

CALIFORNIA COASTAL COMMISSION

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



W21a &b

EXHIBITS

Staff Report
5-18-0212 & A-5-VEN-18-0017
June 21, 2018

[Exhibit 1 – Vicinity Map](#)

[Exhibit 2 – Revised Site Plan](#)

[Exhibit 3 – Parking Management Plan](#)

[Exhibit 4 – CoSMoS Flood projections](#)



VICINITY MAP



NORTH

NOTES

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS (F.O.S.) UNLESS OTHERWISE NOTED.

2. VERIFY EXISTING DIMENSIONS FROM EXISTING RESIDENCE

3. SLEEP ROOMS: AT LEAST ONE WINDOW WITH CLEAR OPENING SHALL BE AT LEAST 5.75 SQ.FT.(24" HIGH X 20" WIDE) AND FIN. SILL HEIGHT SHALL NOT EXCEED 44" FROM FIN. FLOOR

4. SAFETY GLASS FOR GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS DOORS, GLASS WINDOWS ADJACENT TO DOORS AND WALKING SURFACES SHALL BE PROVIDED.

5. PROVIDE SHATTERPROOF GLASS ENCLOSURE AT SHOWER AND TUB AREAS

6. ALL INTERIOR WALLS SHALL HAVE 5/8" GYP. BD.—MINIMUM (U.N.O.)

WWECP NOTE

A WET WEATHER EROSION CONTROL PLAN (WWECP), UTILIZING SEDIMENT AND EROSION CONTROL BMPs FOR PROJECTS THAT LEAVE DISTURBED SOIL DURING THE RAINY SEASON (OCT. 1 TO APRIL 15) IS REQUIRED. THE WWECP MUST BE PREPARED FOR PROJECTS THAT HAVE BROKEN GROUND NOT LESS THAN 30 DAYS PRIOR TO THE BEGINNING OF THE RAINY SEASON DURING WHICH THE SOIL WILL BE DESTURBED, AND IMPLEMENTED THROUGHOUT THE ENTIRE RAINY SEASON. A COPY OF THE WWECP SHALL BE KEPT ON THE SITE AT ALL TIMES BEGINNING 30 DAYS PRIOR TO THE START OF THE RAINY SEASON AND THROUGH THE END OF THE RAINY SEASON. THE WWECP MUST BE AVAILABLE 30 DAYS BEFORE CONSTRUCTION COMMENCES. THE WWECP MUST BE SUBMITTED TO THE BUREAU OF ENGINEERING, PUBLIC WORKS FOR REVIEW AND APPROVAL

GRADING NOTES:

1. IN THE EVENT EXAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.

2. ALL FOOTINGS SHALL BE FOUNDED IN UNDESTRUCTED NATURAL SOIL PER CODE

3. ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER, SHALL BE CONDUCTED VIA GRAVITY, TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM SLOPE

4. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS,PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES—WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

5. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.

6. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES

7. MAN MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% COHESIONLESS SOILS WITH LESS LAN 15% FINER THAN .005 MM REQUIRE 95% COMPACTION.

8. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTORS AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.

3011 OCEAN FRONT WALK

PROPOSED TWO STORY HOME

PROJECT SCOPE

TO BUILD A 2–STORY PLUS ROOFDECK TYPE V–B, SINGLE FAMILY RESIDENCE, OVER COMMERCIAL BASEMENT INCLUDING A 300 SQ.FT. RETAIL AND A 200 SQ.FT. JADU, AND ATTACHED 5–CAR GARAGE, U1, SPRINKLERED.

NOTE: SEPARATE PERMITS ARE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, FIRE, AND RETAINING WALLS. PERMITS TO BE PULLED BY GENERAL AND SUB–CONTRACTORS. THE DRAWINGS, DIAGRAMS AND INFORMATION CONTAINED HEREIN IS TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION BOOK. CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.

BUILDING CODE: 2013 CBC

PLUMBING CODE: 2013 CPC

ELECTRICAL CODE: 2013 CEC

MECHANICAL CODE: 2013 CMC

FIRE CODE: 2013 CFC,

2014 LOS ANGELES BUILDING CODE

2014 LOS ANGELES RESIDENCIAL CODE

PROJECT DATA	
BUILDING AREA: LOT AREA 2,520.00 SQ. FT. ALLOWABLE FLOOR AREA 7,560.00 SQ. FT.	
PROJECT INFORMATION ZONE: C1–1–0 OCCUPANCY: R–3/U CONSTRUCTION TYPE: TYPE I METHANE ZONE YES LIQUEFACTION AREA YES APN 4226023004 COMMUNITY PLAN VENICE	
DESCRIPTION OF WORK: TO BUILD A 2–STORY PLUS ROOFDECK TYPE V–B, SFR, OVER COMMERCIAL BASEMENT INCLUDING A 300 SQ.FT. RETAIL AND A 200 SQ.FT. JADU, AND ATTACHED 5–CAR GARAGE, U1, SPRINKLERED.	
ADDITIONAL PROJECT DATA TWO STORY OVER BASEMENT BUILDING BUILDING HEIGHT: 35’–0”	

ZONING FLOOR AREA CALCULATION				
	(N)	EXEMPT	TOTAL	BONUS
LIVING AREA		–		
RESIDENTIAL				
GROUND FLR: ADU+ACCESS	200+125 SQ. FT.		325 SQ. FT.	
1ST FLOOR	1,514 SQ. FT.	–	1,514 SQ. FT.	
2ND FLOOR	1,609 SQ. FT.	–	1,609 SQ. FT.	
ROOF DECK LANDING	16 SQ. FT.	–	16 SQ. FT.	
TOTAL LIVING AREA			3,464 SQ. FT.	
NON–LIVING AREA		–		
COMMERCIAL				
GROUND LEVEL	300 SQ. FT.	–	300 SQ. FT.	
GARAGE	1,090 SQ. FT.	–	1,090 SQ. FT.	
STORAGE	164 SQ. FT.	–	164 SQ. FT.	
TOTAL NON–LIVING AREA		–	1,554 SQ. FT.	
OPEN USABLE AREA				
GROUND LEVEL (PATIO)	287 SQ. FT.	–	287 SQ. FT.	
FIRST FLOOR BALCONY	530 SQ. FT.	–	530 SQ. FT.	
SECOND FLOOR BALCONY	100 SQ. FT.	–	100 SQ. FT.	
ROOF DECK	1,653 SQ. FT.	–	1,653 SQ. FT.	
TOTAL OPEN USABLE AREA	2,570 SQ. FT.	–	2,570 SQ. FT.	

OWNER:

MIKE TARGON

3011 OCEAN FRONT WALK

VENICE, CA 90291

ARCHITECT

ALEGRE HOWELL DESIGN GROUP

4119 ROMA CT.

MARINA DEL REY, CA. 90066

310–487–6114

310–780–2782

WWW.ALEGREHOWELL.COM

CIVIL ENGINEER

R.S. Engineering Co. Inc.

6 Seaview Terrace

Santa Monica, CA 90401

T–24 DESIGN

STEVENSON LIM

CITY PRINTING CENTER

201 N. FIGUEROA ST. # P1–103

LOS ANGELES, CA 90012

PROJECT ADDRESS

3011 OCEAN FRONT WALK

VENICE, CA 90291

PROJECT DATA

TO BUILD A 2–STORY PLUS ROOFDECK TYPE V–B, SFR, OVER COMMERCIAL BASEMENT INCLUDING A 300 SQ.FT. RETAIL AND A 200 SQ.FT. JADU, AND ATTACHED 5–CAR GARAGE, U1, SPRINKLERED.

BUILDING DATA

2 STORY OVER BASEMENT BUILDING, 35’–0” FEET HIGH

LOT SIZE 90 FT X 28 FT = 2,520 SF

TYPE OF CONSTRUCTION V–B

OCCUPANCY: R–3/U

SPRINKLERED NFPA 13D

LEGAL DESCRIPTION

TRACT: SHORT LINE BEACH SUBDIVISION NO.3

BLOCK 24 , LOT 4

CITY OF LOS ANGELES

APN: 4226–023–004

ZONING: C1–1–0

SHEET INDEX

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ALEGRE HOWELL INC.

4119 Roma Court

Marina Del Rey CA 90292

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REVISIONS:

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PROPOSED MIXED USE

3011 OCEAN FRONT WALK

VENICE, CA 90291

TITLE SHEET



DRAWN BY:

SCALE: NOTED

CAD FILE:

