although this exemption relates only to one project, the erosion of community character is a cumulative issue, and the City's cumulative exemption of numerous large-scale remodel and demolition projects has a significant impact on Venice's visual character."

The City's Coastal Exemption process is being used to avoid the CDP process, during which the proposed development would be reviewed for consistency with the character of the surrounding area. Community Character is a significant Coastal Resource, particularly in Venice, which has been designated by the Coastal Commission as a "Special Coastal Community." As also indicated in numerous Coastal Commission reports and decisions, Venice is a Coastal Resource to be protected, and as a primarily residential community, residential development is a significant factor in determining Venice's Community Character. Although this Coastal Exemption relates only to one project, the erosion of Community Character is a cumulative issue, and the City's cumulative exemption of numerous large-scale addition/remodel projects (and the usual associated demolition exceeding 50% of the existing structure) has a significant adverse impact on Venice's character, which is also evidenced by the significant Community concern expressed in numerous other appeals of Coastal Exemptions.

In addition, the Venice Coastal Zone does not have a certified Local Coastal Program, and issuing exemptions for proposed projects like this one, which substantially exceed the mass and scale of the surrounding area and are also significantly larger than the existing structure, set a very damaging precedent. The abuse of the City's Coastal Exemption process in order to avoid obtaining a CDP for new development has been a recurring problem. The City has inadequate controls over the Coastal Exemption process, including a lack of adequate enforcement, resulting in developers frequently ignoring or violating regulations, including demolition of the entire structure even though the project description indicates otherwise. There is generally no penalty applied by the City when this is discovered, other than a requirement to stop work and obtain a CDP, and thus there is little to discourage Applicants from this practice. Very importantly, exempting projects from the CDP process have potential significant negative cumulative impacts to the entire California Coast, as these projects are not being properly reviewed for Community Character and conformance to Chapter 3 of the Coastal Act.

The Coastal Commission-certified Venice Land Use Plan, used as guidance for determining conformity with Chapter 3, states in Policy I. E. 2. ".... All new development and renovations should respect the scale, massing and landscape of existing residential neighborhoods." However, the City does not perform such a review for Coastal Exemptions, including for this project.

Relevant law includes Coastal Act Section 30610 and CCR Section 13250 and 13252 (see attached).

Adjacent neighbors, neighbors in the surrounding area, and all Venice residents are harmed by the project, as well as the cumulative effect of this project and other such projects. Not only are there adverse effects on adjacent and surrounding properties (without an associated public process including Notice, a Public Hearing, transparency, and an Appeal right), but there is a significant adverse impact on the Community Character of Venice, which is a protected Coastal Resource, and which has the result of significantly reducing the long-term value of the Venice Coastal Zone Community and the current and future Quality of Life for all residents of Venice.

This project constitutes the development of a new single-family residence, and therefore the Coastal Exemption (CEX) and the Building Permit must be revoked (or stopped if still in the clearance process) immediately, and a CDP must be obtained in order to ensure that the project conforms to the policies of the certified IUP and Chapter 3 of the Coastal Act, as well as local land use regulations.

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California Coastal
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APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.


Signature of Appellant(s) or Authorized Agent

Date: September 6, 2016

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby
authorize _____
to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date: _____

Exhibit 3

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California Coastal
Commission

Application:

COASTAL EXEMPTION (CEX)

CASE NO.: DIR 2016 2804-CEX

TO: California Coastal Commission
 South Coastal District
 200 Oceangate, 10th Floor
 Long Beach, CA 90802-4302
 (562) 590-5071

FROM: Los Angeles Department of City Planning
 Development Services Center (DSC)
 201 North Figueroa Street
 Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLYUnder no circumstances shall a Coastal Exemption be issued for the following scopes of work:

- Remodels which involve the removal of 50% or more of existing exterior walls
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: GST E. FLOWER
 LEGAL DESCRIPTION: LOT 32 BLOCK BLK A TRACT TR 2352
 ZONE: RD1.5-1 COMMUNITY PLAN: VENICE
 PROPOSED SCOPE OF WORK: Add 3,270.5 sqft + new Garage 483 sqft
to existing 1,395 sqft 1 story house. The foundation,
framing & front facade of existing structure will remain as is.
The interior layout will be modified but the perimeter walls not.
 RELATED PLAN CHECK NUMBER(s): 16014-20000-02860

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Kobe Marciano
 Mailing Address: 19528 Ventura Blvd #641. Tarzana CA 91356
 Phone Number: 310-779-6161 E-mail Address: kobemarciano@gmail.com
 Signature: [Signature]



THIS SECTION FOR OFFICE USE ONLY

This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 3010 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

- ☒ **Improvements to Existing Single-Family Residences.** This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.
- ☐ **Improvements to Any Existing Structure Other Than A Single-Family Residence.** For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).
- ☐ **Repair or Maintenance.** This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.
- ☐ **Demolitions required by LADBS.** This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

Issued By:

Signature

Print Name and Title

Trevor Martin, PA

Invoice No.:

31204

Receipt Number:

C202339999

Attached:

Copy of Invoice with Receipt No.

Copy of related Building & Safety Clearance Summary Worksheet(s)





Department of City Planning

Case Summary & Documents

Los Angeles, CA



Fair

77.0 F

Winds: 6.9 mph

City / County Traffic

Case Number Ordinance Zoning Information CPC Cards

Case Number: DIR-2016-2804-CEX Search Format: AA-YYYY-1234 Example: ZA-2011-3269 Advanced Search Help

Case Number: DIR-2016-2804-CEX

Case Filed On: 08/03/2016

Accepted for review on: 08/03/2016

Assigned Date: 08/03/2016

Staff Assigned: TREVOR MARTIN

Hearing Waived / Date Waived: No /

Hearing Location:

Hearing Date / Time: 12:00 AM

DIR Action: APPROVED

DIR Action Date: 08/03/2016

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: No

Primary Address

Address	CNC	CD
657 E FLOWER AVE 90291 Venice 11		

[View All Addresses](#)

Project Description: COASTAL EXEMPTION FOR AN ADDITION OF 3,270.5 SQ.FT. AND NEW 483 SQ. FT. GARAGE TO AN EXISTING 1,395 SQ. FT. 1 STORY SFD. THE FOUNDATION, FRAMING, AND FRONT FACADE OF THE EXISTING STRUCTURE WILL REMAIN

Requested Entitlement: COASTAL EXEMPTION FOR AN ADDITION OF 3,270.5 SQ.FT. AND NEW 483 SQ. FT. GARAGE TO AN EXISTING 1,395 SQ. FT. 1 STORY SFD. THE FOUNDATION, FRAMING, AND FRONT FACADE OF THE EXISTING STRUCTURE WILL REMAIN AS IS. THE INTERIOR LAYOUT WILL BE MODIFIED BUT THE PERIMETER WALLS WILL NOT.

Applicant: KOBE MARCIANO [Company:]

Representative:

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjA5MjAz0>

1 Case Documents found for Case Number: DIR-2016-2804-CEX

Type +	Scan Date	Signed
Initial Actions (1)		
Application	08/04/2016	View

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California Coastal
Commission

Application:

COASTAL EXEMPTION (CEX)

RECEIVED
South Coast Region

AUG 08 2016

CALIFORNIA
COASTAL COMMISSION

dcg

CASE NO.: **DIR 2016 2804 -CEX**

TO: California Coastal Commission
South Coastal District
200 OceanGate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

APPEAL PERIOD ENDS AT 5:00 P.M.

ON 9-10-2016

APPEAL RECEIVED: ☐ YES ☒ NO

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:

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- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

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to existing 1,395 sqft 1 story house. The foundation,
framing & front facade of existing structure will remain as is.
The interior layout will be modified. but the perimeter walls not
RELATED PLAN CHECK NUMBER(s): 16014-20000-02860

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Kobe Marciano
Mailing Address: 19528 Ventura Blvd #641. Tarzana CA 91356
Phone Number: 310-779-6161 E-mail Address: KobeMarciano@gmail.com
Signature: [Signature]



THIS SECTION FOR OFFICE USE ONLY

This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 3010 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

- ☒ **Improvements to Existing Single-Family Residences.** This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas); which may be reviewed on a case-by-case basis.
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- ☐ **Repair or Maintenance.** This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.
- ☐ **Demolitions required by LADBS.** This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

Issued By:

Signature

Print Name and Title

Invoice No.:

31204

Receipt Number:

C20239999

Attached:

Copy of Invoice with Receipt No.

Copy of related Building & Safety Clearance Summary Worksheet(s)



Section 30610 Developments authorized without permit

Notwithstanding any other provision of this division, no coastal development permit shall be required pursuant to this chapter for the following types of development and in the following areas:

(a) Improvements to existing single-family residences; provided, however, that the commission shall specify, by regulation, those classes of development which involve a risk of adverse environmental effect and shall require that a coastal development permit be obtained pursuant to this chapter.

