

## **CALIFORNIA COASTAL COMMISSION**

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



# **W7b**

**5-17-0224 (LARRY LAYNE)**

**JULY 12, 2017**

### **EXHIBITS**

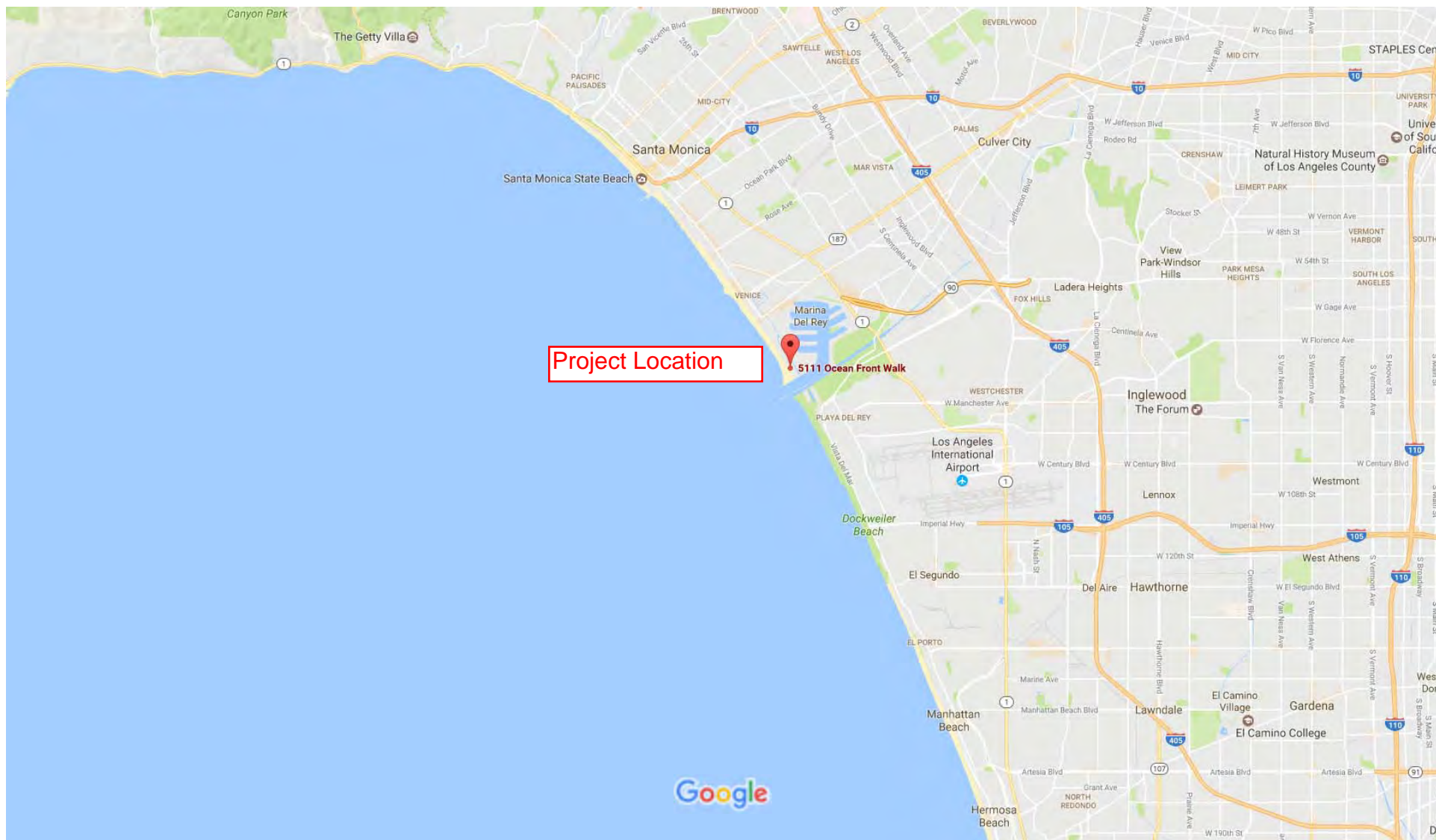
**Table of Contents**

**Exhibit 1 – Project Location**

**Exhibit 2 – Project Plans**

**Exhibit 3 – CDP A-79-5743, November 10, 1979**

## Google Maps 5111 Ocean Front Walk



Map data ©2017 Google 1 mi

Coastal Commission

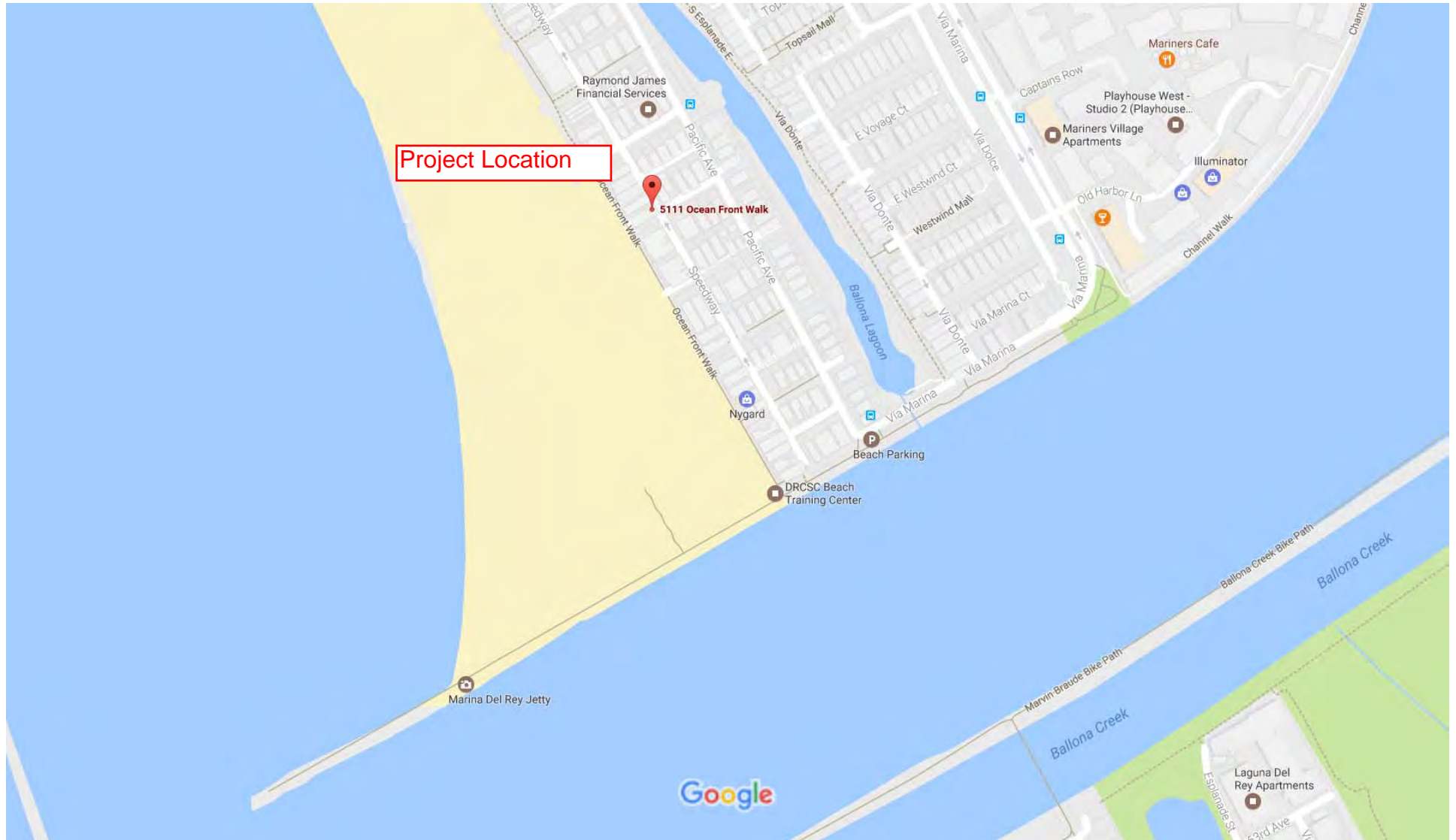
Exhibit #1

5-17-0224

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5111 Ocean Front Walk



Map data ©2017 Google 200 ft

Coastal Commission

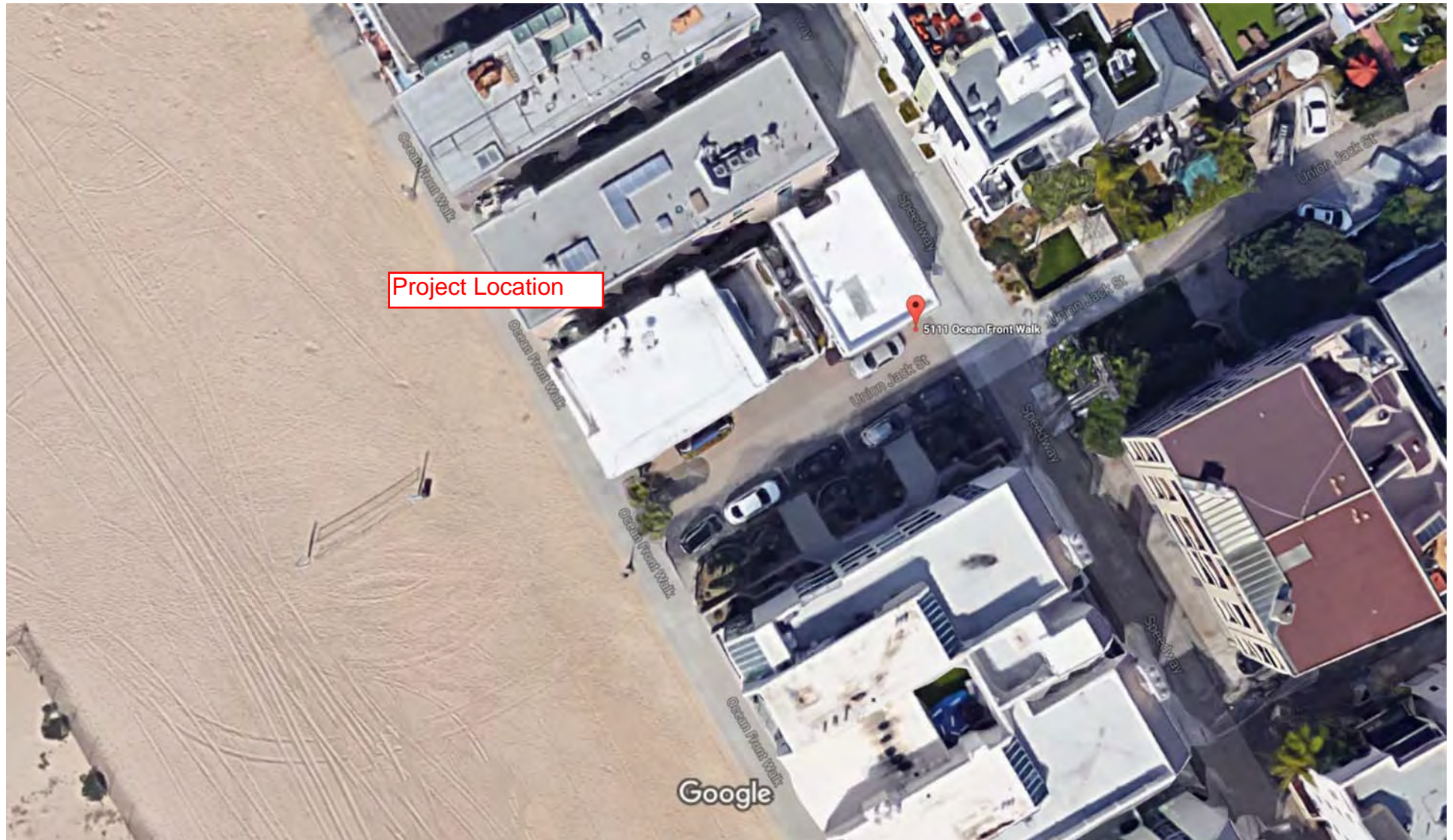
Exhibit #1

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Google Maps 5111 Ocean Front Walk