PROJECT NO.: 16010

DATE: 02–11–19

T–1.0

SHEET

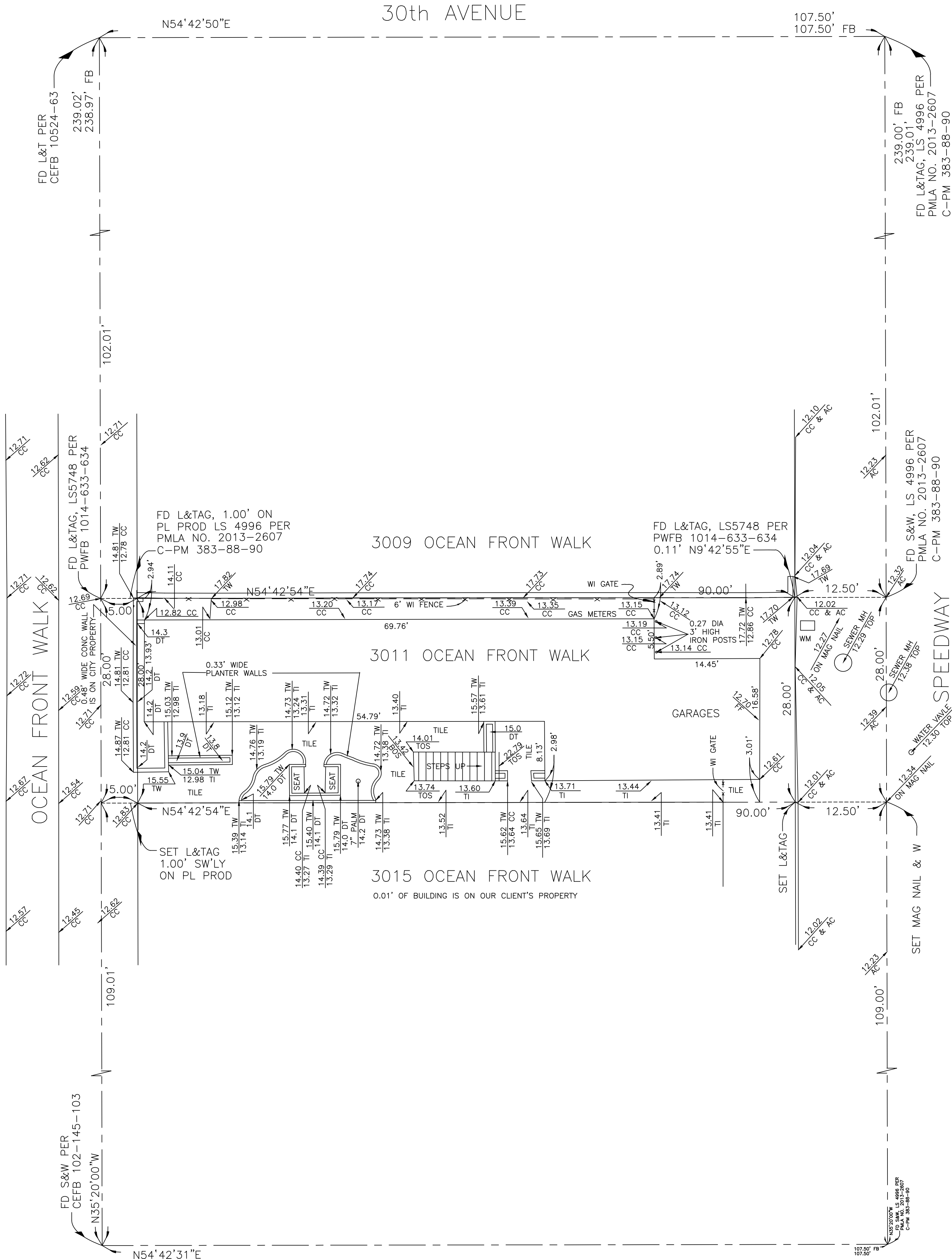
Exhibit 2

California Coastal Commission

CDP No. A-5-VEN-16-0017 & 5-16-0212

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SURVEY



NOTES:

1. LEGEND: SOME OF THESE ABBREVIATIONS MAY HAVE BEEN USED ON THIS MAP:

CL	-CENTERLINE	FD	-FOUND	-X-	-FENCE
N	-NORTH	LS	-LICENSED SURVEYOR	-X-	-WROUGHT IRON
E	-EAST	S&W	-SPIKE & WASHER	-X-	-FENCE--WI FENCE
W	-WEST	L&TAG	-LEAD & TAG	TOF	-TOP OF FENCE
S	-SOUTH	L&T	-LEAD & TACK	PP	-POWER POLE
TPI	-TOP PILLAR OR PILASTER	S&T	-SPIKE & TIN	TP	-TELEPHONE POLE
TW	-TOP OF WALL	CE	-CITY ENGINEER	WM	-WATER METER
---	-CONC OR BLOCK WALL	MB	-MAP BOOK	NTS	-NOT TO SCALE
---	-WOOD RET WALL	BM	-BENCHMARK	CC OR CONC	-CONCRETE
WD	-WOOD	R	-RADIAL	SMH	-SEWER MANHOLE
PA	-PAVERS	()	-RECORD DATA	ENCR	-ENCROACHES
BRK	-BRICK	BW	-BACK EDGE OF WALK	PM	-PARKING METER
FLSTN	-FLAGSTONE	TC	-TOP OF CURB	OB	-CATCH BASIN
TI	-TILE	FL	-FLOWLINE	DR	-DRAIN
TS	-TOP OF SLOPE	AC	-ASPHALTIC PAVEMENT	PL	-PROPERTY LINE
GR	-GRADE BREAK	TB	-TOP AC BERM	FH	-FIRE HYDRANT
NG	-NATURAL GRADE	TOS	-TOP OF STEP	MH	-MAN HOLE
DT	-DIRT	BOS	-BOTTOM OF STEP	HW	-HOT WATER HEATER

2. THE AREA OF THE PROPERTY SURVEYED IS: 2,520 SQ. FT., OR 0.058 ACRES.

3. BOUNDARIES WERE ESTABLISHED BY FIELD MEASUREMENT USING CITY, COUNTY, AND/OR PRIVATE ENGINEER AND SURVEYOR'S MONUMENTS FOUND AT OR NEAR THE SITE OR IN THE SURROUNDING STREETS.

4. IF EASEMENTS ARE SHOWN, THEY ARE FROM AN OWNER--SUPPLIED TITLE POLICY OR PRELIMINARY TITLE REPORT. PLOTTABLE EASEMENTS WILL ONLY BE SHOWN. WE DO NOT GUARANTEE THE ACCURACY OR EXTENT OF THE INFORMATION SUPPLIED BY OTHERS.

5. IF UTILITIES ARE SHOWN, THEY ARE FROM CITY OR COUNTY FILES. ONLY PLOTTABLE UTILITIES WILL BE SHOWN. WE DO NOT GUARANTEE THE ACCURACY OR EXTENT OF THE INFORMATION BY OTHERS.

6. THE TITLE POLICY OR PRELIMINARY TITLE REPORT USED TO PREPARE THIS SURVEY WAS

PREPARED BY: NAME OF TITLE COMPANY CLIENT DID NOT PROVIDE

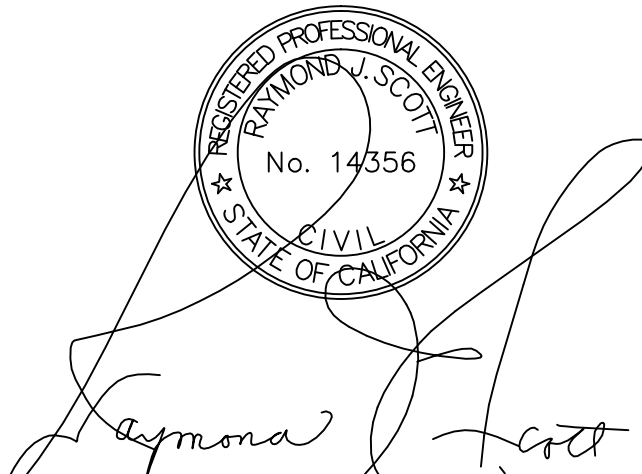
TITLE REPORT OR POLICY NUMBER: XXXXXXXXXXXX Date: XXXXXXXX

BENCH MARK:

ELEVATION: 14.175 BENCH MARK: 16-00220
SQ SPK IN S CURB WASHINGTON ST. 1.5FT W OF BC CURB
RET SW COR PACIFIC AVE.

ARCHITECT:

ALEGRE HOWELL ARCHITECTURE, INC.
4119 ROMA COURT
MARINA DEL REY, CA 90292
ATTN: RON HOWELL
310-780-2782
ronaldehowell@yahoo.com