Section 13250 Improvements to Existing Single-Family Residences

(a) For purposes of Public Resources Code Section 30610(a) where there is an existing single-family residential building, the following shall be considered a part of that structure:

- (1) All fixtures and other structures directly attached to a residence;*
- (2) Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and*
- (3) Landscaping on the lot.*

Additionally, the Commission typically requires fifty percent of the structure to be maintained in order to qualify as *an existing structure*.

Section 13252 Repair and Maintenance Activities That Require a Permit

(b) Unless destroyed by natural disaster, the replacement of 50 percent or more of a single family residence, seawall, revetment, bluff retaining wall, breakwater, groin or any other structure is not repair and maintenance under Section 30610(d) but instead constitutes a replacement structure requiring a coastal development permit.

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California Coastal
Commission

EXCERPTS FROM

VENICE

certified Land Use Plan

Preservation of Venice as a
Special Coastal Community *

Policy I. E. 1. General. Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.

Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods.

* **Special Coastal Community:** An area recognized as an important visitor destination center on the coastline, characterized by a particular cultural, historical, or architectural heritage that is distinctive, provides opportunities for pedestrian and bicycle access for visitors to the coast, and adds to the visual attractiveness of the coast.

Exhibit 3

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California Coastal
Commission

ZIMAS

zimas.lacity.org

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Reports

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Help

Site Address 657 E FLOWER AVE

PIN: 111B145 894

657 E FLOWER AVE

Thomas Brothers Grid PAGE 671 - GRID H4
 Assessor Parcel No. (APN) 4240011032
 Tract TR 2352
 Map Reference M B 22-124
 Block BLK A
 Lot 30
 Arb (Lot Cut Reference) None
 Map Sheet 111B145

Jurisdictional

Community Plan Area Venice
 Area Planning Commission West Los Angeles
 Neighborhood Council Venice
 Council District CD 11 - Mike Bonin
 Census Tract # 2732.00
 LADBS District Office West Los Angeles
 Building Permit Info View

Planning and Zoning

Special Notes None
 Zoning RD1.5-1
 Zoning Information (ZI) [ZI-2408 Director's Interpretation of the Venice SP for Small Lot Subdivision](#)
 General Plan Land Use Low Medium II Residential
 General Plan Footnote(s) Yes
 Hillside Area (Zoning Code) No
 Baseline Hillside Ordinance No
 Baseline Mansuization Ordinance No
 Specific Plan Area Los Angeles Coastal Transportation Corridor
 Specific Plan Area Venice Coastal Zone
 Historic Preservation Review No
 HistoricPlacesLA View
 POD - Pedestrian Oriented Districts None
 CDO - Community Design Overlay None
 NSO - Neighborhood Stabilization Overlay No
 Sign District No
 Streetscape No
 Adaptive Reuse Incentive Area No
 Ellis Act Property No
 Rent Stabilization Ordinance (RSO) No
 CRA - Community Redevelopment Agency None
 Central City Parking No
 Downtown Parking No
 Building Line No
 500 Ft School Zone No
 500 Ft Park Zone No

Assessor

Assessor Parcel No. (APN) 4240011032

Ownership (Assessor)

Owner1

Address

Ownership (Bureau of Engineering, Land Records)

Owner

Address

APN Area (Co. Public Works)* 0.133 (ac)
 Use Code 0100 - Single Residence
 Assessed Land Val \$1,346,221
 Assessed Improvement Val \$336,556
 Last Owner Change 03/10/15
 Last Sale Amount \$1,625,016
 Tax Rate Area 67
 Deed Ref No. (City Clerk) 5-702
 Deed Ref No. (City Clerk) 4-301
 Deed Ref No. (City Clerk) 255943
 Deed Ref No. (City Clerk) 2484936
 Deed Ref No. (City Clerk) 1816363

Building 1

Year Built 1922
 Building Class D45C
 Number of Units 1
 Number of Bedrooms 3
 Number of Bathrooms 1
 Building Square Footage 936.0 (sq ft)



Exhibit 3

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California Coastal Commission

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Generalized Zoning Terms & Con

657 Flower Ave



Exhibit 3

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California Coastal
Commission

657 Flower Ave

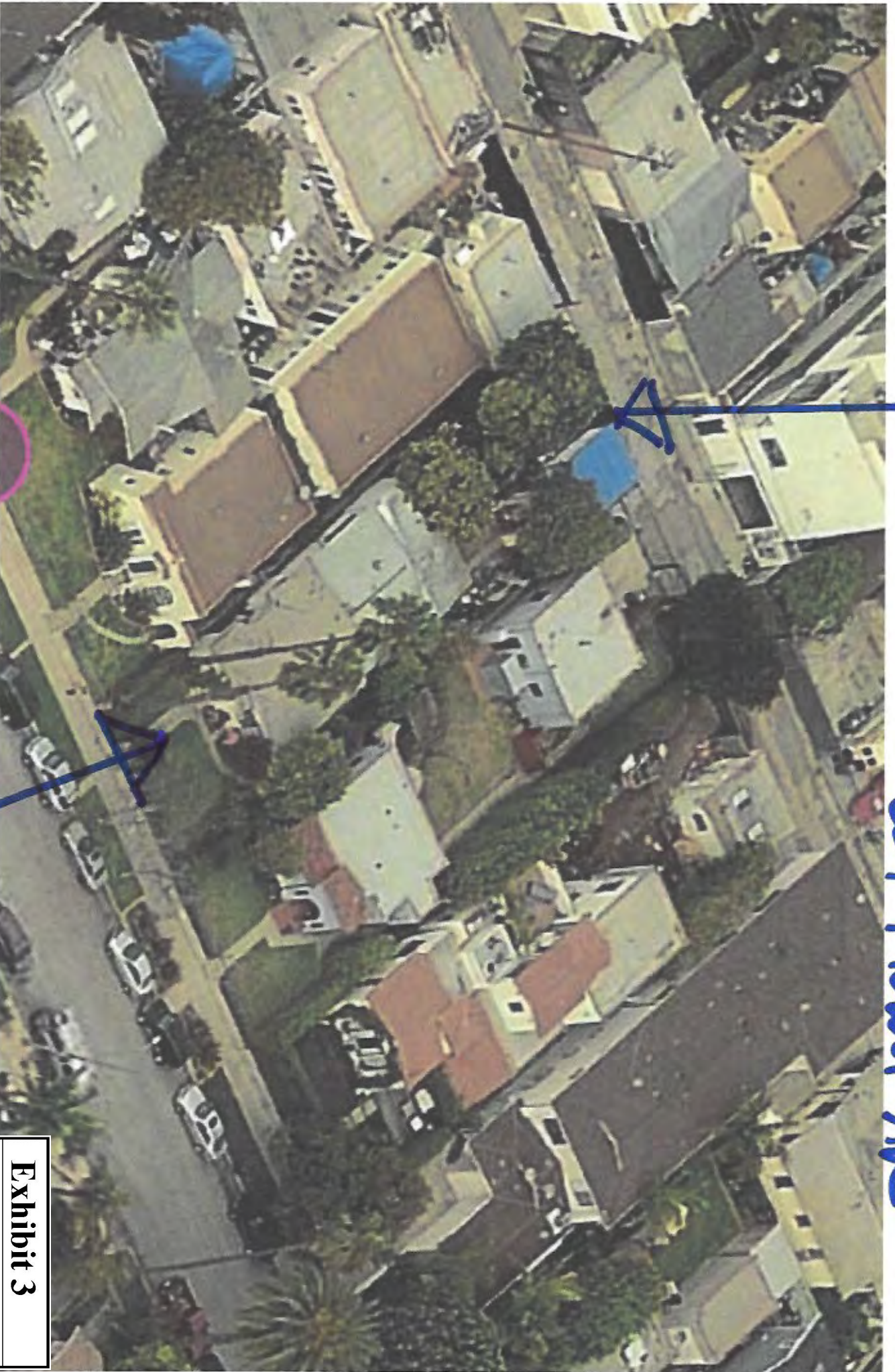


Exhibit 3

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California Coastal
Commission

Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):

111B145-894

Parcel Profile Report:

1

Permit Information found:

2

Expand Closed 801 W 7TH ST UNIT 4 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
00044 - 20001 - 03095	--	HVAC	Permit Finaled 5/16/2000	CHANGE OF ADDRESS

Expand Closed 657 E FLOWER AVE 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
15014 - 10000 - 01946	B15LA06259	Bldg-Addition	Refund in Progress 6/23/2016	2-STORY ADDITIONS W/ (N) ATTACHED 2-CAR GARAGE TO (E) 1-STORY SFD MAJOR ALTERATIONS TO (E) SFD.
<u>16014 - 20000 - 02860</u>	B16VN08125	Bldg-Addition	Reviewed by Supervisor 7/6/2016	ADDITION TO (E) ONE STORY SFD, (N) SECOND STORY & (N) ATT 2 CAR GARAGE. ALL WORK PER ENGINEERING. AAA.
<u>16016 - 20000 - 19974</u>	X16VN16814	Bldg-Alter/Repair	Issued 8/31/2016	Kitchen/bathroom (2) remodel for residential buildings (no structural changes), Replace drywall. (no new walls added). Insulation. Re-stucco for single family dwellings and duplexes only. Re-roof with Class A or B material weighing less than 6 pound per sq. ft. over new solid sheathing. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b). AAA.
15019 - 10000 - 04668	B15LA18005	Bldg-Demolition	Issued 2/3/2016	Demo garage 10' x 12' demo by handwreck method; Sewer cap is not required per DPI
15019 - 10000 - 03466	B15LA13207	Bldg-Demolition	Application Submittal 9/18/2015	***DPI AND POSTING ONLY*** DEMO (E) DETACHED GARAGE
16041 - 20000 - 31072	X16VN17405	Electrical	Issued 8/31/2016	200 AMP SERVICE REWIRE.