Imagery ©2017 Google, Map data ©2017 Google 20 ft

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14 Union Jack St



Image capture: Aug 2015 © 2017 Google

Marina Del Rey, California

Street View - Aug 2015

Coastal Commission

Exhibit #1

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5111 Ocean  
Front Walk  
Marina del Rey,  
CA

Layne / Boyd  
Residence and  
Rental Units

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art ARCHITECTURE thought :studio

Consultant

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## SUMMARY OF EXTERIOR WALLS

SCALE	NOT TO SCALE
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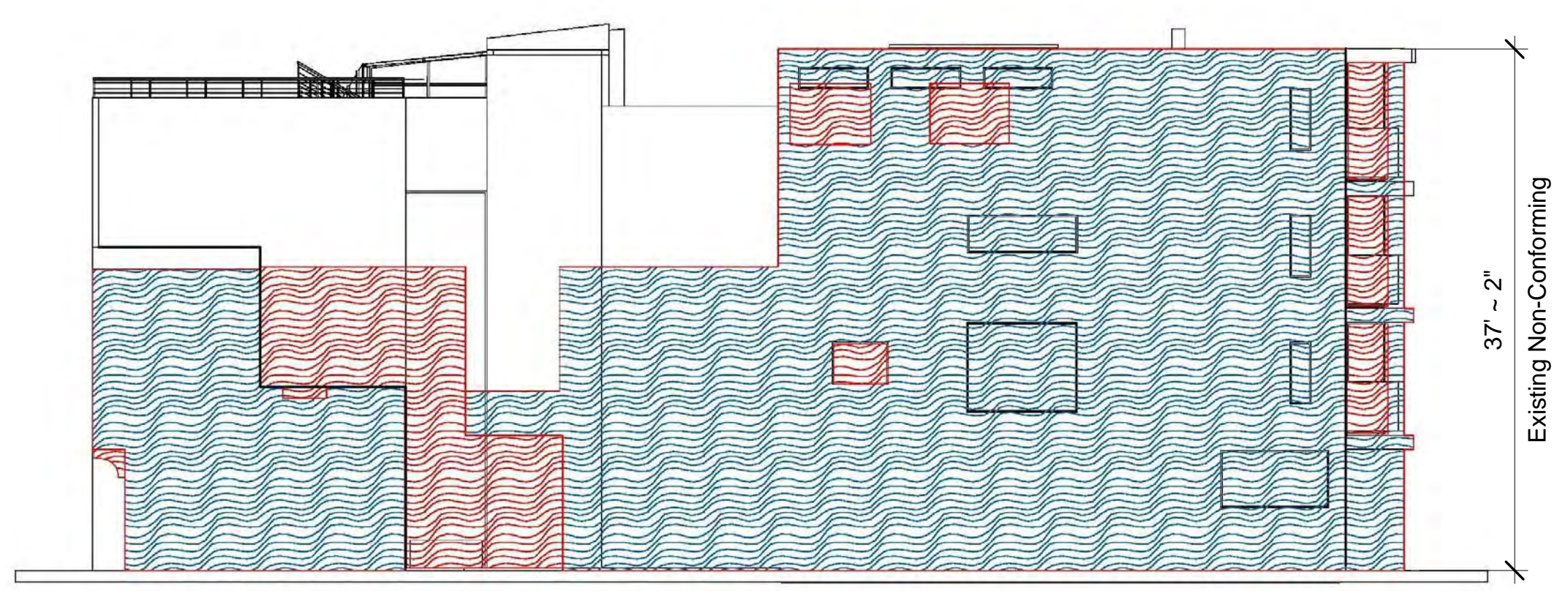
DATE	02-17-2016
File No.	

Job#
SHEET NO.