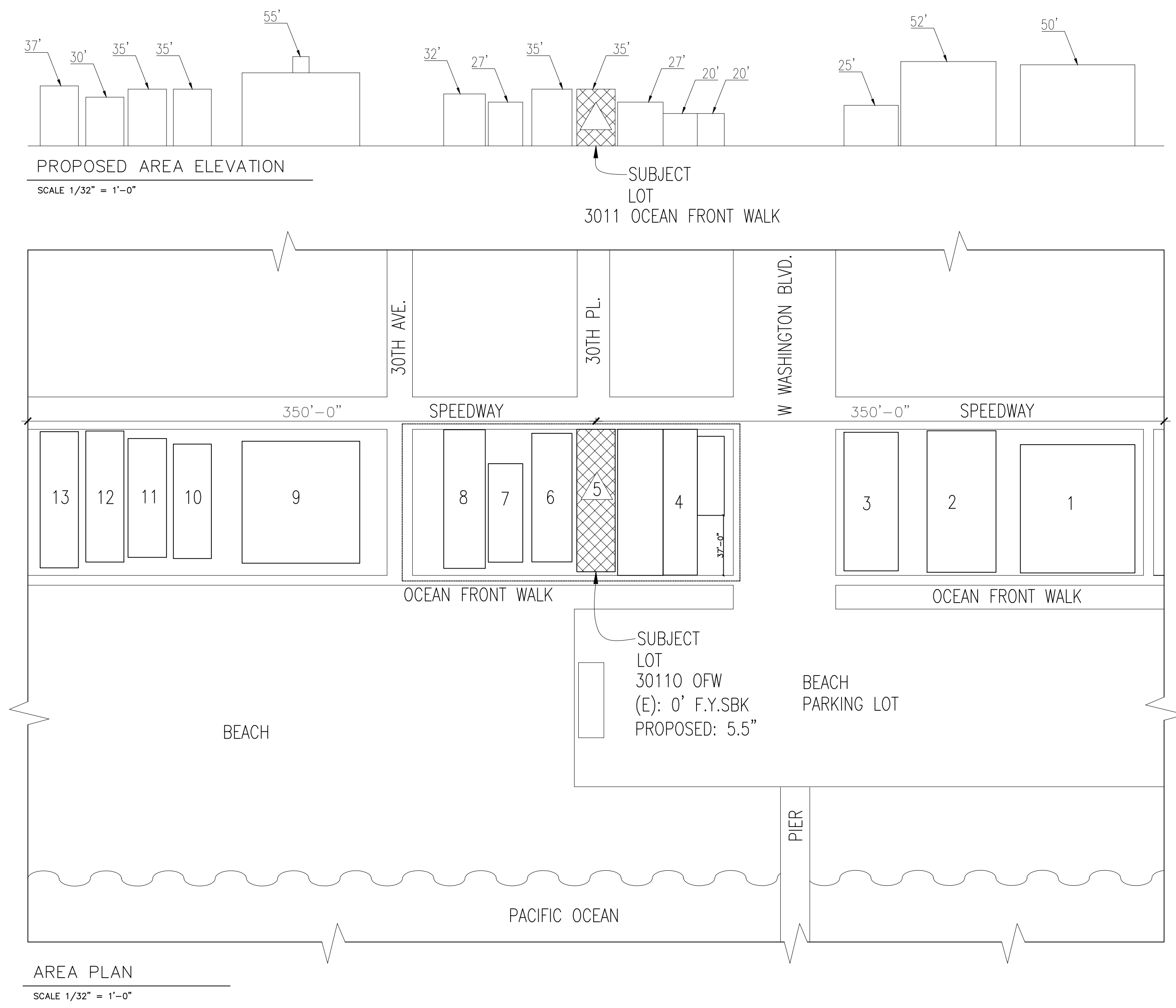


RAYMOND J SCOTT, RCE 14356

RS ENGINEERING CO.
INCORPORATED

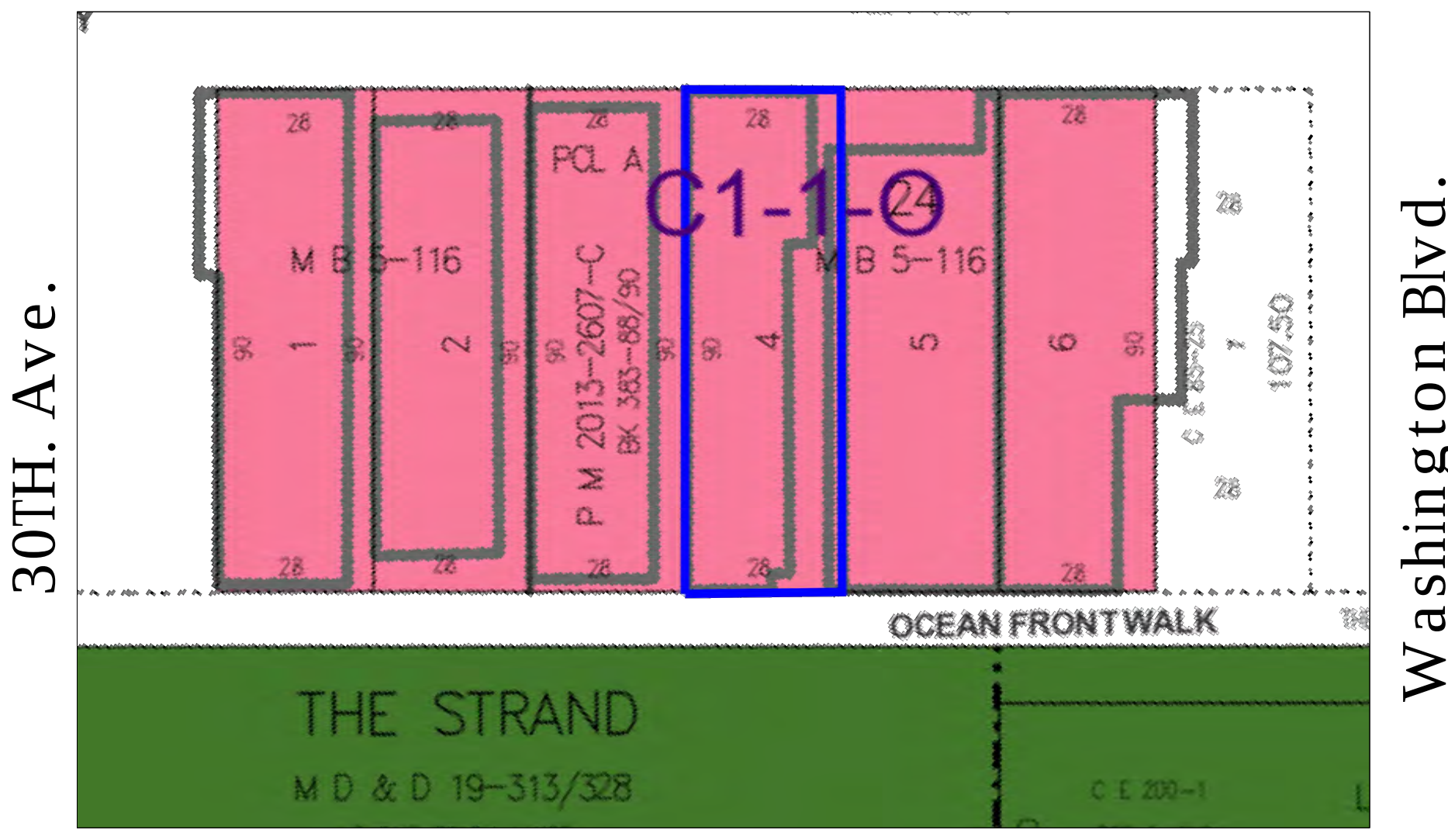
LAND SURVEYS

(310) 396-1140
ray@rayscott.us



PROPOSED AREA ELEVATION
SCALE 1/32" = 1'-0"

AREA PLAN
SCALE 1/32" = 1'-0"



BLOCK DETAIL

LEGEND

(E) : EXISTING
SBK: SETBACK
OFW: OCEAN FRONT WALK
F.Y.SBK: FRONT YARD SETBACK

FRONT SETBACKS		
#	ADDRESS	SETBACK
1	3115 OCEAN FRONT WALK	0'
2	3111 OCEAN FRONT WALK	0'
3	10 WASHINGTON	0'
4	1 WASHINGTON	0'
5	3011 OCEAN FRONT WALK	0'
6	3009 OCEAN FRONT WALK	5.58'
7	3007 OCEAN FRONT WALK	6.5'
8	3003 OCEAN FRONT WALK	2.0'
9	2915 TO 2925 OCEAN FRONT WALK	0'
10	2911 OCEAN FRONT WALK	5.66'
11	2909 OCEAN FRONT WALK	5.5'
12	2905 OCEAN FRONT WALK	0'
13	2903 OCEAN FRONT WALK	3'
TOTAL		28.24'
AVERAGE: 28.24' / 13 =		2.17'
NOTE:SETBACK INFORMATION FROM ZIMAS.LACITY.ORG SITE VISIT & GOOGLE.COM		

How To Use Prevailing Setback Calculator

- Click the "Add Lot" button.
- Enter the lot number, the frontage dimension and the corresponding front yard setback for each lot. Enter the frontage and setback dimensions in feet using decimals (e.g. 23.69). Inches to Feet Conversion Chart
- For vacant lots leave the setback blank.
- For buildings built up to the front lot line, enter 0 in the setback field.
- Click the "Calculate" button.
- If the frontage of all of the lots with front yards varying no more than 10' from each other is less than 40% of the total frontage, then there is no prevailing setback. In that case the front yard is a percentage of the depth of the lot according to the zoning of the lot as prescribed in the Zoning Code.
- Please read the Prevailing Setback Calculator Disclaimer

Add Lot

Enter the Lot information after adding rows:

Lot	Frontage (ft)	Setback (ft)
1	28	2
2	28	6.5
3	28	5.58
4	28	0
5	28	0
6	28	0

Clear Calculate

Results

Number of lots: 6

Prevailing Setback: 2.35 ft

Calculation

Total no of lots entered: 6

Total frontage entered: 168.00 ft

40% from total frontage entered: 67.20 ft

No of lots used in the calculation: 6

Setback range used: 0.00 ft - 6.50 ft

Total frontage used in the calculation: 168.00 ft

Lots Used

Lot	Frontage (ft)	Setback (ft)
1	28.00	2.00
2	28.00	6.50
3	28.00	5.58
4	28.00	0.00
5	28.00	0.00
6	28.00	0.00

View Calculation Details

To find out about Zoning Codes, click here. (http://www.amlegal.com/nxt/gateway.dll?templates&fn=default.htm&vid=amlegal:lapz_ca)

<https://www.ladbsservices2.lacity.org/OnlineServices/PrevailingSetbackCalculator/PrevailingSetbackCalculator>

1/2

ARCHITECTURE

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PROPOSED MIXED USE

3011 OCEAN FRONT WALK

VENICE, CA 90291

SITE MAP

SETBACK CALCULATION

REGISTERED ARCHITECT

RONALD E. HOWELL

C 21122

SIGNATURE

8-31-19

Exp.

STATE OF CALIFORNIA

DRAWN BY:

SCALE: N/A

CAD FILE:

PROJECT NO.: 16010

DATE: 02-12-19

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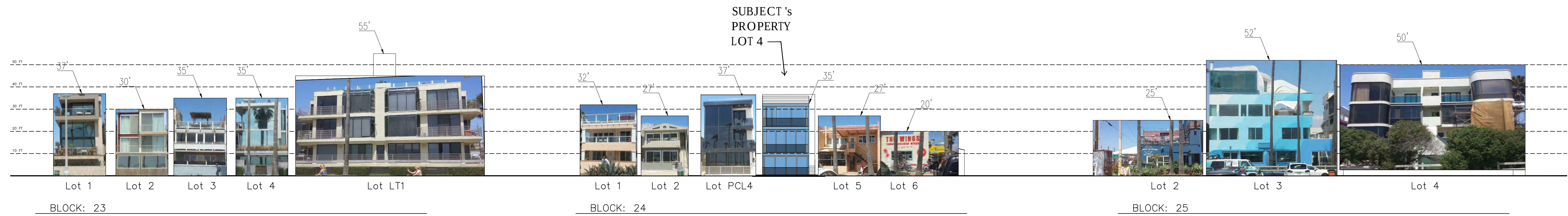
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Exhibit 2