Exhibit 3

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California Coastal
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00044 - 20000 - 03095	--	HVAC	Permit Expired 3/19/2008	INSTALL BATHROOM EXHAUST AND DUCTING
16044 - 20000 - 10145	X16VN17404	HVAC	Issued 8/31/2016	NEW SPLIT SYSTEM AND DUCTS
16042 - 20000 - 18312	X16VN17407	Plumbing	Issued 8/31/2016	REPIPE AND INSTALL WATER HEATER.



Code Enforcement Information:

1



Soft-story Retrofit Program Information:

1

111B145 894

Exhibit 3

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California Coastal
Commission

Los Angeles Department of Building and Safety

Certificate Information: 657 E FLOWER AVE 90291

Application / Permit	16014-20000-02860	
Plan Check / Job No.	B16VN08125	
Group	Building	
Type	Bldg-Addition	
Sub-Type	1 or 2 Family Dwelling	
Primary Use	(1) Dwelling - Single Family	
Work Description	ADDITION TO (E) ONE STORY SFD. (N) SECOND STORY & (N) ATT 2 CAR GARAGE. ALL WORK <u>PER ENGINEERING</u>	
Permit Issued	No	
Current Status	Reviewed by Supervisor on 7/6/2016	

Permit Application Status History

Submitted	6/16/2016	APPLICANT
Assigned to Plan Check Engineer	6/30/2016	MENA WASSEF
Green Plans Picked Up	6/30/2016	APPLICANT
Corrections Issued	7/6/2016	MENA WASSEF
Reviewed by Supervisor	7/6/2016	STEVEN KIM
Building Plans Picked Up	7/7/2016	APPLICANT

Permit Application Clearance Information

Coastal Zone	Not Cleared	7/5/2016	MENA WASSEF
Coastal Zone	Not Cleared	7/6/2016	MENA WASSEF
Specific Plan	Not Cleared	7/6/2016	MENA WASSEF
Eng Process Fee Ord 176,300	Cleared	8/3/2016	ROBERT SAMONTE
Hydrant and Access approval	Cleared	8/3/2016	JOHN DALLAS
Miscellaneous	Cleared	8/3/2016	TREVOR MARTIN
Permit	Cleared	8/3/2016	ROBERT SAMONTE
Sewer availability	Cleared	8/3/2016	ROBERT SAMONTE
Green Code	Cleared	8/22/2016	RICHARD DOCKUS
Low Impact Development	Cleared	8/24/2016	SAM NAVID
Roof/Waste drainage to street	Cleared	8/26/2016	ADRIAN SANCHEZ
Specific Plan	Cleared	8/26/2016	TAIMOUR TANAVOLU

Contact Information

Exhibit 3

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California Coastal
Commission

Los Angeles Department of Building and Safety

Certificate Information: 657 E FLOWER AVE 90291

Application / Permit 16016-20000-19974
Plan Check / Job No. X16VN16814
Group Building
Type Bldg-Alter/Repair
Sub-Type 1 or 2 Family Dwelling
Primary Use (1) Dwelling - Single Family
Work Description Kitchen/bathroom (2) remodel for residential buildings (no structural changes). Replace drywall. (no new walls added). Insulation. Re-stucco for single family dwellings and duplexes only. Re-roof with Class A or B material weighing less than 6 pound per sq. ft. over new solid sheathing. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b).
Permit Issued Issued on 8/31/2016
Issuing Office Valley
Current Status Issued on 8/31/2016

Van Nuys

Permit Application Status History

Issued 8/31/2016 LADBS

Permit Application Clearance Information

No Data Available.

Contact Information

Contractor Alon Dov; Lic. No.: 630785-B 13811 CALVERT STREET VAN NUYS, CA 91401

Inspector Information

BOB DUNN, (310) 914-3981 Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

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California Coastal
Commission



CITY OF LOS ANGELES
Department of City Planning – Plan Implementation Division
City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



DIRECTOR OF PLANNING SIGN-OFF
Venice Coastal Zone Specific Plan (Ordinance 175,693)

Case Number	DIR-2015-3655-VSO		Date: 10/28/2015
Project Address	657 E. Flower Ave (Tract 2352; Blk A; Lot 32)		
Zoning: RD1.5-1	Subarea: Oakwood-Milwood-Southeast Venice		
Project Description	Remodel and addition to an (E) one-story SFD and demolition of a detached garage. Project will result in a 2,766 SF ground floor, 3,084 SF second story a roof deck, two RASs, and an attached two car garage. Project will remove/alter 45% of the (E) exterior walls. PCIS# 15014-10000-01946		
Existing Use: one-story SFD + detached garage	Proposed Use: <u>two-story SFD</u> with an attached two-car garage and <u>roof decks</u>		
Applicant Name	Howard Robinson, Howard Robinson & Associates (310) 836-0180		
Applicant Address	8758 Venice Blvd, Ste. 101, Los Angeles, CA 90034		

The project qualifies for an Administrative Clearance, a Specific Plan Project Permit Compliance is not required (pursuant to Section 8 of the Specific Plan) for at least one of the reasons below:

in the DUAL JURISDICTION

- ☐ Improvement to an existing single- or multi-family structure that is **not** on a Walk Street

in the SINGLE JURISDICTION

- ☒ Improvement to an existing single- or multi-family structure that is **not** on a Walk Street
- ☐ New construction of one single-family dwelling unit, and not more than two condominium units, **not** on a Walk Street
- ☐ New construction of four or fewer units, **not** on a Walk Street
- ☐ Demolition of four or fewer dwelling units; HCIDLA Mello Clearance:

ANYWHERE in the Coastal Zone

- ☐ Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (<10%)

This application has been reviewed by the staff of the Metro Plan Implementation Division, and the proposed project complies with the provisions of the Venice Coastal Zone Specific Plan including all development requirements contained in Section 9, 10.G, and 13, as evidenced below:

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
Section	Regulation	Proposed Project	complies
9.C. Roof Access Structure (RAS)	10 ft. max. above Flat Roof (25 ft); Area ≤ 100 sq. ft.	35' to top of RAS, 99.8 SF (north) and 99.7 SF (south)	☒ 2 RAS
10.G.2. Density	R2, RD1.5, RD2 zones: max 2 du	Maintain (E) SFD	☒
10.G.3. Height	Flat Roof – 25'; Varied Roofline – 30'	Max height of 25' to flat roof (roof deck), railings of an open design.	☒
10.G.4. Access	Alley	Maintain access from Rose Court (alley)	☒
13. Parking	SF – 2-3 spaces per unit pending width MF – 2 spaces plus 1 guest pending width	Total of 5 parking spaces (two within an attached garage). Project will maintain 55% of the (E) exterior walls.	☒ 5

The proposed project must comply with all other regulations of its subject zone and all other provisions of the Los Angeles Municipal Code (LAMC) and must receive approval from the Los Angeles Department of Building and Safety (LADBS). This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