PS-1.01



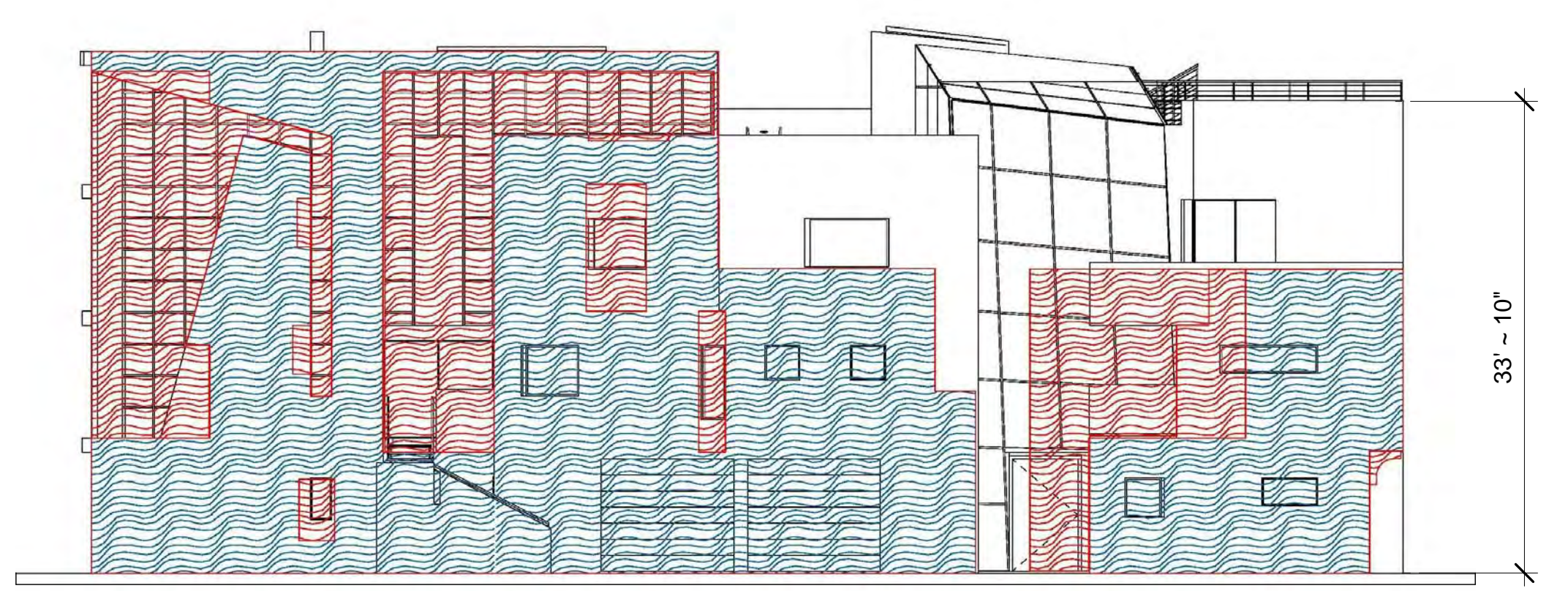
- |  |          |
|--|----------|
| <input checked="" type="checkbox"/> Existing Exterior Walls                                | 2,650 sf |
| <input checked="" type="checkbox"/> Replaced or Removed Framing of Existing Exterior Walls | 384 sf   |
| <input type="checkbox"/> New Exterior Walls  | 742 sf   |



### North Elevation



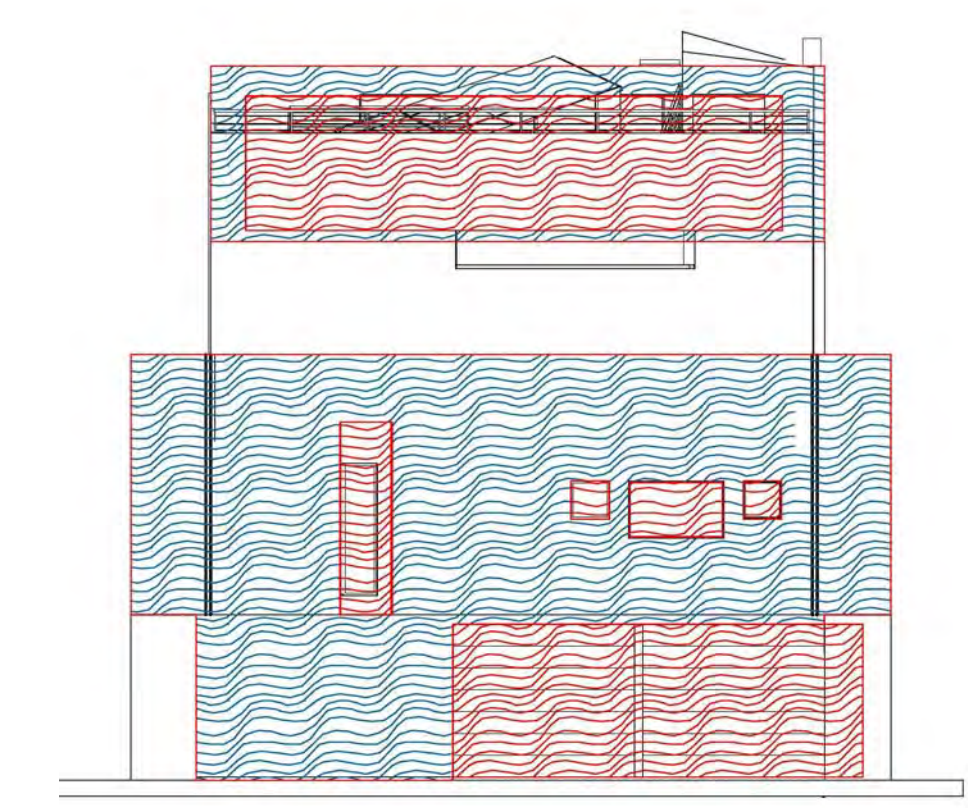
- |  |          |
|--|----------|
| ■ Existing Exterior Walls                                | 2,645 sf |
| ■ Replaced or Removed Framing of Existing Exterior Walls | 860 sf   |
| □ New Exterior Walls                                     | 764 sf   |



## South Elevation



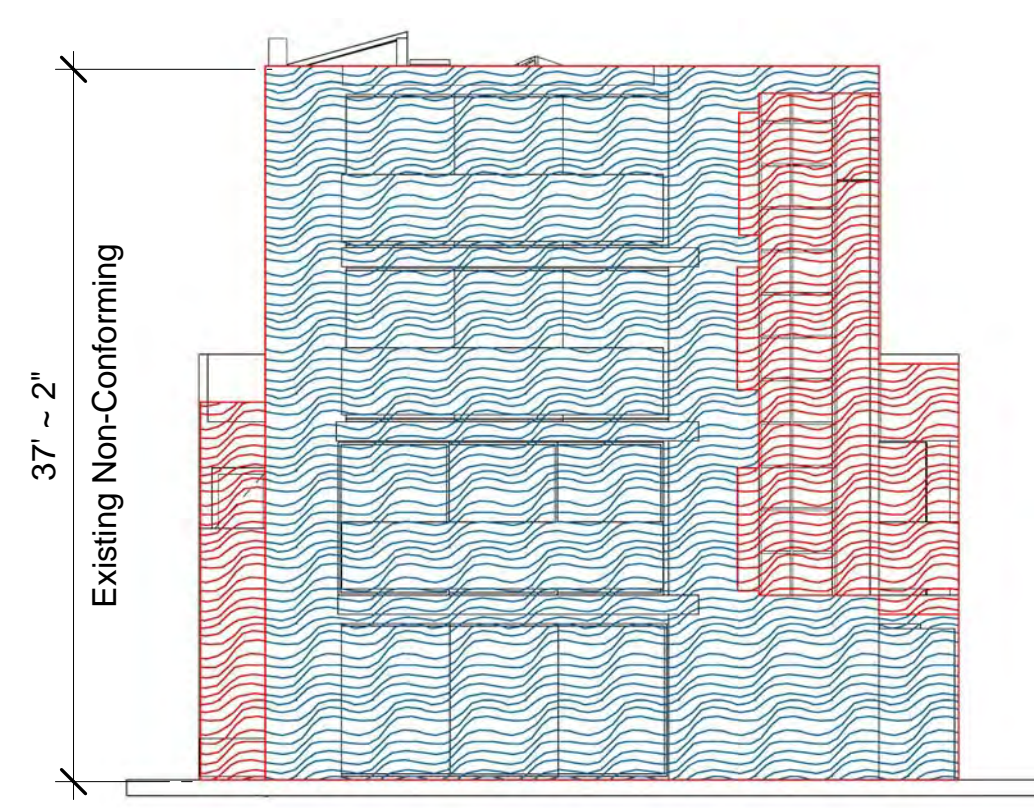
- |  |          |
|--|----------|
| ■ Existing Exterior Walls                                | 1,357 sf |
| ■ Replaced or Removed Framing of Existing Exterior Walls | 417 sf   |
| □ New Exterior Walls                                     | 250 sf   |