California Coastal Commission

CDP No. A-5-VEN-16-0017 & 5-16-0212

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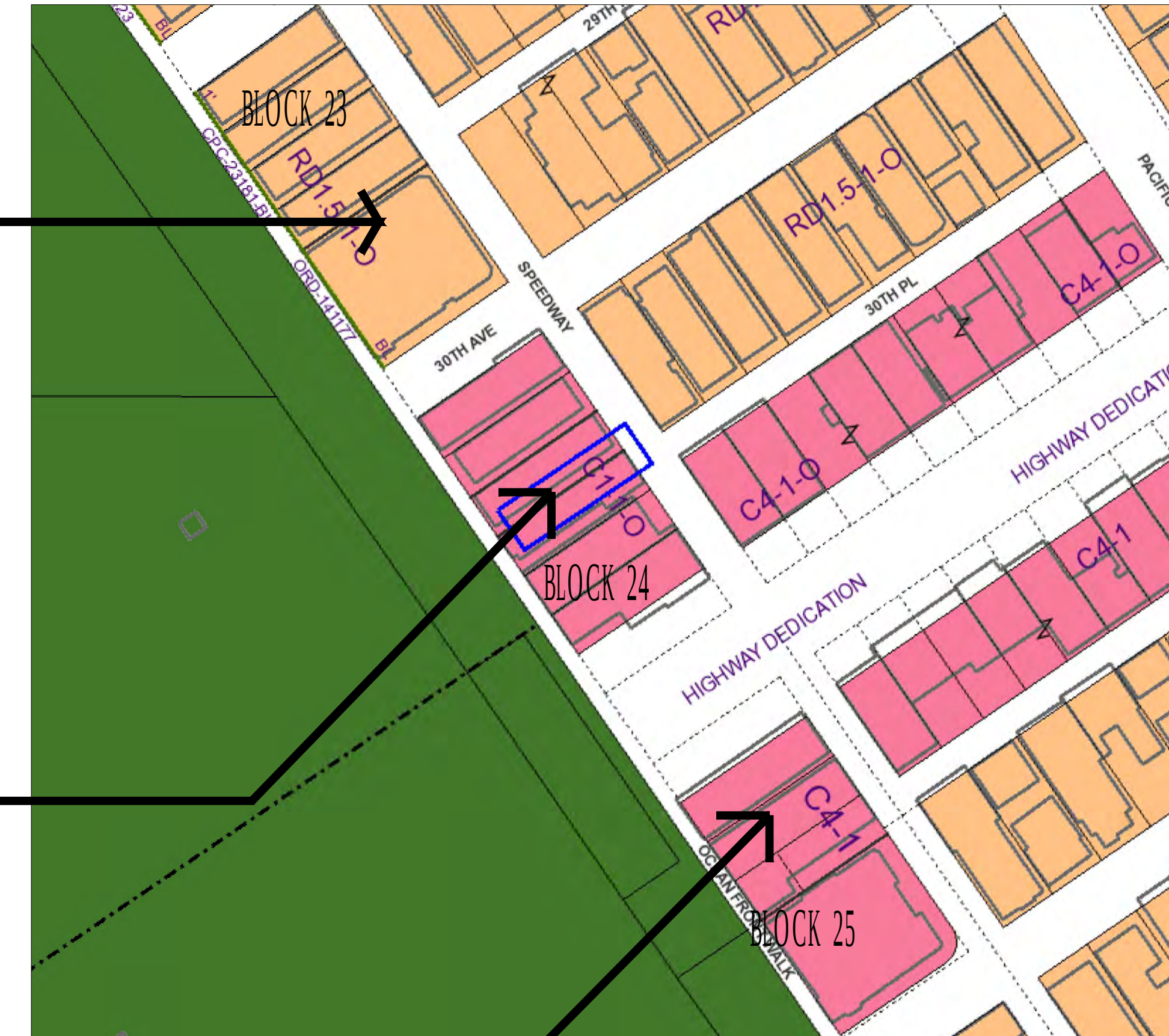
BLOCK 23 Elevation



BLOCK 24 Elevation



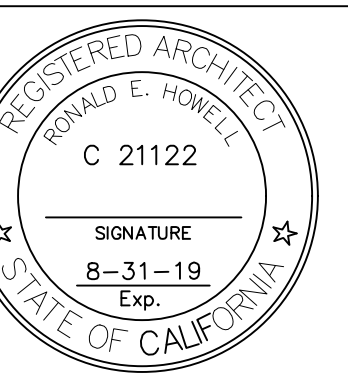
BLOCK 25 Elevation



OCEAN FRONT WALK STREET STUDY

PROPOSED MIXED USE
3011 OCEAN FRONT WALK
VENICE, CA 90291

STREET SCAPE
STUDY



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SCALE: N/A
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PROJECT NO.: 16010
DATE: 02-12-19

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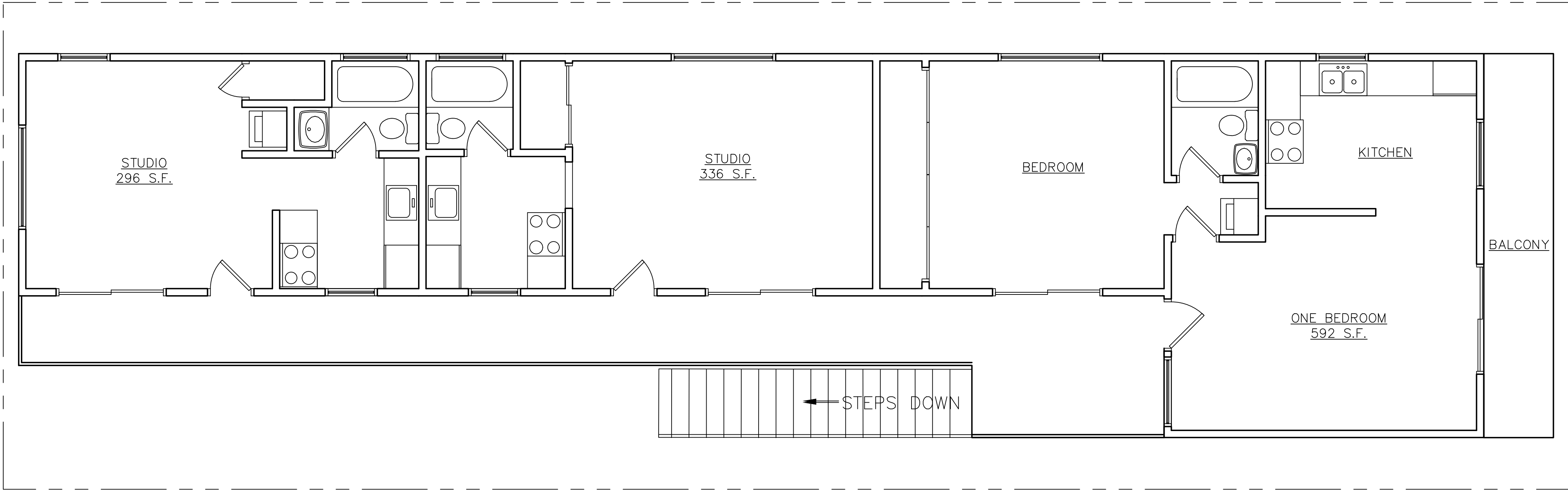
PROPOSED MIXED USE

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VENICE, CA 90291

EXISTING/DEMO PLANS

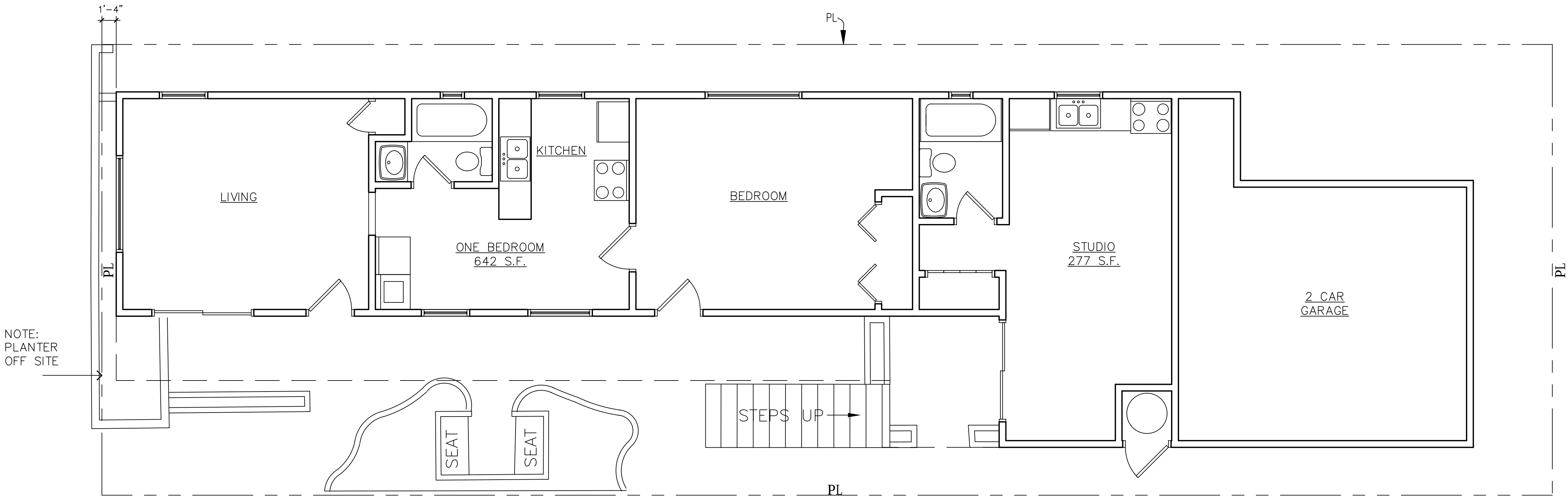


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DATE: 02-12-19



EXISTING/DEMO SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



EXISTING/DEMO SITE PLAN AND FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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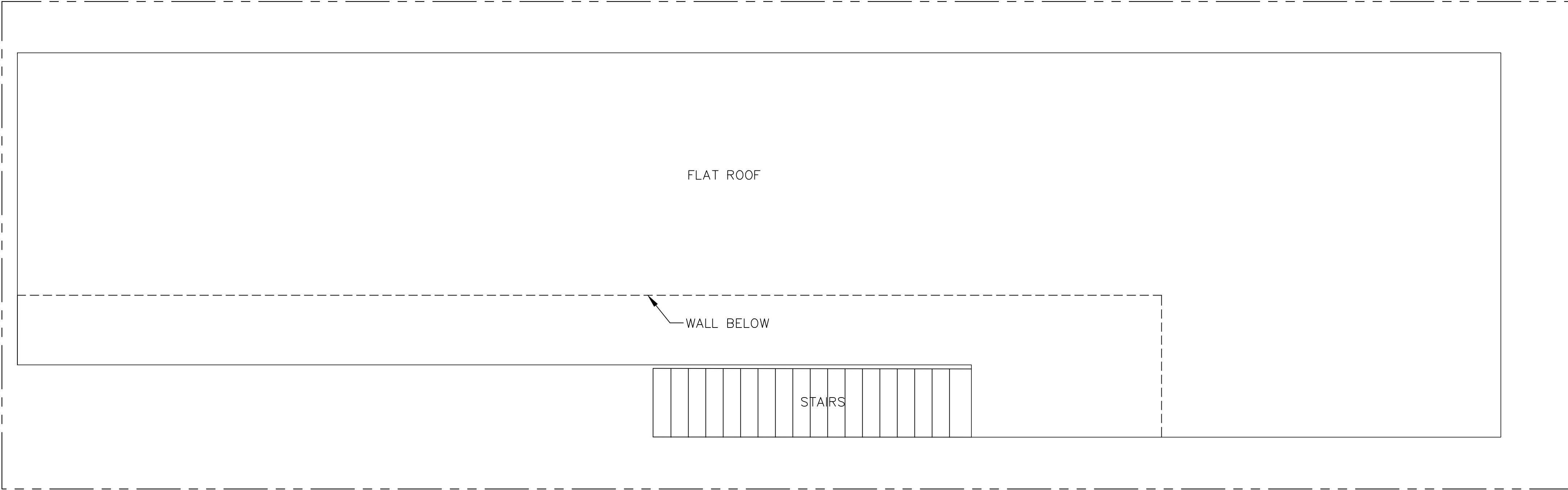
PROPOSED TWO STORY HOME