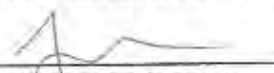

Juliet Oh, Planning Assistant
Coastal Unit, (213) 978-1186

Exhibit 3

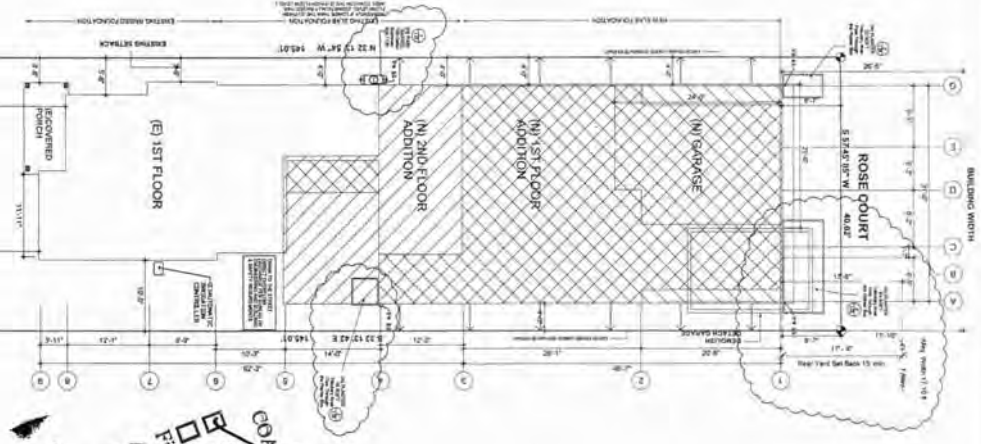
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California Coastal
Commission

1 Site Plan FLOWER AVE.

Total Area:	1,385 Sq Ft (Including 61.5 Sq Ft Front Covered Porch)
Existing Building	483 Sq Ft (Existing Garage Entirely removed)
New Garage	1,174.5 Sq Ft
1st Floor Addition	2,086 Sq Ft
2nd Floor Addition	137 + 42.3 = 189.3 Sq Ft



DR
2016 2804

Los Angeles City Planning
COASTAL ZONE PLAN APPROVAL
Single Jurisdiction
Dual Jurisdiction
Approved by: [Signature]
Date: 9/3/16



1. This project shall comply with the state of California Title 24 and the following codes:
2. • 2013 California Residential Code
3. • 2013 California Electrical Code
4. • 2013 California Plumbing Code
5. • 2013 California Mechanical Code
6. • 2013 California Green Building Standards Code with Local Amendments
7. • (LABC 2014/LABC 2014)

1. ALL LANDSCAPING AREAS, INCLUDING THE PARKWAY, SHALL BE AUTOMATICALLY IRRIGATED.
2. LOT DRAINAGE SHALL BE CONDUCTED TO THE STREET OR AS SHOWN ON THE PLANS.
3. DO NOT BLOCK NATURAL DRAINAGE COURSES FROM ADJACENT PROPERTIES.
4. IF APPLICABLE, REPLACE ALL BROKEN, CRACKED, OR UPHOLEN CURB, CURB & GUTTER, SIDEWALK, AND DRIVEWAY APPROPRIATE AS MAY BE REQUIRED BY THE CITY ENGINEER.
5. A SEPARATE PERMIT IS REQUIRED TO PERFORM ALL WORK WITHIN THE STREET RIGHT OF WAY.
6. ALL UTILITY SERVICES, INCLUDING TELEPHONE AND ELECTRIC POWER, SHALL BE PLACED UNDERGROUND.
7. PUBLIC WORKS PERMIT IS REQUIRED PRIOR TO DOING SIDEWALK OR CURB WORKS.
8. NO EASEMENTS ARE SHOWN ON THE SITE.
9. SEPARATE SUBMITTALS ARE REQUIRED FOR DEMOLITION, OBTAIN ACHD APPROVAL.

SCOPE OF WORK:

ADD 1279.3 SQ FT AND 48.5 SQ FT IN GARAGE TO THE EXISTING 1,385 SQ FT. THE NEW ADDITION WILL BE AT THE REAR OF THE EXISTING HOUSE. THE FOUNDATION, FRAMING AND FRONT FACADE OF THE EXISTING STRUCTURE WILL REMAIN AS IS. THE INTERIOR LAYOUT OF THE EXISTING HOUSE WILL BE MODIFIED BUT ITS PERIMETER WALLS AS WELL AS THE ROOF LINES WILL REMAIN AS IS (EXCEPT FOR THE REAR PORTION OF THE EXISTING STRUCTURE WHICH WILL BE SLIGHTLY MODIFIED TO ACCOMMODATE FOR ALL THE MODIFICATION CONNECTIONS BETWEEN THE EXISTING & NEW STRUCTURES). THIS WILL NOT EXCEED 50% OF THE TOTAL SQ FT OF THE EXISTING SURFACES.

NOTE: THE ROOF AND GROUND SURFACES OF THE EXISTING STRUCTURE WILL BE REPLACED WITH A NEW MATERIAL THAT MATCHES THE NEW ADDITION.

LEGAL INFO:	
Site Address	657 E FLOWER AVE
ZIP Code	90291
PIN Number	111B145 894
Lot/Parcel Area (Calculated)	5,799.6 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H4
Assessor Parcel No. (APN)	4240011032
Tract	TR 2352
Map Reference	M B 22-124
Block	BLK A
Lot	32
Arb (Lot Cut Reference)	None
Map Sheet	111B145
Zoning	RD1.5-1
Year Built	1922
Building Class	D45C
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	1,395 (sq ft)

INDEX SHEET:

1. LOT PLAN
2. NOTES
3. EXISTING & PROPOSED FLOOR PLAN
4. PROPOSED SECOND FLOOR PLAN
5. ELEVATIONS
6. SECTIONS
7. PERSPECTIVES
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SHEET TITLE PLOT PLAN	PROJECT DESCRIPTION NEW ADDITION	OWNER'S INFO: 657 E FLOWER, Los Angeles, CA 90291	ENGINEERING: KOBE STRUCTURAL ENGINEERING & DESIGN 18028 VENTURA BLVD #641 TARRANA, CA 91358 818-309-2321 KOBE@PLANSBYMARCIANO.COM	PLANS PREPARED BY: MARCIANO
DATE:				

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GENERAL NOTES

1. This project shall comply with the state of California Title 24 and the following codes:
 - 2013 California Residential Code
 - 2013 California Electrical Code
 - 2013 California Plumbing Code
 - 2013 California Mechanical Code
 - 2013 California Green Building
2. Separate permits shall be obtained for fences, retaining walls, pools, and spas.
3. Curb cuts, storage of materials, or work in the public right of way require a permit from the public works department or appropriate agency.
4. All construction waste and debris to be contained at all times.
5. Contractor shall familiarize him/herself with the project and notify architect of any errors, omissions, or discrepancies in plans prior to commencement.
6. Contractor shall notify architect of any changes in plans. Unauthorized changes to the plans are prohibited.
7. Contractor shall verify all bearing conditions of existing walls to be removed and notify architect or engineer prior to removal.
8. Excavations shall be made in compliance with California/DHSA regulations.
9. Conduct all water from roof and site away from building and adjoining properties to street.
10. Verify electrical panel service and upgrade if applicable. Verify with local utility regarding meter and service location.
11. An approved seismic gas shutoff valve shall be installed on the down stream side of the utility meter and be rigidly connected to the exterior of the building containing the fuel gas piping.
12. Water heaters shall be strapped to the wall per code.
13. Contractor shall provide state fire marshal approved smoke detectors in all installed in the following locations:
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. (Ref. CRC Section 314)
14. All exterior materials and manufacturers are to be verified with owner.

ROOF NOTES

1. Roof to be pitched roof with approx. 3:12 slope. Verify roof slope with the existing slope of the house and adjust the slope as necessary for framing and height compliance.
2. Roofing materials shall comply with CRC 902.1
3. A minimum Class A, B or C roofing shall be installed in areas designated by this section. Classes A, B and C roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108. The shingle pattern and color shall match the existing as close as possible.
4. Roofing shall be installed per manufacturers written specifications.
5. Flashings shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane. Flashings saddles, valleys and drip edges shall be installed per CRC Section 903.
6. Newly installed eaves shall have gutters as necessary to conduct water to street, and overhangs shall match existing.
7. Fascia boards at gable ends, open rafter tails at horizontal overhangs.
8. Starter board at eave overhangs to match existing house.

SPECIAL HAZARD NOTES

1. Glazing in hazardous locations shall be tempered in the following locations:
 - a. At ingress and egress doors.
 - b. Panels in sliding doors or swinging doors
 - c. Doors and enclosures for hot tubs, bathtubs, and showers. Also glazing in walls enclosing these compartments within 5 feet of the standing surface.
 - d. If within 2 feet of vertical edges of closed doors and within 5 feet of standing surface.
 - e. In wall enclosing stairway landing.
2. Smoke detectors shall be provided as follows:
 - a. In new construction, smoke detectors shall receive power from the existing house wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement if present for dwellings with more than one story.
 - b. In existing construction, smoke detectors may be battery operated and installed in locations as noted above.
 - c. An approved seismic gas 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.
 - d. Water heaters must be strapped to the wall.