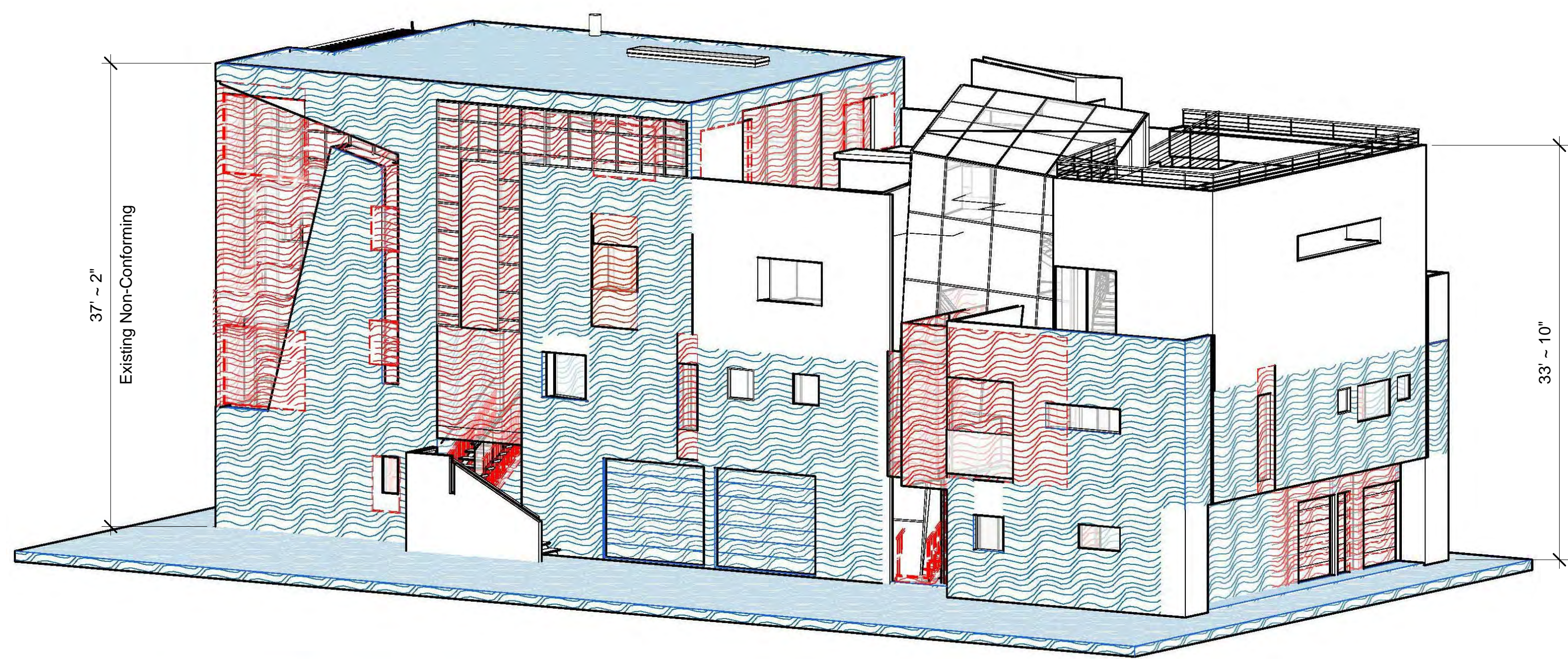
### East Elevation



- |  |          |
|--|----------|
| ■ Existing Exterior Walls                                | 1,193 sf |
| ■ Replaced or Removed Framing of Existing Exterior Walls | 307 sf   |
| □ New Exterior Walls                                     | 0 sf     |



### West Elevation



- Total Existing Exterior Walls 7,845 sf
- Total Replaced or Removed Framing of Existing Exterior Walls 1,968 sf
- Total New Exterior Walls 1,756 sf

## 25% of Existing Exterior Walls are Altered

## 5111 Ocean Front Walk Summary of Renovation / Addition

- Exterior Walls Replaced / Removed = 25%
- Exterior Walls Added = 22%
- Floor Area Net Addition = 6%
- Height of Addition = 35' 0" MAX.

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Layne / Boyd  
Residence and  
Rental Units

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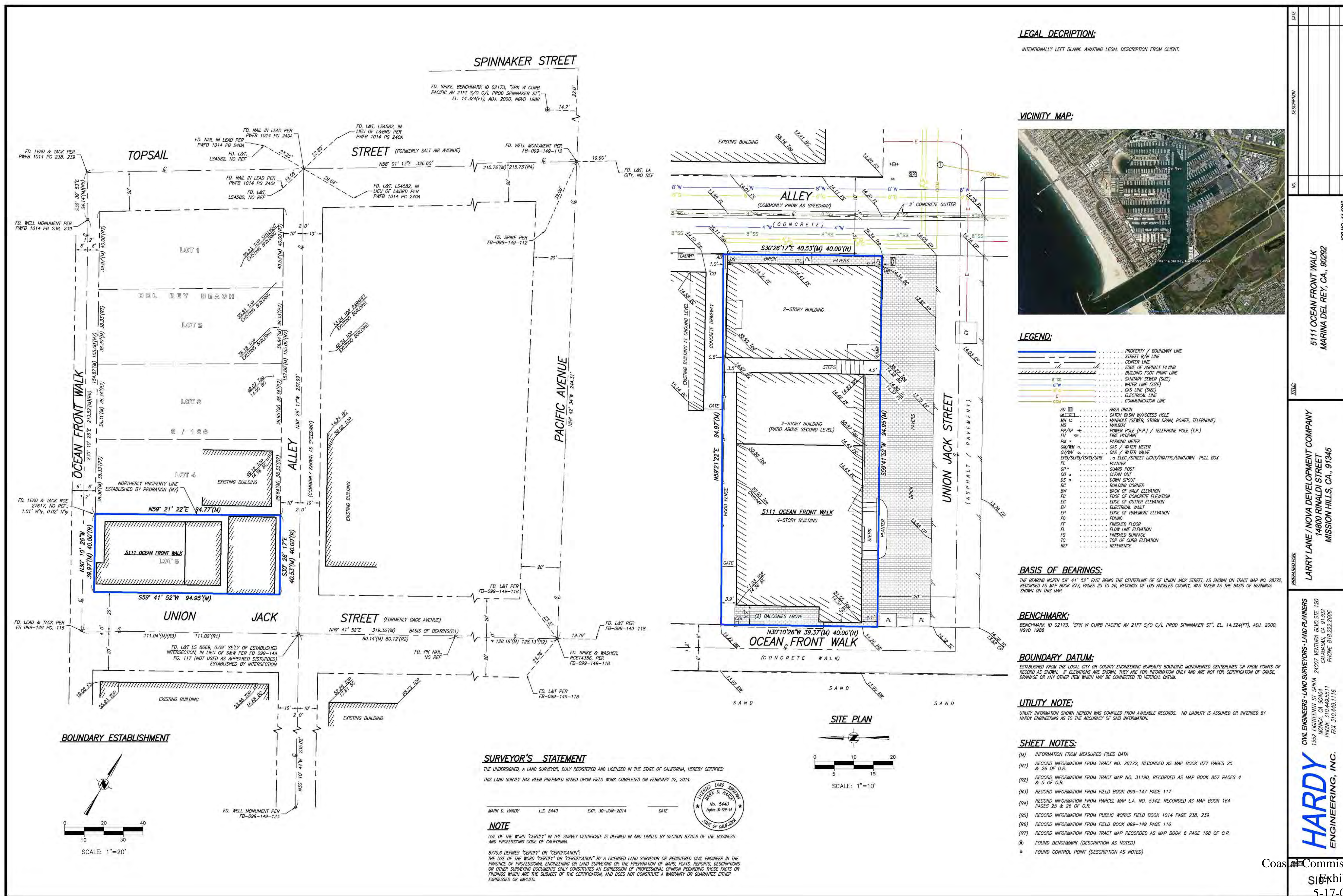
## SURVEY SITE PLAN

SCALE	
DATE	02-17-2011
File No. Job#	
SHEET NO.	