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DEMO PLANS

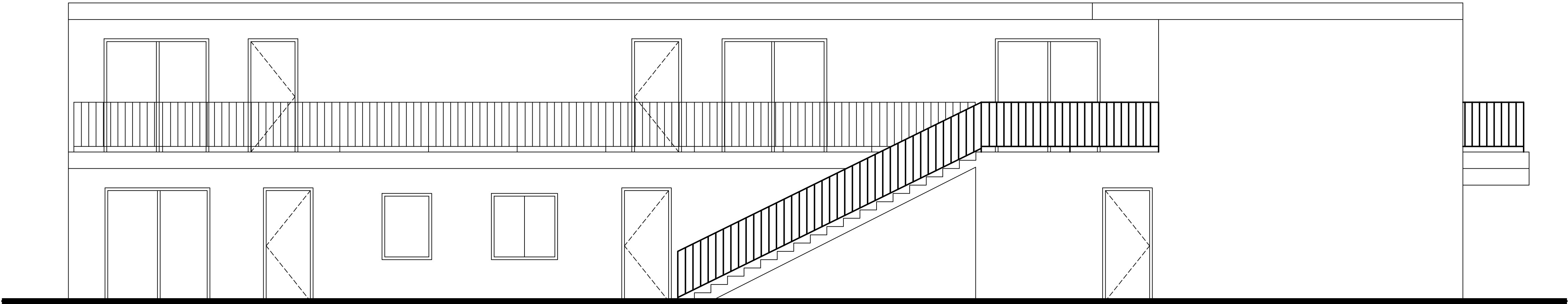


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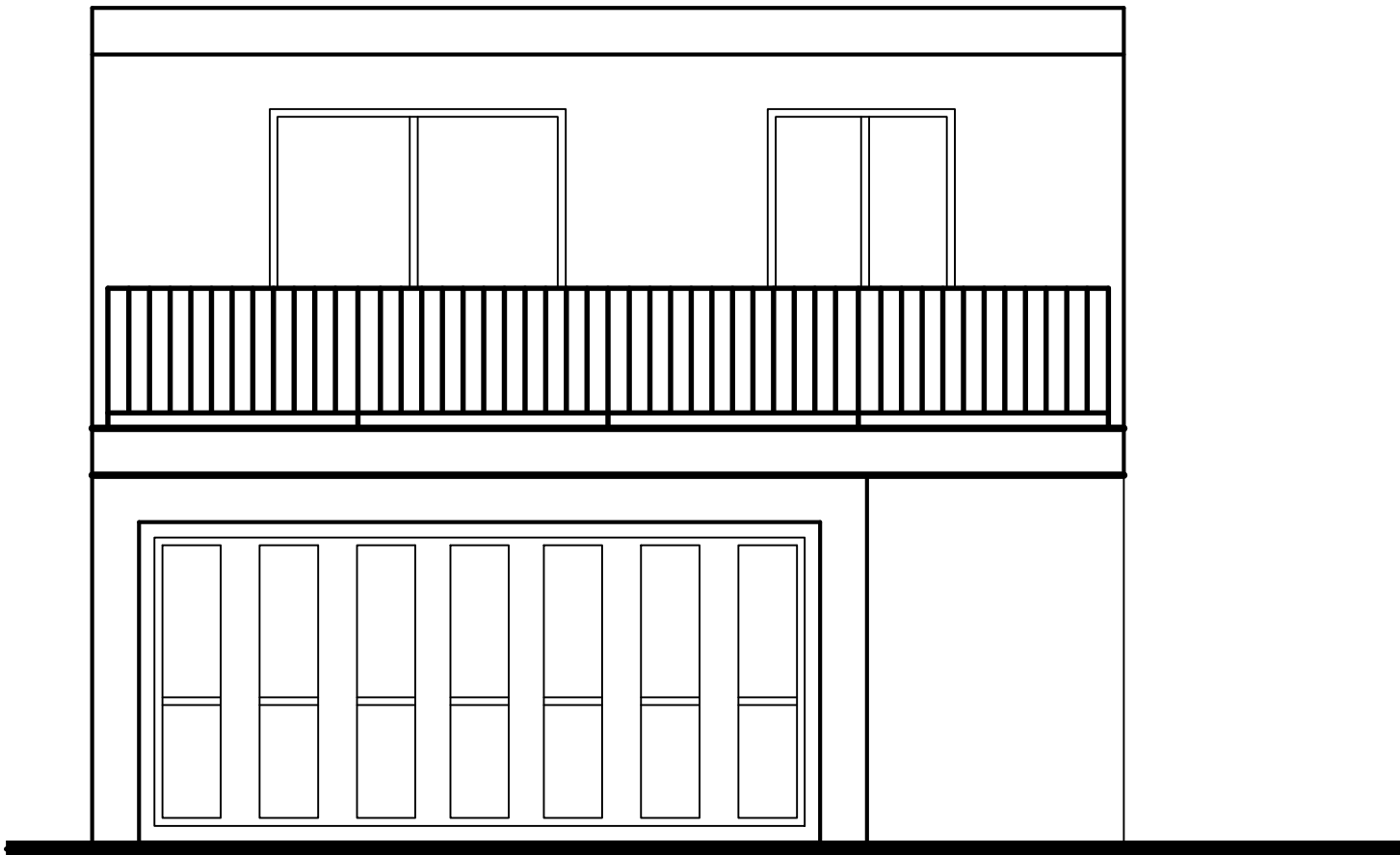
EXISTING/DEMO ROOF PLAN

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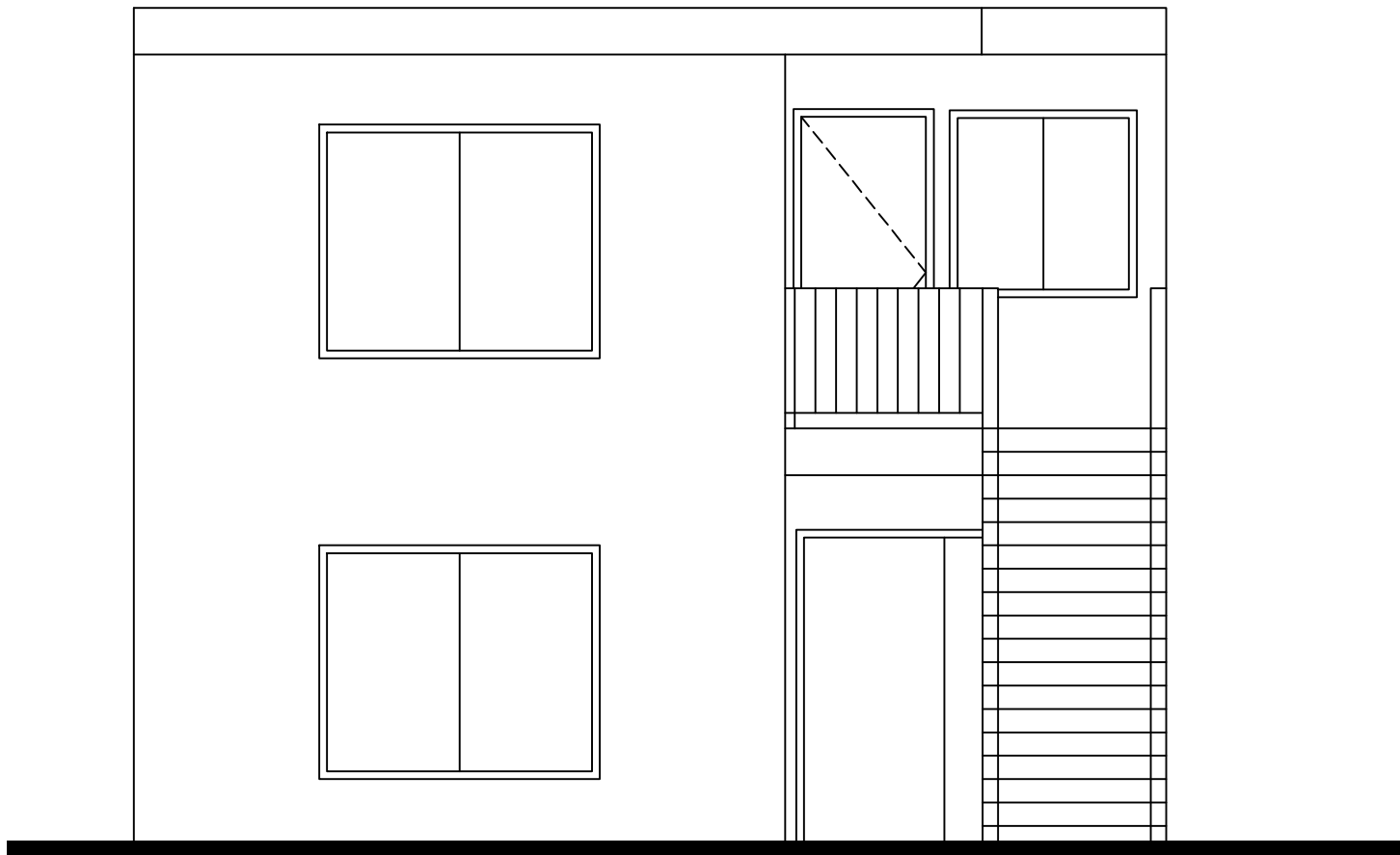
EXISTING/DEMO SOUTH ELEVATION

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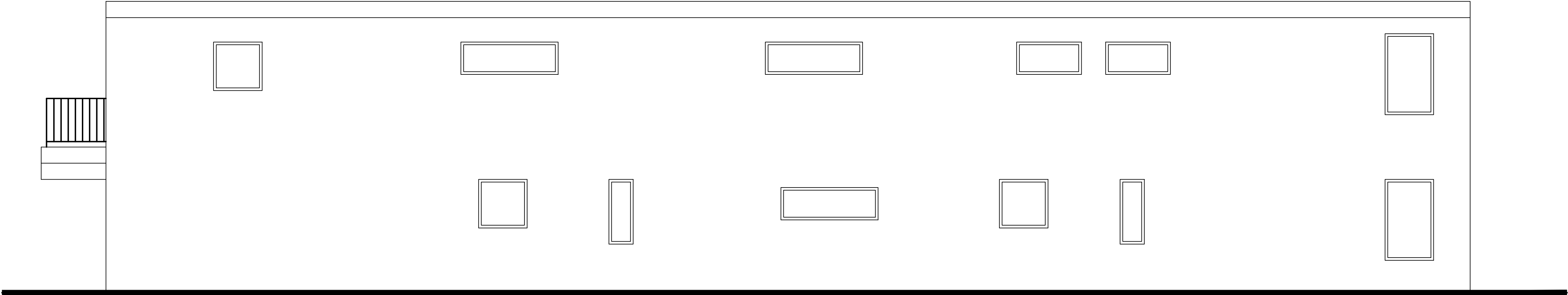
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SCALE 1/4" = 1'-0"