1. Provide emergency egress from sleeping rooms.

- Where emergency escape and rescue openings are provided they shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor. (REF CRC R310.1)
- 2. At least one exit doorway shall not be less than 36 inches wide and 80 inches high. The door shall be mounted that the clear width of 32 inches is maintained.
- 3. The exterior door must open over a landing not more than 12 inches below the threshold. Exception: Providing the door does not swing over the landing, then the landing shall be not more than 8 inches below the threshold.
- 4. The landing at a door shall have a length measured in the direction of travel of no less than 36".

ELECTRICAL PROVISIONS

- Electrical receptacles shall be installed to service countertops 12" wide or wider. The receptacles shall be installed so that no point along a wall line is more than 24" horizontally from a receptacle outlet in that space. Counter spaces separated by range tops, refrigerators, or sinks shall be considered separate countertop spaces in applying the spacing requirements. (CEC Art. 210-52(1)).
- Provide at least one GFCI protected wall receptacle outlet in bathrooms within 36 inches of the outside edge of each basin. The receptacle outlet shall be located on a wall that is adjacent to the basin location. (CEC Art. 210-52(1)).
- At least one 20-ampere branch circuit shall be provided to supply bathroom receptacles outlet(s). Such circuits shall have no other outlets.
- At least one receptacle outlet shall be accessible and located at grade level and not more than 6 feet above grade level and shall be installed at the front and back of the dwelling.
- Arc fault circuit-interruption shall be installed to provide protect of the branch circuit.
- Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all non-locking-type 12 volt, 15- and 20-ampere receptacles shall be listed as tamper-resistant receptacles.

GFCI PROTECTED OUTLETS

- Ground-Fault Circuit Interrupters are required at each relocated or new receptacle outlets within bathrooms. When existing outlets are removed from their outlet box, the replacement shall also be GFCI protected. Non GFCI outlets shall not be reused. GFCI protection may be accomplished by use of either listed GFCI outlets or by listed GFCI breakers protecting the circuit associated with the outlets in the bathroom.

NOTE:

All building additions must be adjusted to fit existing conditions. Dimensions, and roof pitches may vary from that shown from various locations within the building.

SPECIAL HAZARD NOTES

1. Glazing in hazardous locations shall be tempered in the following locations:
 - a. At ingress and egress doors.
 - b. Panels in sliding doors or swinging doors.
 - c. Doors and enclosures for hot tubs, bathtubs, and showers. Also glazing in walls enclosing these compartments within 5 feet of the standing surface.
 - d. If within 2 feet of vertical edge of closed doors and within 5 feet of standing surface.
 - e. In wall enclosing stairway landing.

SMOKE DETECTORS/ CARBON MONOXIDE
Smoke and Carbon Monoxide alarms may be replaced with new units or as part of a permit. Each alarm type must be interconnected so that if on alarm, all alarms in the residence of the same type will sound.

City Inspector shall check at final inspection that smoke alarms and carbon monoxide alarms have been installed throughout and in the locations required by code.

2. Smoke detectors shall be provided as follows:
 - a. In new construction, smoke detectors shall receive power from the existing house wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement if present for dwellings with more than one story.
 - b. In existing construction, smoke detectors may be battery operated and installed in locations as noted above.
 - c. An approved seismic gas 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.
 - d. Water heaters must be strapped to the wall.

PLUMBING NOTES

- Kitchen sinks shall not use more than 1.8 gallons per minute (CPC 403.6)
- All lavatories are to use not more than 1.5 gallons per minute (CPC 403.7)
- Showers shall not use more than 2.0 gallons per minute (CPC 408.2)
- Where shower valves are replaced, or are new, they must be pressure balanced or shall be the thermostatic mixing valve type. Minimum clear finished inside clearance shall be 1024 sq. inches and capable of encompassing a 30 inch diameter circle from the top of threshold to 70 inches above the shower drain.
- Shower enclosure doors must be tempered sliding doors.
- New, relocated, or converted tubs or showers may cause a tempered glazing requirement to apply to glass windows with a bottom edge within 60 inches above tub or shower standing surface. Cement, fiber-cement, or glass mat gypsum backers shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.
- Water closets shall consume not more than 1.28 gallons per flush

INDOOR WATER USE EFFICIENCY ORDINANCE

- TOILETS- 1.28 GALLONS PER FLUSH OR LESS
- SHOWERS- 2.0 GALLONS PER MINUTE OR LESS
- BATHROOM FAUCETS- 1.5 GALLONS PER MINUTE OR LESS
- KITCHEN FAUCETS- 2.2 GALLONS PER MINUTE OR LESS
- CLOTHES WASHERS- 6.0 WATER FACTOR OR LESS
- DISHWASHERS- 6.5 GALLONS PER CYCLE OR LESS (OR ENERGY STAR UNIT)

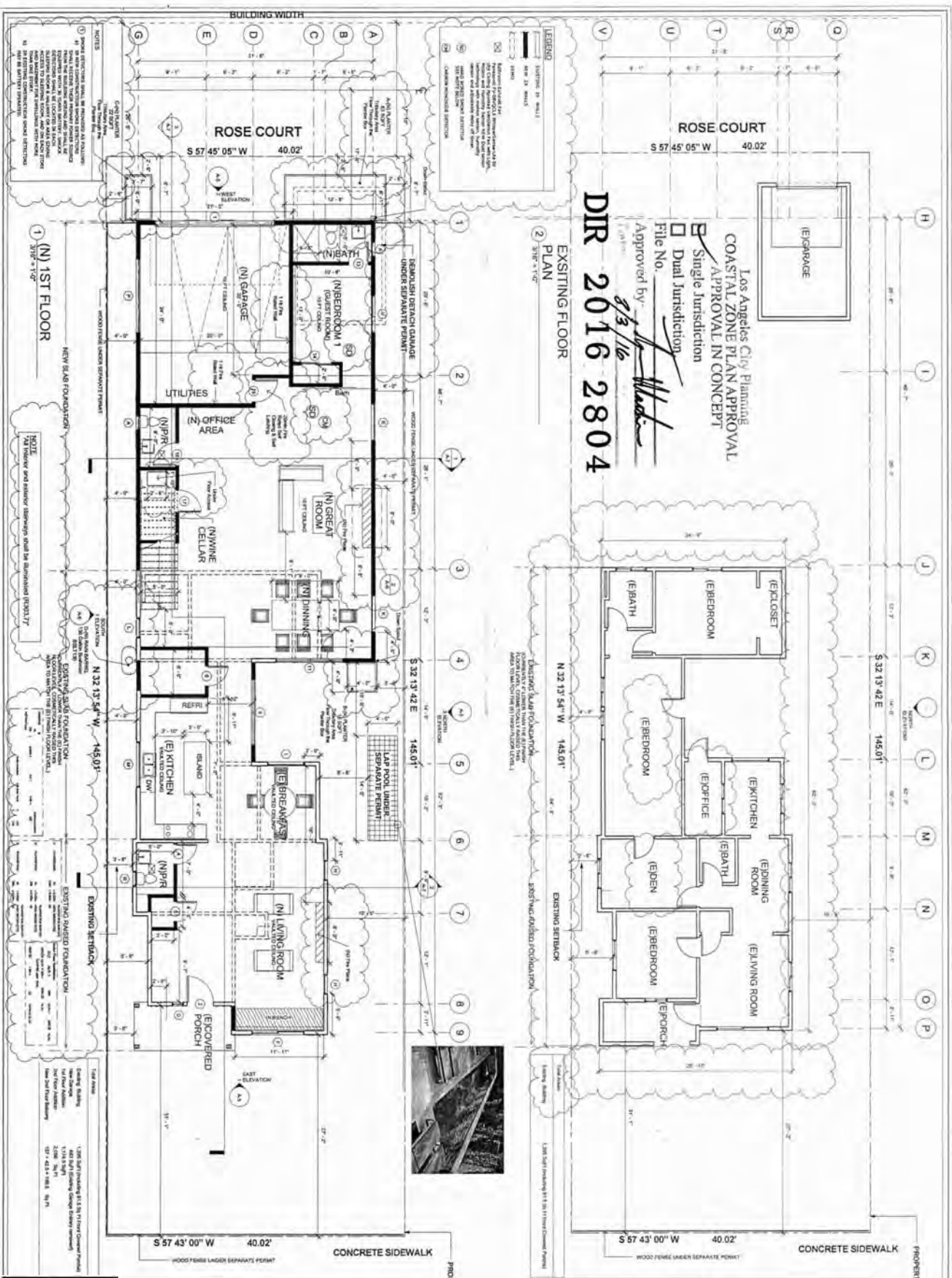
Exhibit 4

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California Coastal Commission

SHEET TITLE: LOW IMPACT DEVELOPMENT STORM WATER	PROJECT DESCRIPTION: NEW ADDITION	OWNER INFO: 657 E FLOWER, Los Angeles, CA 90291	ENGINEERING: KOBE STRUCTURAL ENGINEERING & DESIGN	PLANS PREPARED BY: MARCIANO
DATE:			10526 VENTURA BLVD #41 TARRAZA, CA 91356 818-009-0921 KOBE@PLANSBYMARCIANO.COM	