PS-1.02

aaArts Architects-	William Dale Brantley	-	phone 310 578 8222	4712 Admiralty Way	#311	Marina Del Rey	CA	90292
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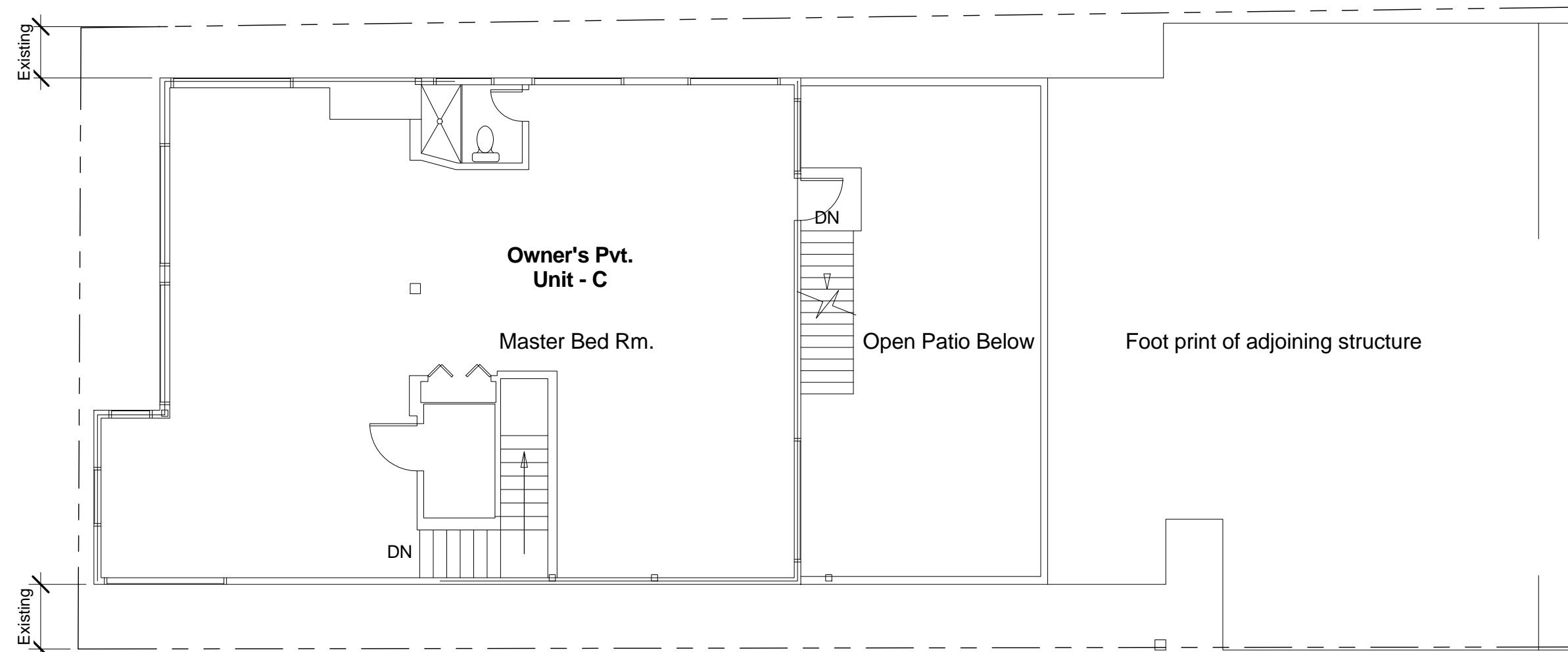
Coastal Commission  
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Total Existing Floor Area 1,174 sf