EXISTING/DEMO WEST ELEVATION

SCALE 1/4" = 1'-0"



EXISTING/DEMO NORTH ELEVATION

SCALE 1/4" = 1'-0"

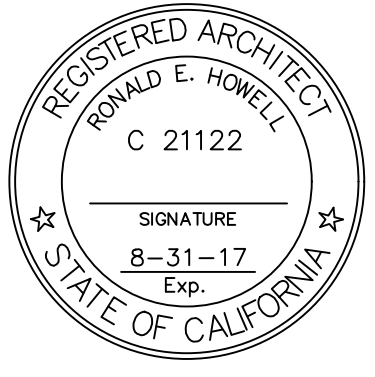


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DEMO ELEVATIONS



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SCALE: 1/4"=1'-0"
CAD FILE:
PROJECT NO.: 16010
DATE: 02-12-19

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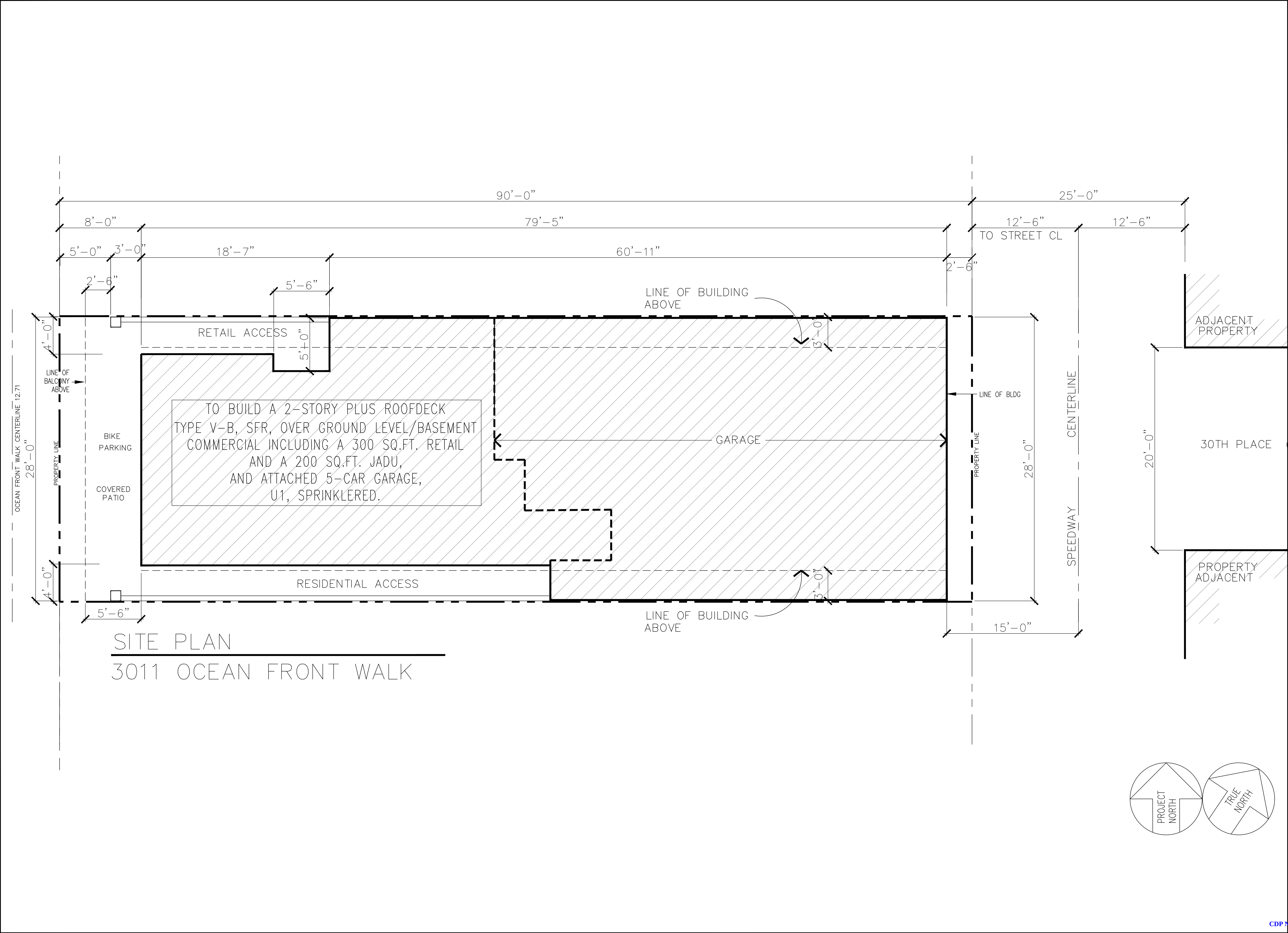
SHEET

OF

California Coastal Commission

CDP No. A-5-VEN-16-0017 & 5-16-0212

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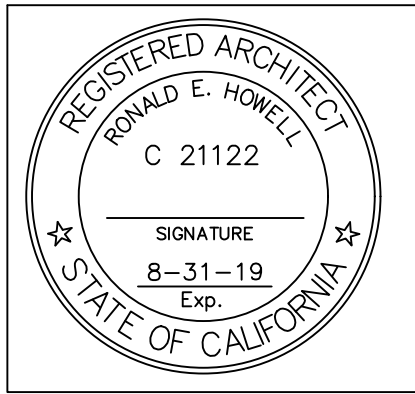
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PROPOSED MIXED USE
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VENICE, CA 90291

SITE PLAN



DRAWN BY:
SCALE: 1/4"=1'-0"
CAD FILE:
PROJECT NO.: 16010
DATE: 02-11-19

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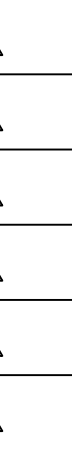
SHEET OF Exhibit 2
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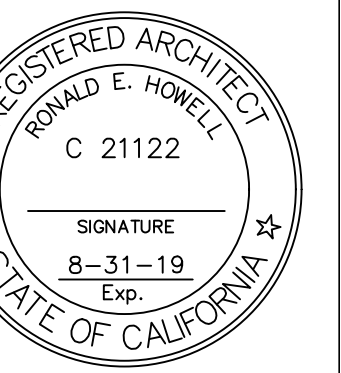
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PROPOSED MIXED USE

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GROUND LEVEL



DRAWN BY:

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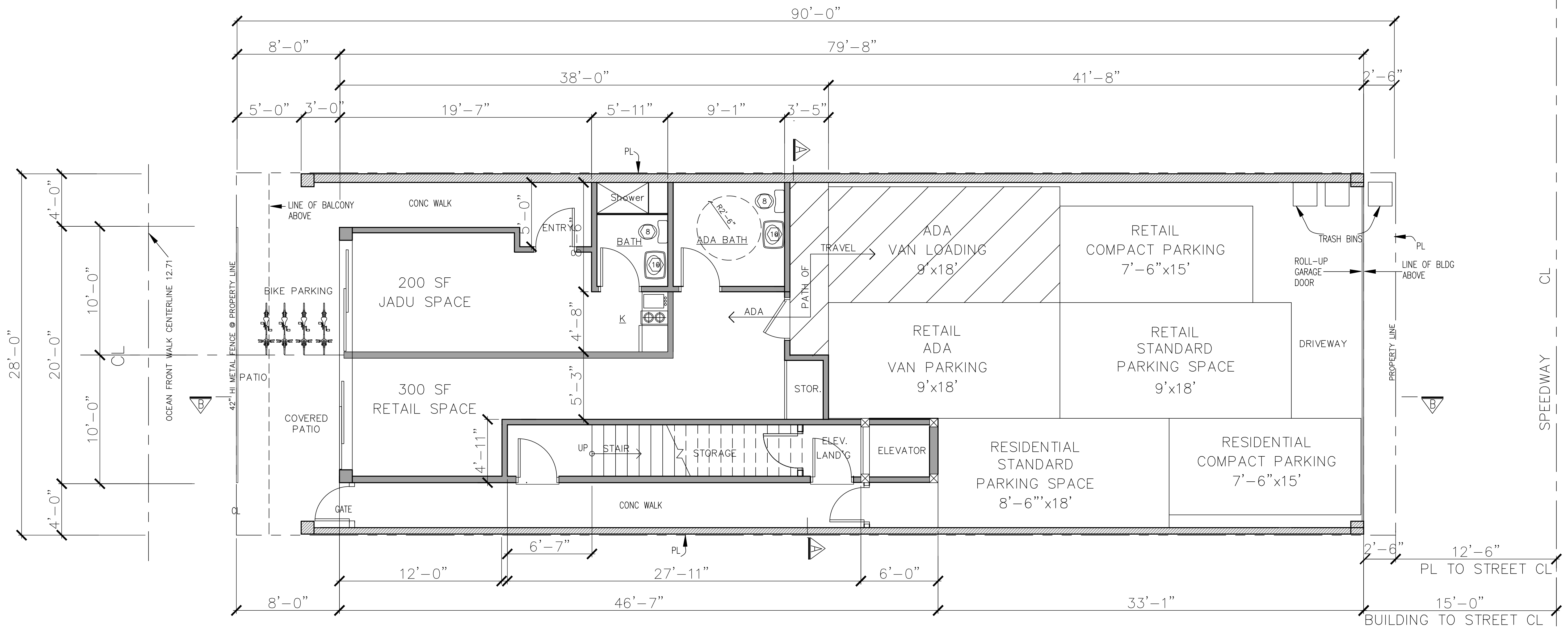
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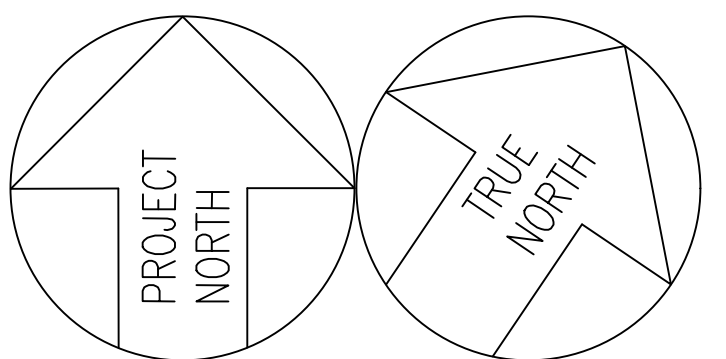
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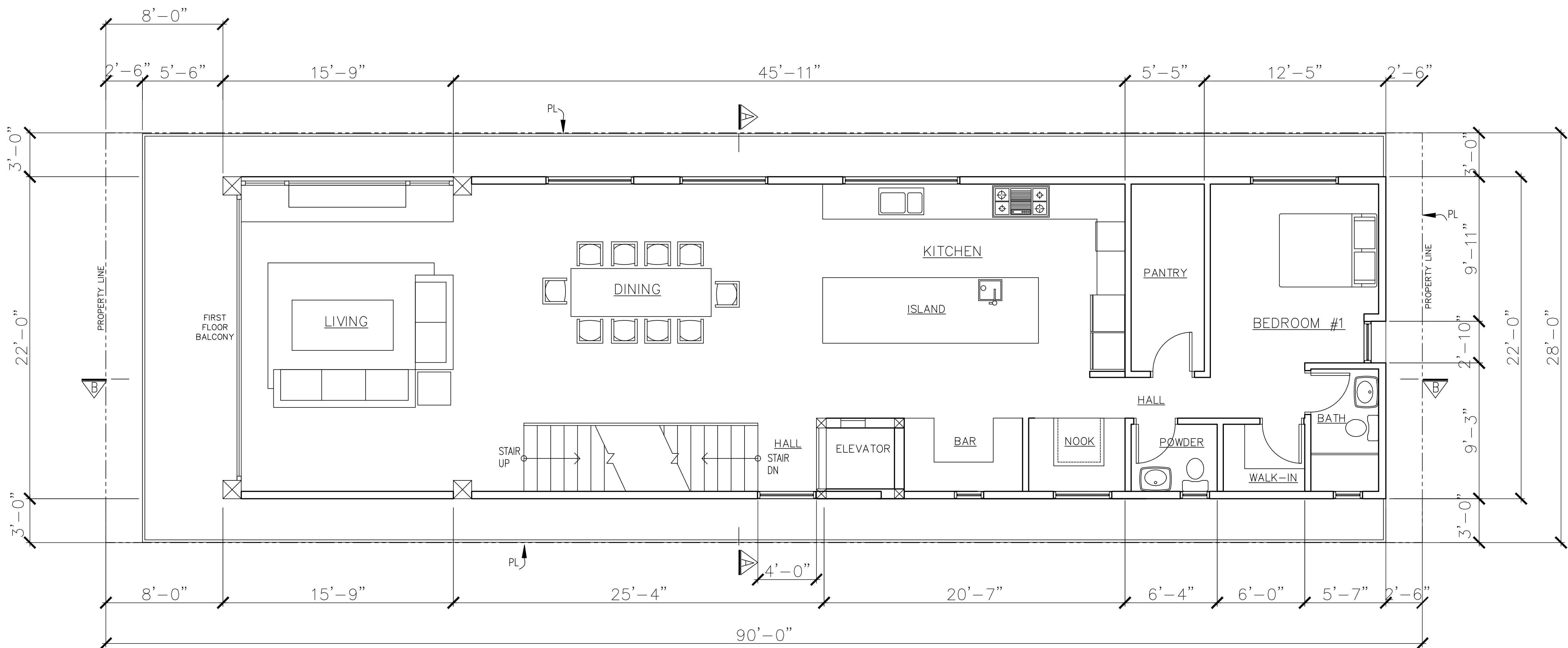
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California Coastal Commission

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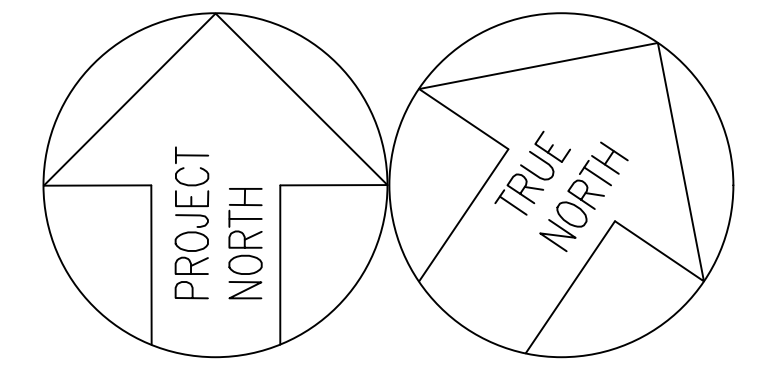


GROUND LEVEL COMMERCIAL/RESIDENTIAL
3011 OCEAN FRONT WALK





1ST. FLOOR RESIDENTIAL
3011 OCEAN FRONT WALK



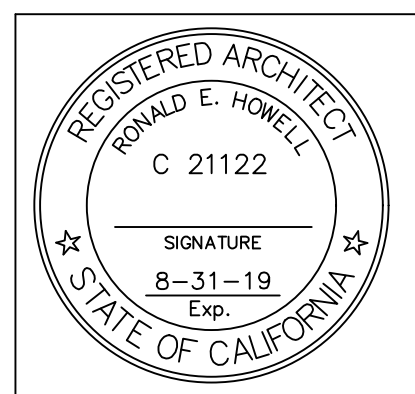


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1ST. FLOOR PLAN



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DATE: 02-06-19

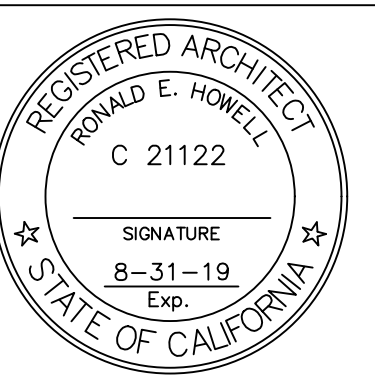
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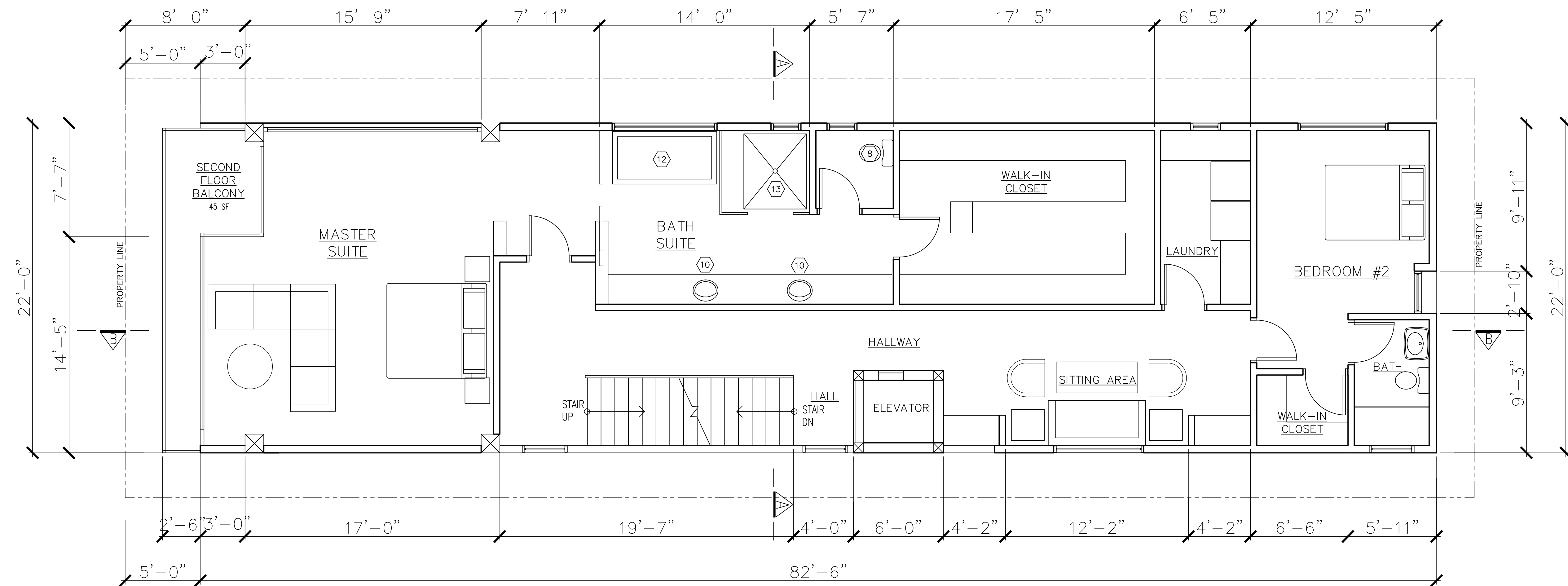
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FLOOR PLANS