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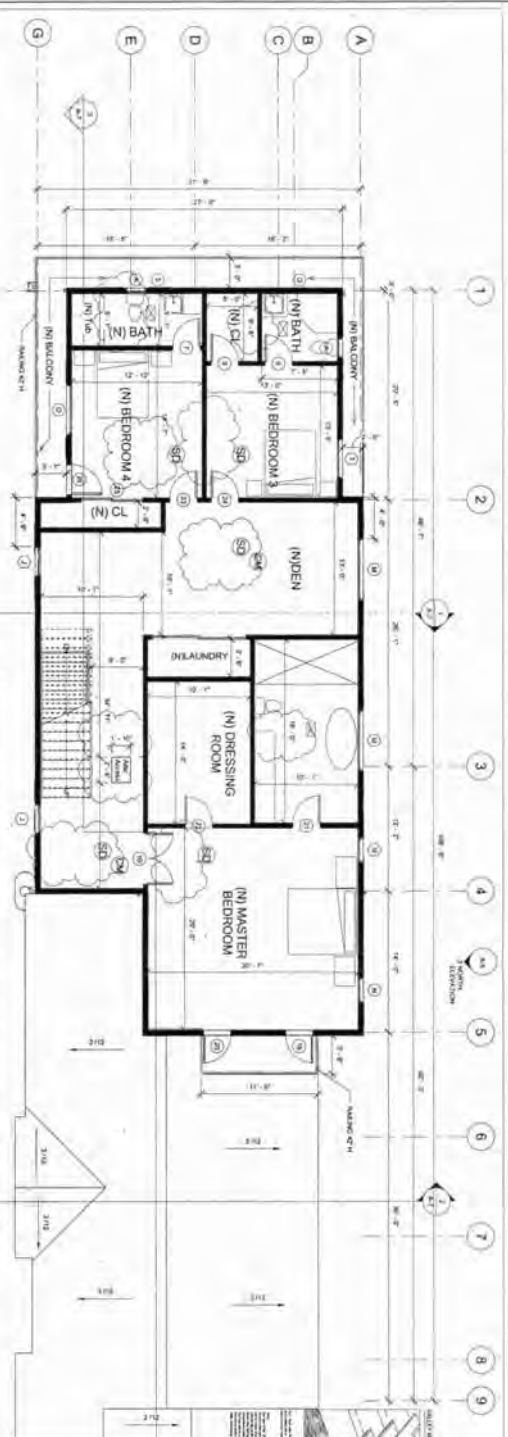
DR 2016 2804

Los Angeles City Planning
COASTAL ZONE PLAN APPROVAL
APPROVAL IN CONCEPT
Dual Jurisdiction
Single Jurisdiction
Approved by: *[Signature]*
File No. *3/3/16*

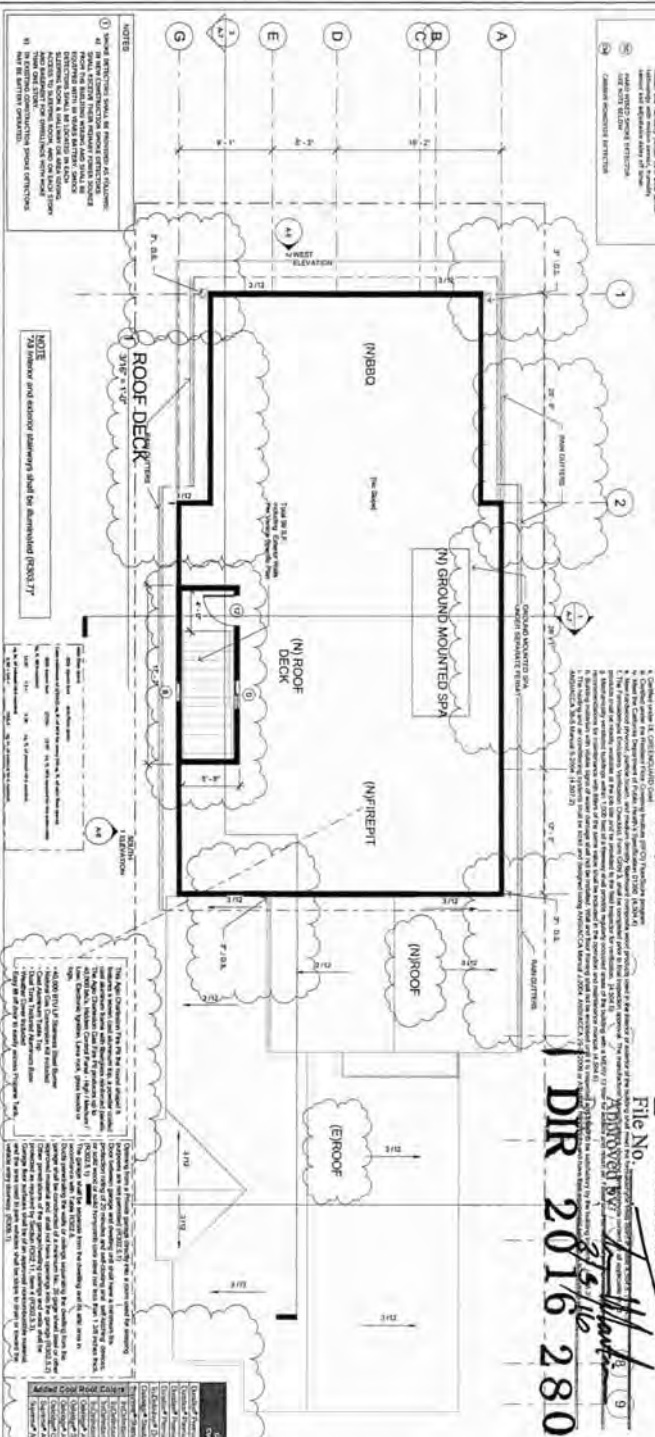
EXISTING FLOOR
PLAN

(N) 1ST FLOOR

SHEET TITLE: FLOOR PLANS DATE:	PROJECT DESCRIPTION: NEW ADDITION	OWNER'S INFO: 657 E FLOWER, Los Angeles, CA 90291	ENGINEERING: KOBE STRUCTURAL ENGINEERING & DESIGN 18528 VENTURA BLVD #541 TARRAZA, CA 91356 818-309-2921 KOBE@PLANSBYMARCIANO.COM	PLANS PREPARED BY: MARCIANO BY
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2 (N) 2ND FLOOR
SVP = 1/2"



3 (N) 3RD FLOOR
SVP = 1/2"

COASTAL CITY PLANNING
APPROVAL IN CONCEPT
APPROVED FOR
SVP = 1/2"
File No. 2016-2804
DIR 2016 2804

Added Cold Roof Colors

Color Name	Color Code	Color Description
White	1000	White
Black	2000	Black
Gray	3000	Gray
Blue	4000	Blue
Green	5000	Green
Yellow	6000	Yellow
Orange	7000	Orange
Red	8000	Red
Purple	9000	Purple

Window Schedule

Window	Count	Width	Height	Type	Head	Cover
1	1	4'-0"	6'-0"	Double Hung	6'-0"	1
2	1	4'-0"	6'-0"	Double Hung	6'-0"	1
3	1	4'-0"	6'-0"	Double Hung	6'-0"	1
4	1	4'-0"	6'-0"	Double Hung	6'-0"	1
5	1	4'-0"	6'-0"	Double Hung	6'-0"	1
6	1	4'-0"	6'-0"	Double Hung	6'-0"	1
7	1	4'-0"	6'-0"	Double Hung	6'-0"	1
8	1	4'-0"	6'-0"	Double Hung	6'-0"	1
9	1	4'-0"	6'-0"	Double Hung	6'-0"	1
10	1	4'-0"	6'-0"	Double Hung	6'-0"	1
11	1	4'-0"	6'-0"	Double Hung	6'-0"	1
12	1	4'-0"	6'-0"	Double Hung	6'-0"	1
13	1	4'-0"	6'-0"	Double Hung	6'-0"	1
14	1	4'-0"	6'-0"	Double Hung	6'-0"	1
15	1	4'-0"	6'-0"	Double Hung	6'-0"	1
16	1	4'-0"	6'-0"	Double Hung	6'-0"	1
17	1	4'-0"	6'-0"	Double Hung	6'-0"	1
18	1	4'-0"	6'-0"	Double Hung	6'-0"	1
19	1	4'-0"	6'-0"	Double Hung	6'-0"	1
20	1	4'-0"	6'-0"	Double Hung	6'-0"	1
21	1	4'-0"	6'-0"	Double Hung	6'-0"	1
22	1	4'-0"	6'-0"	Double Hung	6'-0"	1
23	1	4'-0"	6'-0"	Double Hung	6'-0"	1
24	1	4'-0"	6'-0"	Double Hung	6'-0"	1
25	1	4'-0"	6'-0"	Double Hung	6'-0"	1
26	1	4'-0"	6'-0"	Double Hung	6'-0"	1
27	1	4'-0"	6'-0"	Double Hung	6'-0"	1