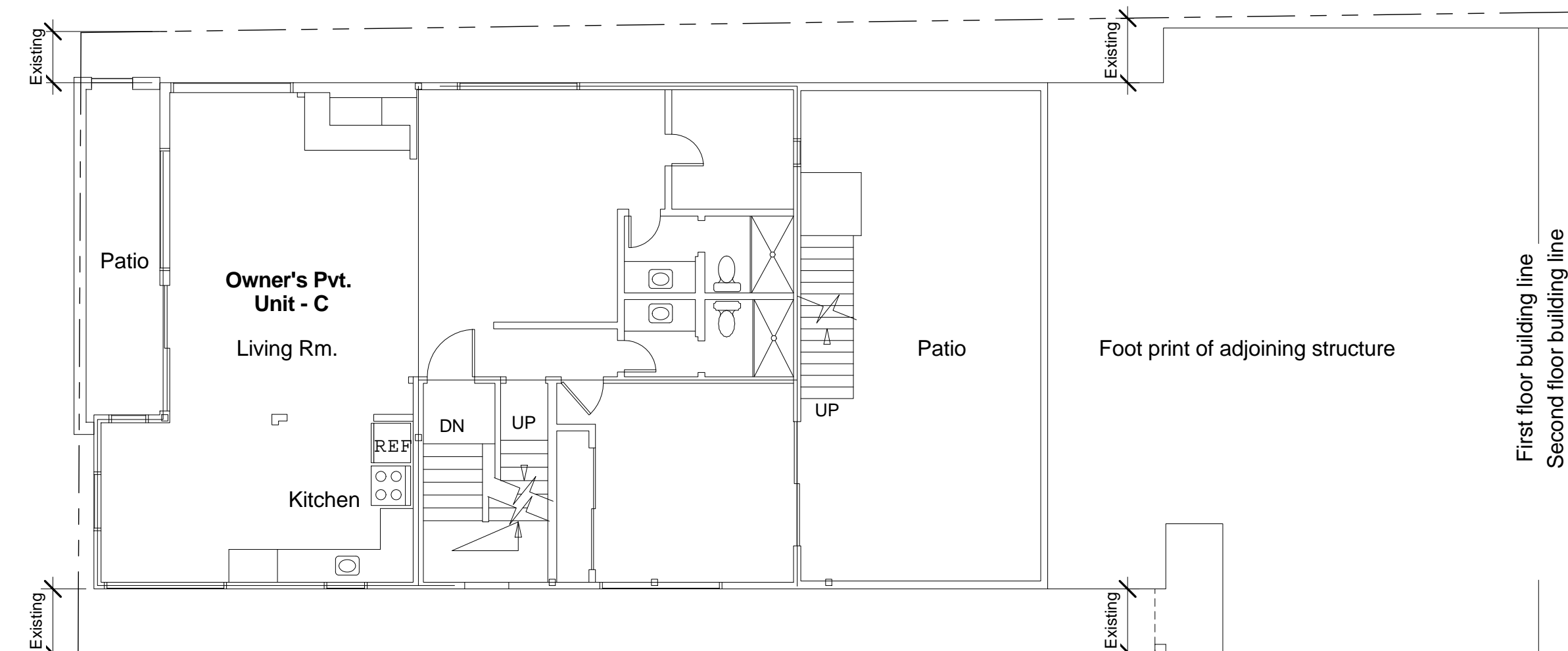


4th Flr - Existing Plan

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

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4



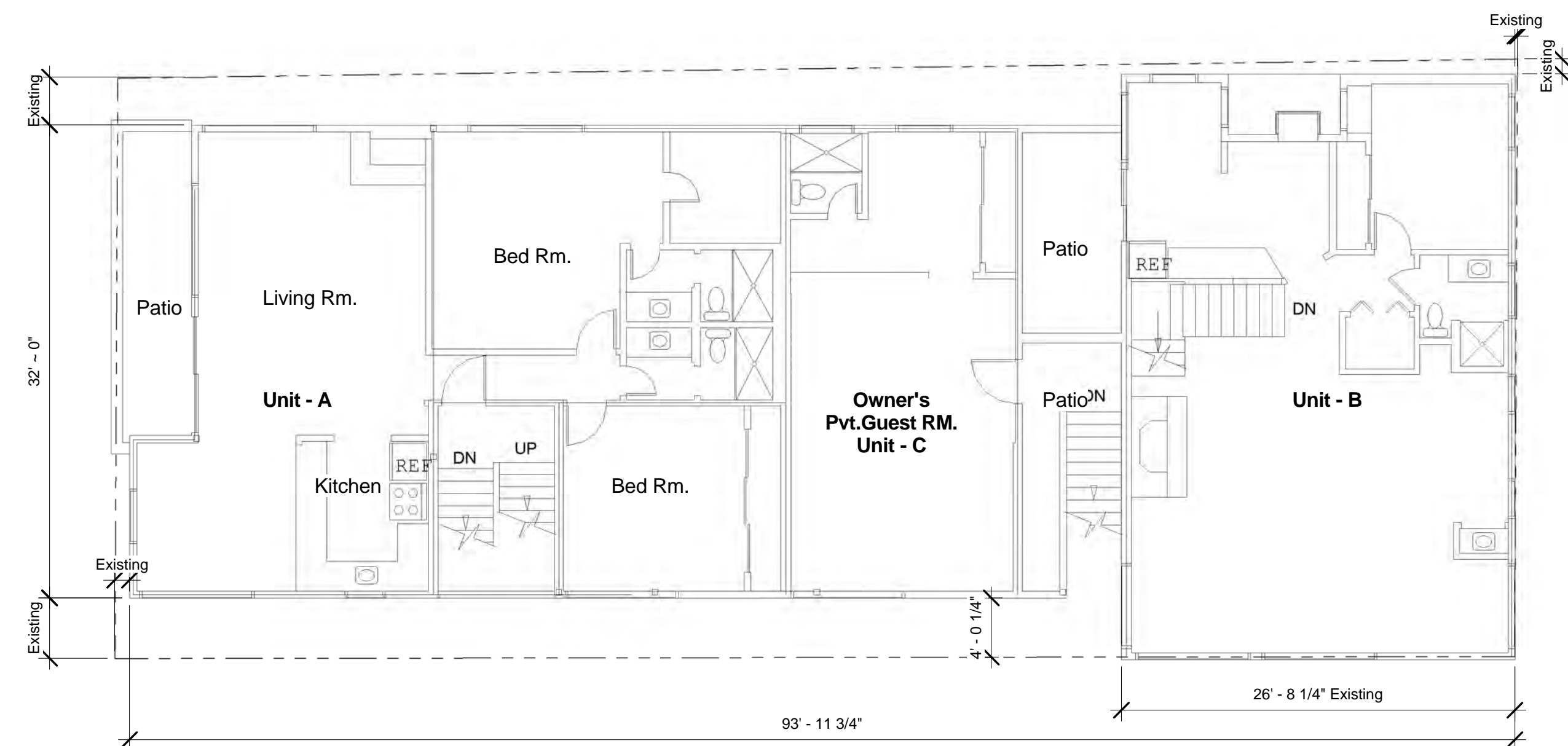
3rd Flr - Existing Plan

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

3

Total Existing Floor Area 1,121 sf

**Total Existing Floor Area (as measured) 7,764 sf**

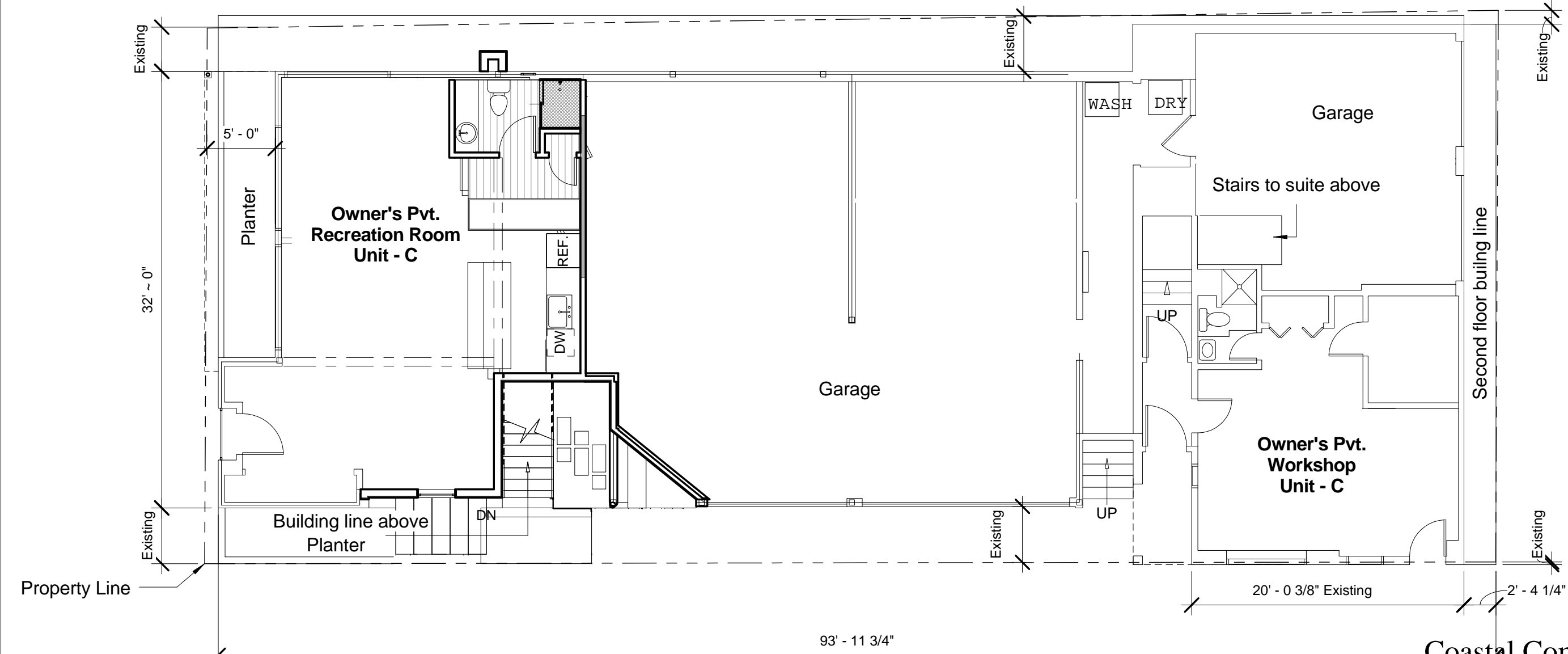


2nd Flr - Existing Plan

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

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2



1st Flr - Existing Plan

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

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1

Total Existing Floor Area 2,821 sf

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Layne / Boyd  
Residence and  
Rental Units

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## EXISTING FLOOR PLANS

SCALE	1/8" = 1'-0"
DATE	02-17-2016
File No.	
Job#	
SHEET	
NO.	

PS-2.01

aaArts Architects-	William Dale Brantley	-	phone 310 578 8222	earts-architects.com -	4712 Admiralty Way	#311	Marina Del Rey	CA	90292											
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Layne / Boyd  
Residence and  
Rental Units

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EXISTING  
EXTERIOR  
ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	02-17-2016

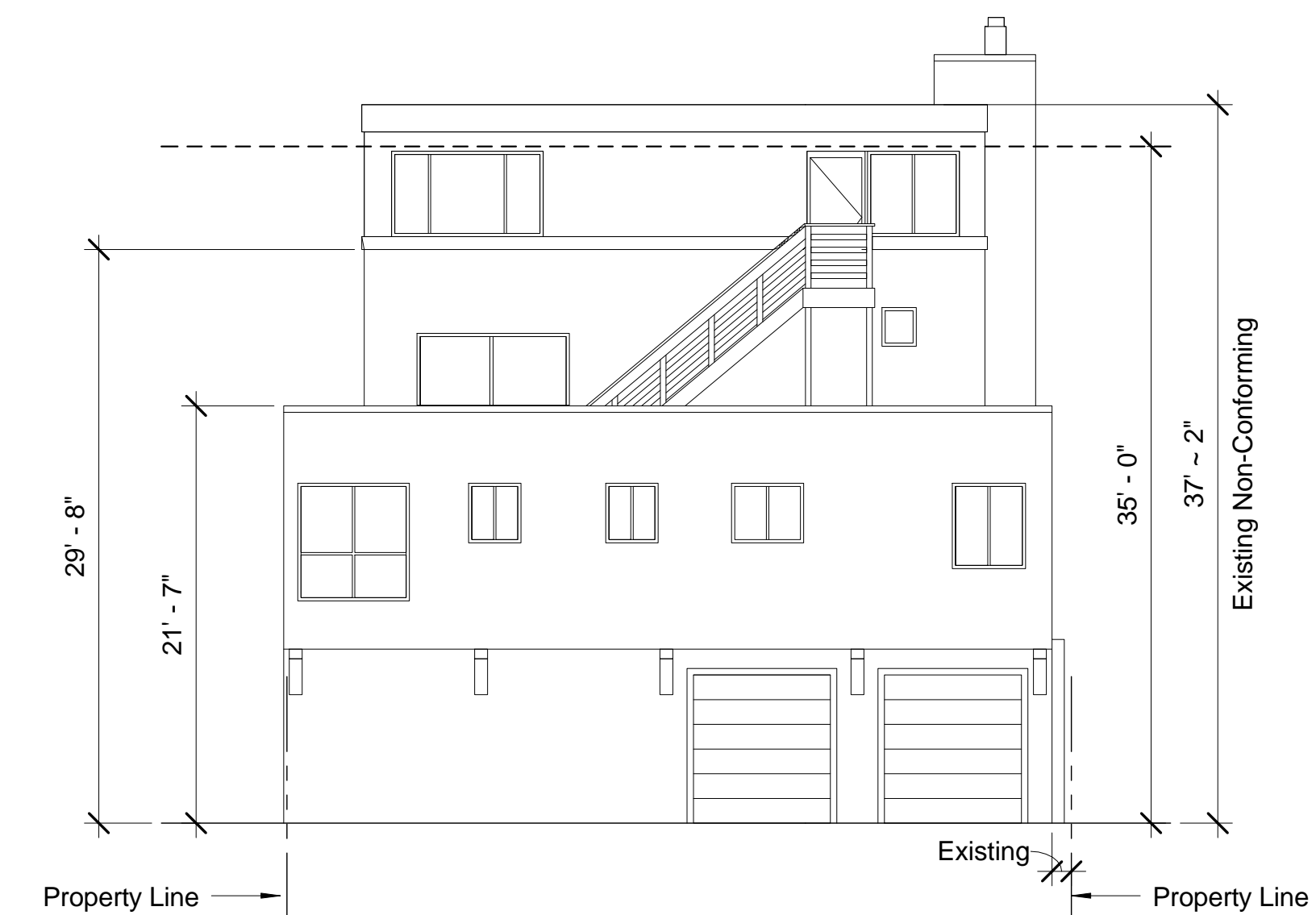
File No.
Job#
SHEET NO.

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### Existing South Elevation