Door Schedule

Door	Count	Width	Height	Level
1	1	4'-0"	8'-0"	1st Floor
2	1	4'-0"	8'-0"	1st Floor
3	1	4'-0"	8'-0"	1st Floor
4	1	4'-0"	8'-0"	1st Floor
5	1	4'-0"	8'-0"	1st Floor
6	1	4'-0"	8'-0"	1st Floor
7	1	4'-0"	8'-0"	1st Floor
8	1	4'-0"	8'-0"	1st Floor
9	1	4'-0"	8'-0"	1st Floor
10	1	4'-0"	8'-0"	1st Floor
11	1	4'-0"	8'-0"	1st Floor
12	1	4'-0"	8'-0"	1st Floor
13	1	4'-0"	8'-0"	1st Floor
14	1	4'-0"	8'-0"	1st Floor
15	1	4'-0"	8'-0"	1st Floor
16	1	4'-0"	8'-0"	1st Floor
17	1	4'-0"	8'-0"	1st Floor
18	1	4'-0"	8'-0"	1st Floor
19	1	4'-0"	8'-0"	1st Floor
20	1	4'-0"	8'-0"	1st Floor
21	1	4'-0"	8'-0"	1st Floor
22	1	4'-0"	8'-0"	1st Floor
23	1	4'-0"	8'-0"	1st Floor
24	1	4'-0"	8'-0"	1st Floor
25	1	4'-0"	8'-0"	1st Floor
26	1	4'-0"	8'-0"	1st Floor
27	1	4'-0"	8'-0"	1st Floor

Exhibit 4
Page 4 of 8
California Coastal Commission

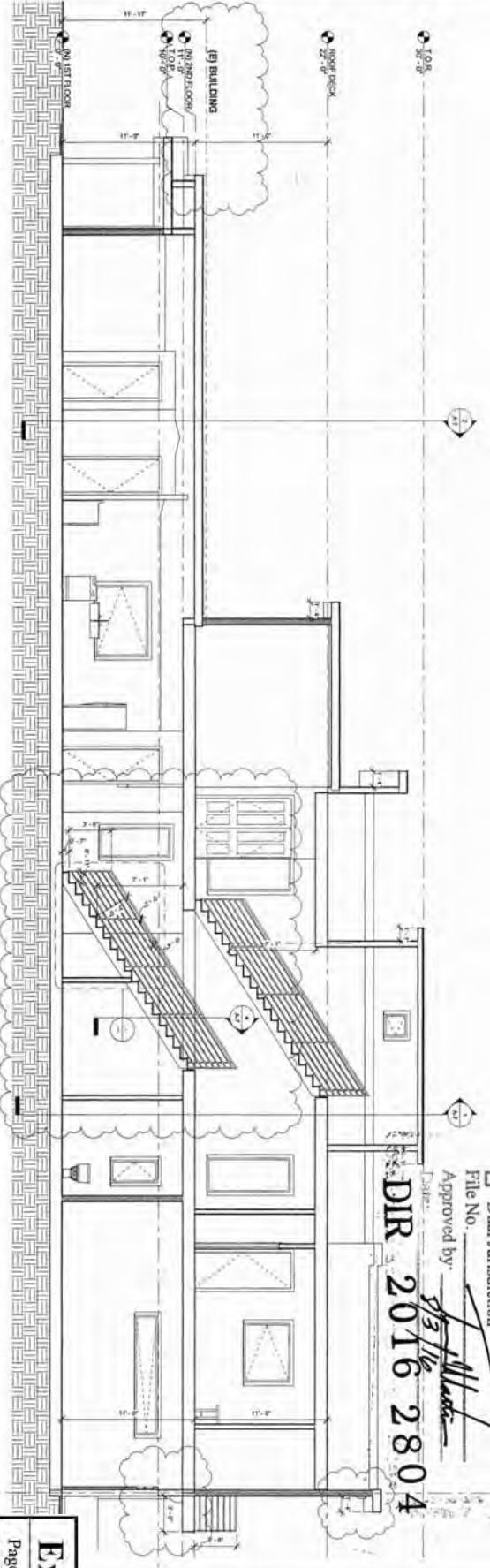
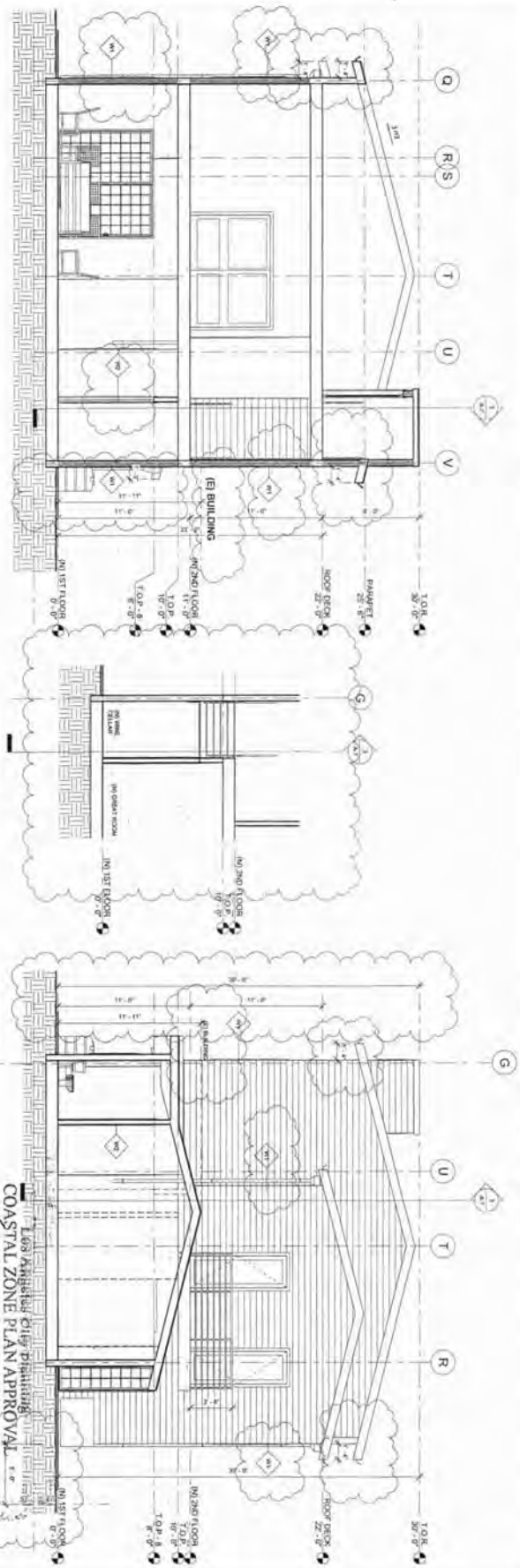
3RD FLOOR PLAN
DATE:

PROJECT DESCRIPTION:
NEW ADDITION

OWNER'S INFO:
657 E FLOWER, Los Angeles, CA 90291

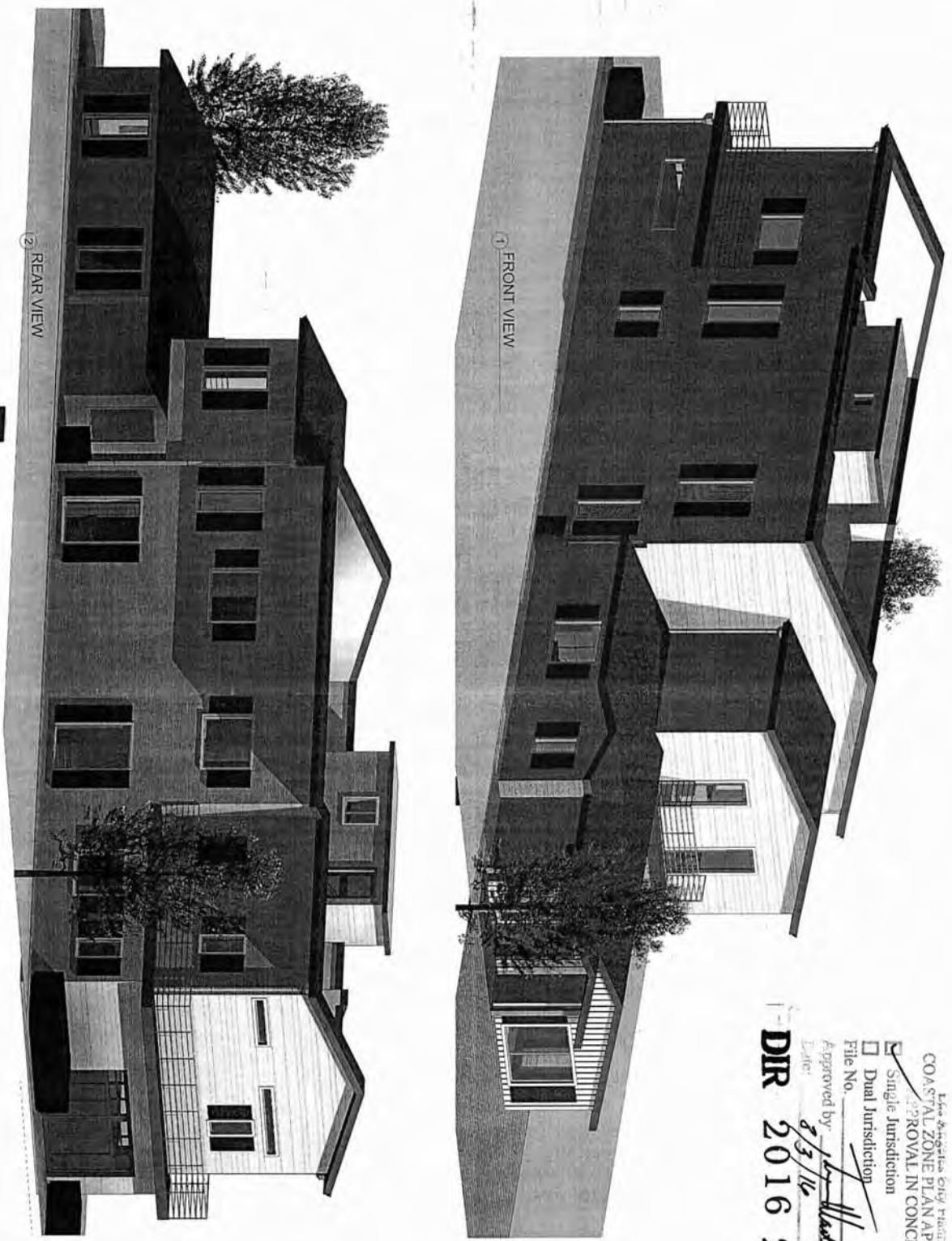
ENGINEERING:
KOBE STRUCTURAL
ENGINEERING & DESIGN
16328 VENTURA BLVD #101 TARRAZA, CA 91356 616-309-2901 KOBE@PLANSBYMARCIANO.COM

PLANS PREPARED BY:
MARCIANO



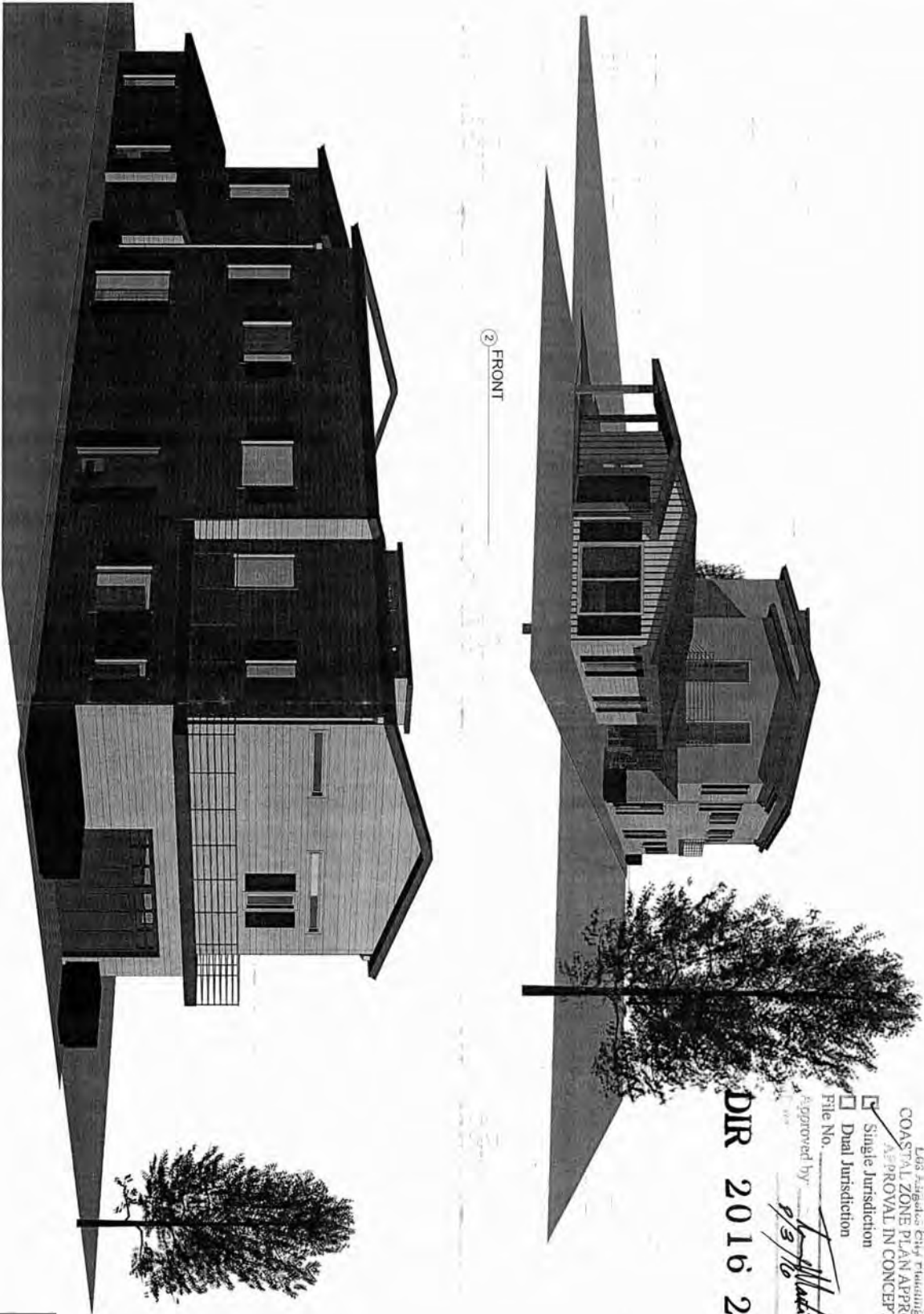
1.665 Angeles City Planning
 COASTAL ZONE PLAN APPROVAL
 APPROVAL IN CONCEPT
 Single Jurisdiction
 Dual Jurisdiction
 Approved by: *[Signature]*
 File No. *2016 2804*
 DIR 2016 2804

Exhibit 4 Page 6 of 8 California Coastal Commission	SHEET TITLE: SECTIONS	PROJECT DESCRIPTION: NEW ADDITION	OWNER'S INFO: 657 E FLOWER, Los Angeles, CA 90291	ENGINEERING: KOBE STRUCTURAL ENGINEERING & DESIGN 19528 VENTURA BLVD #641 TARZANA, CA 91356 818-305-2021 KOBE@PLANSBYMARCIANO.COM	PLANS PREPARED BY: MARCIANO
	DATE:				



Los Angeles City Planning
 COASTAL ZONE PLAN APPROVAL
 APPROVAL IN CONCEPT
☒ Single Jurisdiction
☐ Dual Jurisdiction
 File No. _____
 Approved by: *[Signature]*
 Date: 8/3/16
DIR 2016 2804

SHEET TITLE: 3D VIEWS DATE:	PROJECT DESCRIPTION: NEW ADDITION	OWNER'S INFO: 657 E FLOWER, Los Angeles, CA 90291	ENGINEERING: KOBE STRUCTURAL ENGINEERING & DESIGN 19528 VENTURA BLVD #641 TARZANA, CA 91356 818-309-2621 KOBE@PLANSBYMARCIANO.COM	PLANS PREPARED BY MARCIANO BY
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2 FRONT

1 REAR

DIR 2016 2804

Los Angeles City Planning
COASTAL ZONE PLAN APPROVAL
APPROVAL IN CONCEPT
☒ Single Jurisdiction
☐ Dual Jurisdiction
File No. _____
Approved by: *[Signature]*

SHEET TITLE: 3D VIEWS DATE: _____	PROJECT DESCRIPTION: NEW ADDITION	OWNER'S INFO: 657 E FLOWER, Los Angeles, CA 90291	ENGINEERING: KOBE STRUCTURAL ENGINEERING & DESIGN 19526 VENTURA BLVD #641 TARZANA, CA 91356 818-309-2921 KOBE@PLANSBYMARCIANO.COM	PLANS PREPARED BY: MARCIANO
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Exhibit 4

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