SCALE: 1/8" = 1'-0"	3
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3

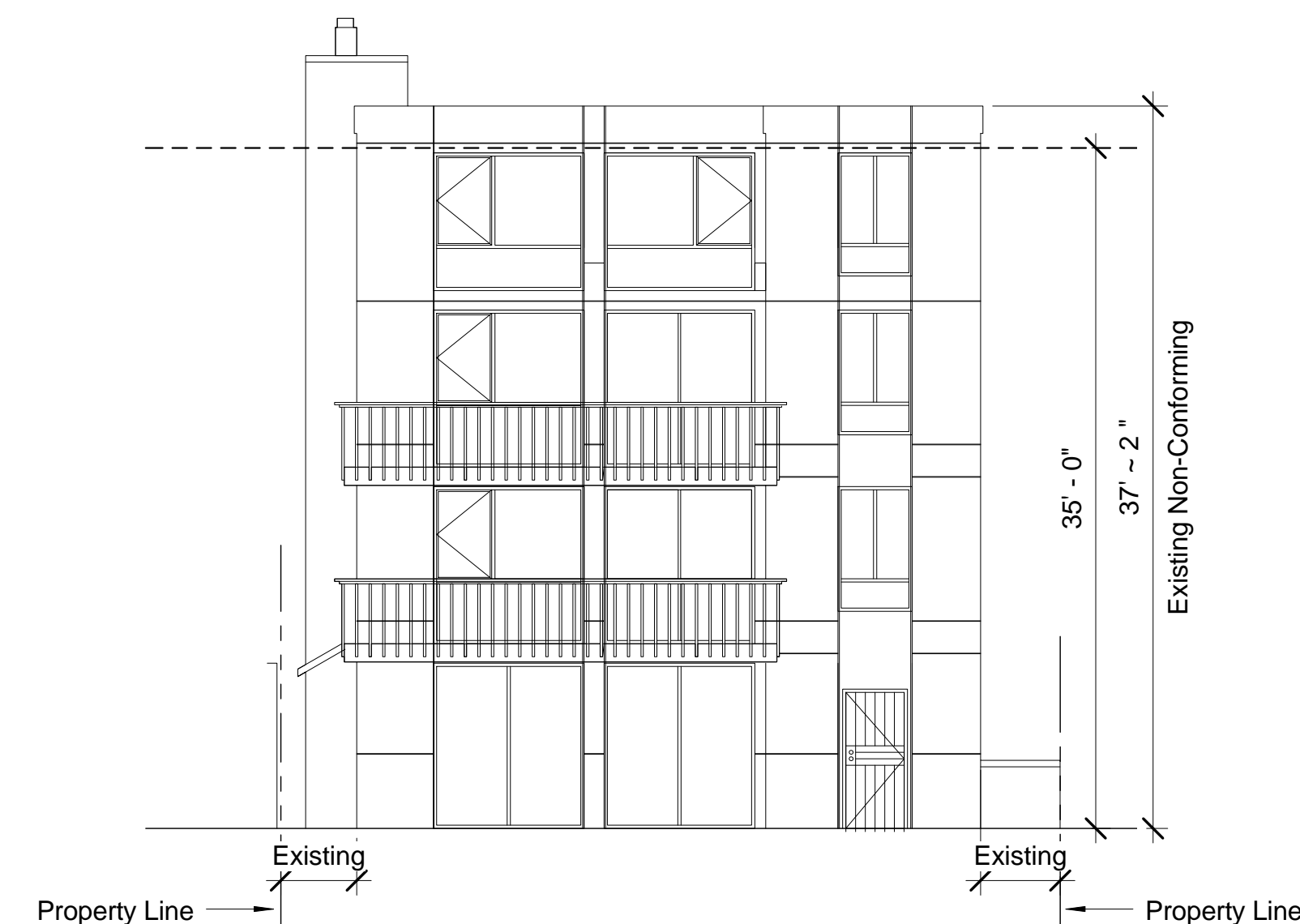


Existing East Elevation

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

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2

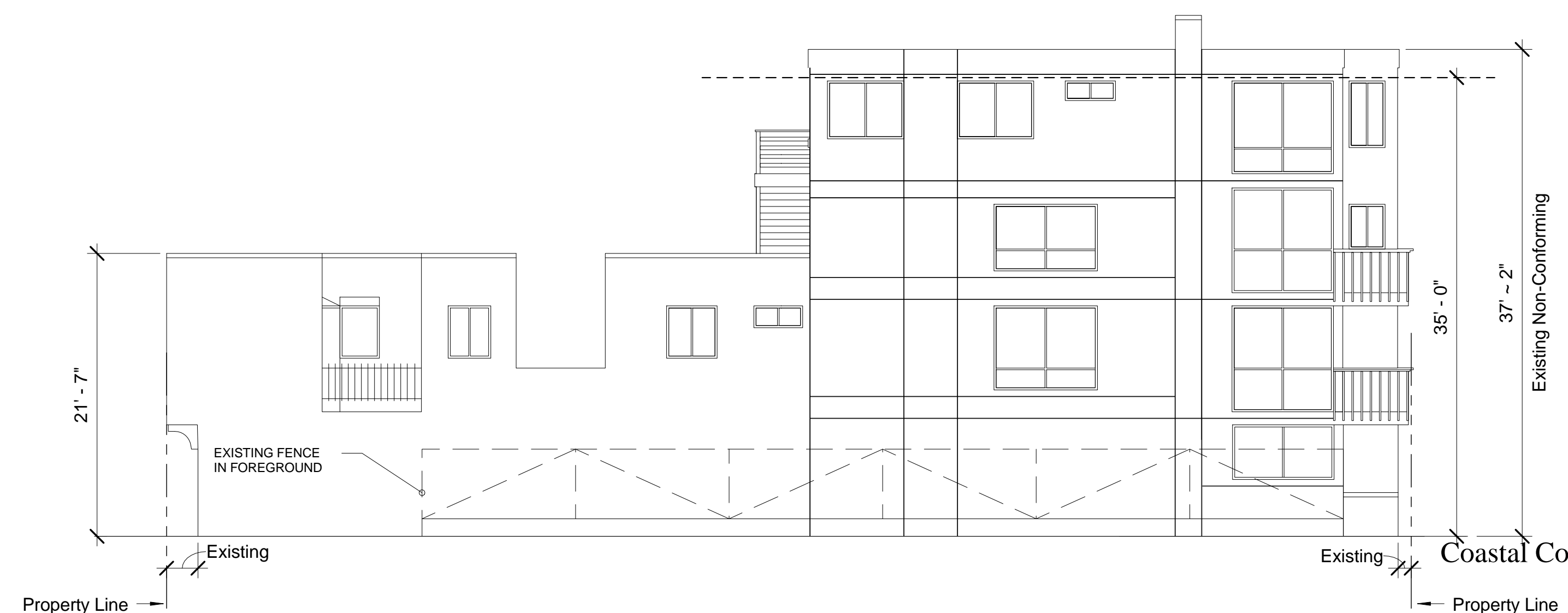


Existing West Elevation

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

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4



Existing North Elevation

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

1

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aArts Architects-	William Dale Brantley	-	phone 310 578 8222	earts-architects.com -	4712 Admiralty Way	#311	Marina Del Rey	CA	90292
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All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of architect.



Existing

Existing

Living Rm.

Owner's Pvt. Residence Unit - C

Kitchen

DN

Owner's Pvt. Deck

67 sf Projection over 35' HT.

Elev.

89 sf Projection over 35' HT.

Pvt. Foyer Unit - C

Owner's Pvt. Deck

5' - 0 5/8"

Proposed 4th Flr

SCALE: 1/8" = 1'-0"	4
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32' - 0"

Bed Rm.

Owner's Pvt. Residences Unit - C

UP

Elev.

Pvt. Foyer Unit - C

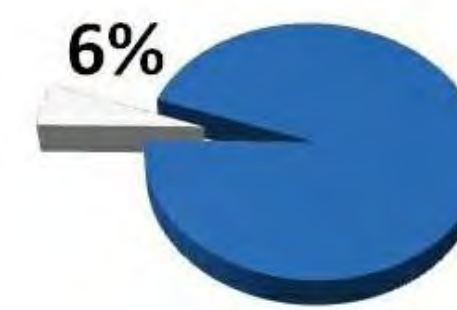
DN

Owner's Pvt. Art Studio Unit - C

22' - 5 3/8"

Proposed 3rd Flr

SCALE: 1/8" = 1'-0"	3
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## 6% Proposed Floor Area Net Addition

**Total Proposed Floor Area  
(per LA City Code)  
Total Existing Floor Area  
(as measured)**

**8,202 sf**

**7,764 sf**

## Net Added

**438 sf**

Existing per ZIMAS      7,296 sf

**Second Floor Plan Details:**

- Rental Unit - A:** Includes a Living Rm., Bed Rm., Kitchen, and a central stairwell with 'UP' and 'DN' directions. A 'Patio' is located on the left side.
- Housekeeper Quarters Unit - C:** Features a central 'Elev.' (elevator) and a 'Patio' on the right. It includes a 'Bed Rm.' and a 'Bath'.
- Owner's Pvt. Guest Quarters Unit - C:** Includes a 'Pvt. Foyer Unit - C' with 'UP' and 'DN' stairs, a 'Bed Rm.', and a 'Bath'. A 'Patio' is located on the right side.
- Other Features:** The plan shows 'Existing' walls and doors, a '4' - 0"

Total Proposed Floor Area      2,181 sf

Proposed 2nd Flr

SCALE: 1/8" = 1'-0"	2
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The floor plan shows the second floor layout. On the left is the 'Owner's Pvt. Recreation Rm. Unit - C' with a bathroom and a staircase labeled 'UP'. To its right is 'Garage I' containing five cars, labeled 'C' and 'F'. Further right is a 'Pvt. Foyer Unit - C' with a staircase labeled 'UP'. To the right of the foyer is another 'Garage' containing two cars, labeled 'F'. On the far right is 'Rental Unit - B (Relocated)' which includes a kitchen, bathroom, and living area. A 'Planter' and 'Elev.' (elevator) are located near the top right. The plan is bounded by 'Existing' walls and dimensions include 32' - 0" on the left, 93' - 11 3/8" at the bottom, and 20' - 1 3/8" on the right. A small section on the far right is labeled '2' - 4" and 'Existing'.

Total Proposed Floor Area      2,760 sf

Proposed 1st Flr

Coastal Commission  
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SCALE: 1/8" = 1'-0"	1
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Layne / Boyd  
Residence and  
Rental Units

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## PROPOSED NEW FLOOR PLANS

SCALE	1/8" = 1'-0"
DATE	02-17-2016
Sheet No.	
Sheet #	
SHEET	
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PS-3.01

aArts Architects	William Dale Brantley	-	phone 310 578 8222	aarts-architects.com	4712 Admiralty Way	#311	Marina Del Rey	CA	90292
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aArts Architects-	William Dale Brantley				
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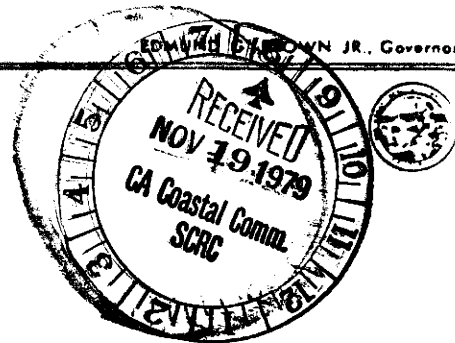






CALIFORNIA COASTAL COMMISSION  
SOUTH COAST REGIONAL COMMISSION  
666 E. OCEAN BOULEVARD, SUITE 3107  
P.O. BOX 1450  
LONG BEACH, CALIFORNIA 90801  
(213) 590-5071 (714) 846-0648

COASTAL DEVELOPMENT PERMIT



Application Number: A-79-5743  
Name of Applicant: John J. Trefts  
124 Washington Street, Marina del Rey, California 90291

Permit Type: ☐ Emergency  
☐ Standard  
☒ Administrative

Development Location: 5111 Ocean Front Walk  
Marina Peninsula, California

Development Description: 480 sq. ft. addition to existing 4th level of  
residential structure built under E-231 (approved 7/26/76). Existing  
structure is 37' above grade.

I. The proposed development is subject to the following conditions imposed pursuant to the California Coastal Act of 1976:

Prior to issuance of permit, applicant shall submit a deed restriction  
for recording agreeing that Coastal Commission permit number A-79-5743  
is only for the proposed development and that any future additions, or  
improvements to the property, will require a Coastal Commission permit,  
or its successor agency.

Condition/s Met On \_\_\_\_\_ By RC su



II. - The South Coast Commission finds that:

A. The proposed development, or as conditioned;

1. The developments are in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976 and will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976.
2. If located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.
3. There are no feasible alternatives, or feasible mitigation measures, as provided in the California Environmental Quality Act, available for imposition by this Commission under the power granted to it which would substantially lessen any significant adverse impact that the development, as finally proposed may have on the environment.

III. Whereas, at a public hearing, held on August 27, 1979 at Torrance by a unanimous ~~to~~ vote permit application number A-79-5743 is approved.

IV. This permit may not be assigned to another person except as provided in Section 13170, Coastal Commission Rules and Regulations.

V. This permit shall not become effective until a COPY of this permit has been returned to the Regional Commission, upon which copy all permittees or agent(s) authorized in the permit application have acknowledged that they have received a copy of the permit and have accepted its contents.

VI. Work authorized by this permit must commence within two years from the date of the Regional Commission vote upon the application. Any extension of time of said commencement date must be applied for prior to expiration of the permit.

VII. Issued on behalf of the South Coast Regional Commission on November 8, 1979.

M. J. Carpenter  
M. J. Carpenter  
Executive Director

I, John V. Trefts, permittee/agent, hereby acknowledge receipt of Permit Number A-79-5743 and have accepted its contents.

11-10-79  
(date)

SS  
Coastal Commission  
(signature)

5-17-0224

SS