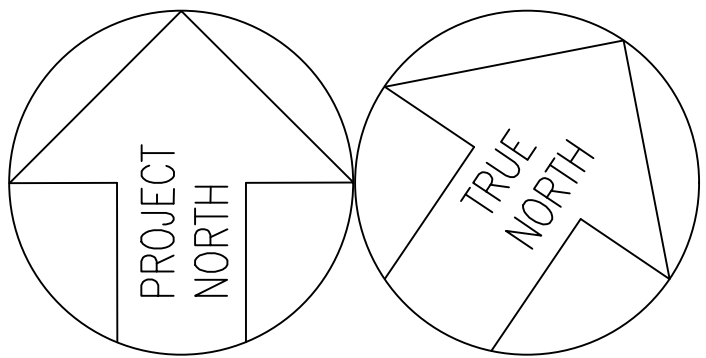


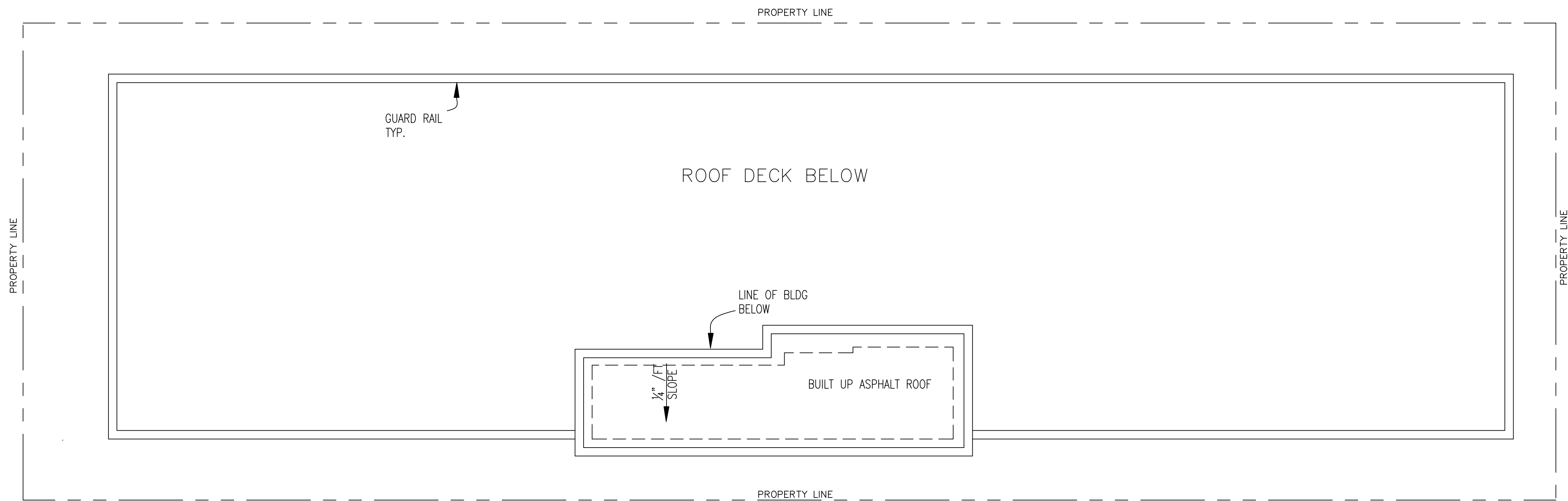
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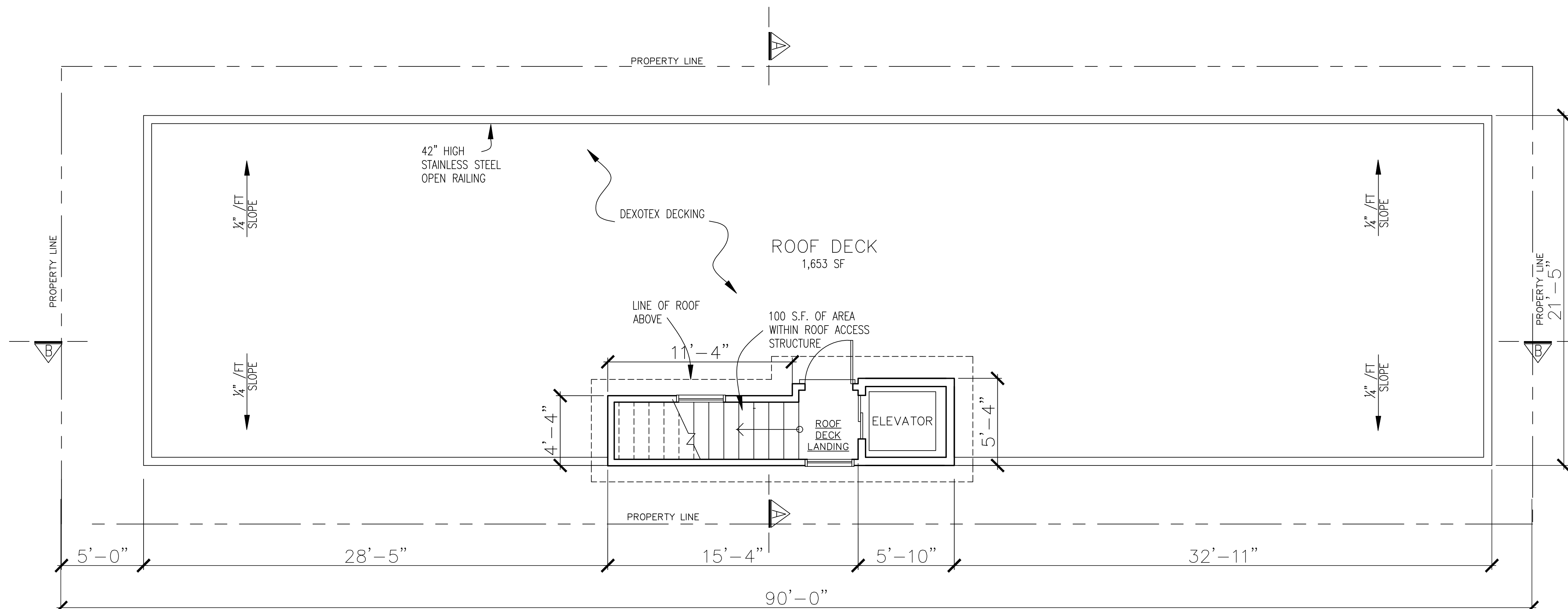


2ND. FLOOR RESIDENTIAL
3011 OCEAN FRONT WALK

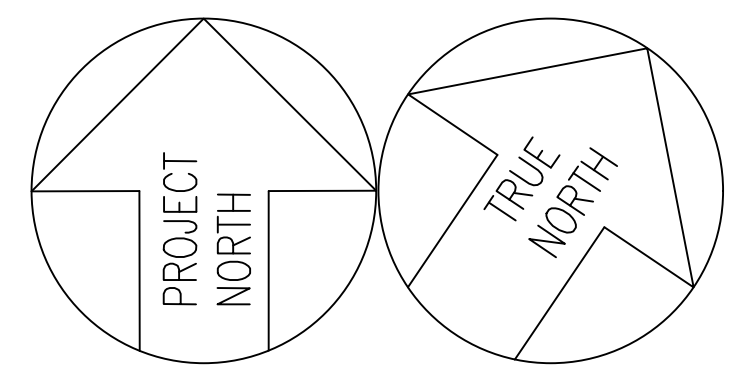




ROOF PLAN



ROOF DECK



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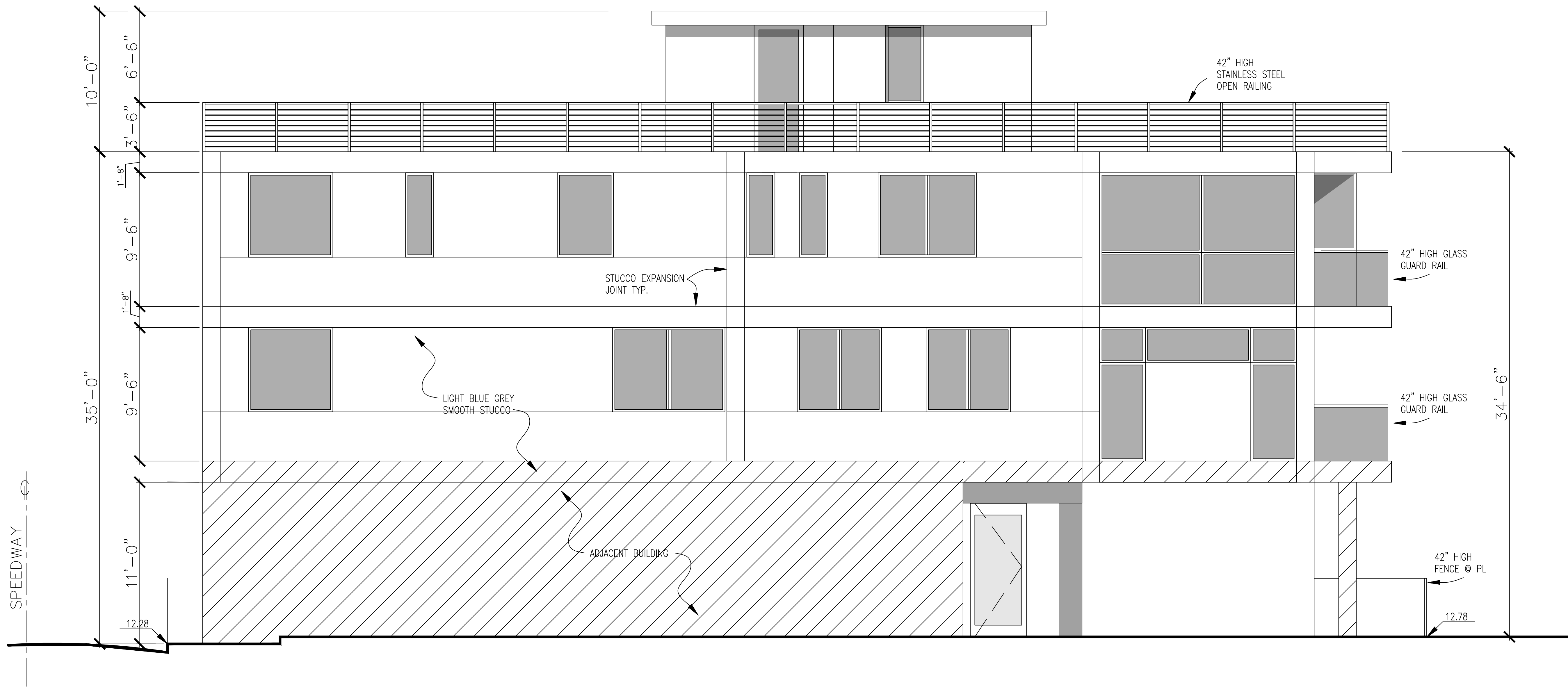
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FLOOR PLANS



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NORTH ELEVATION

ARCHITECTURE

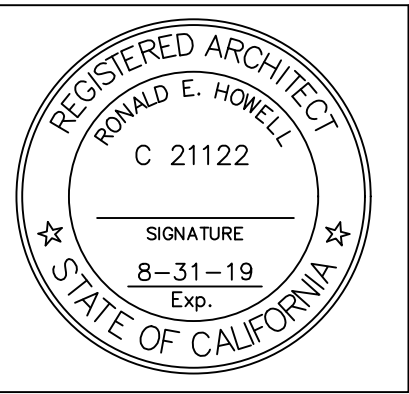
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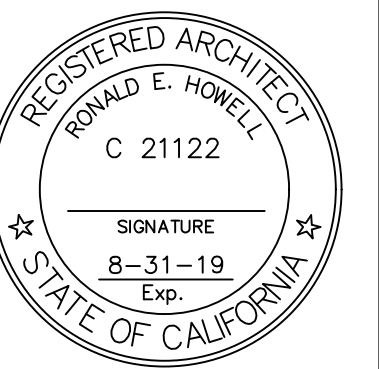
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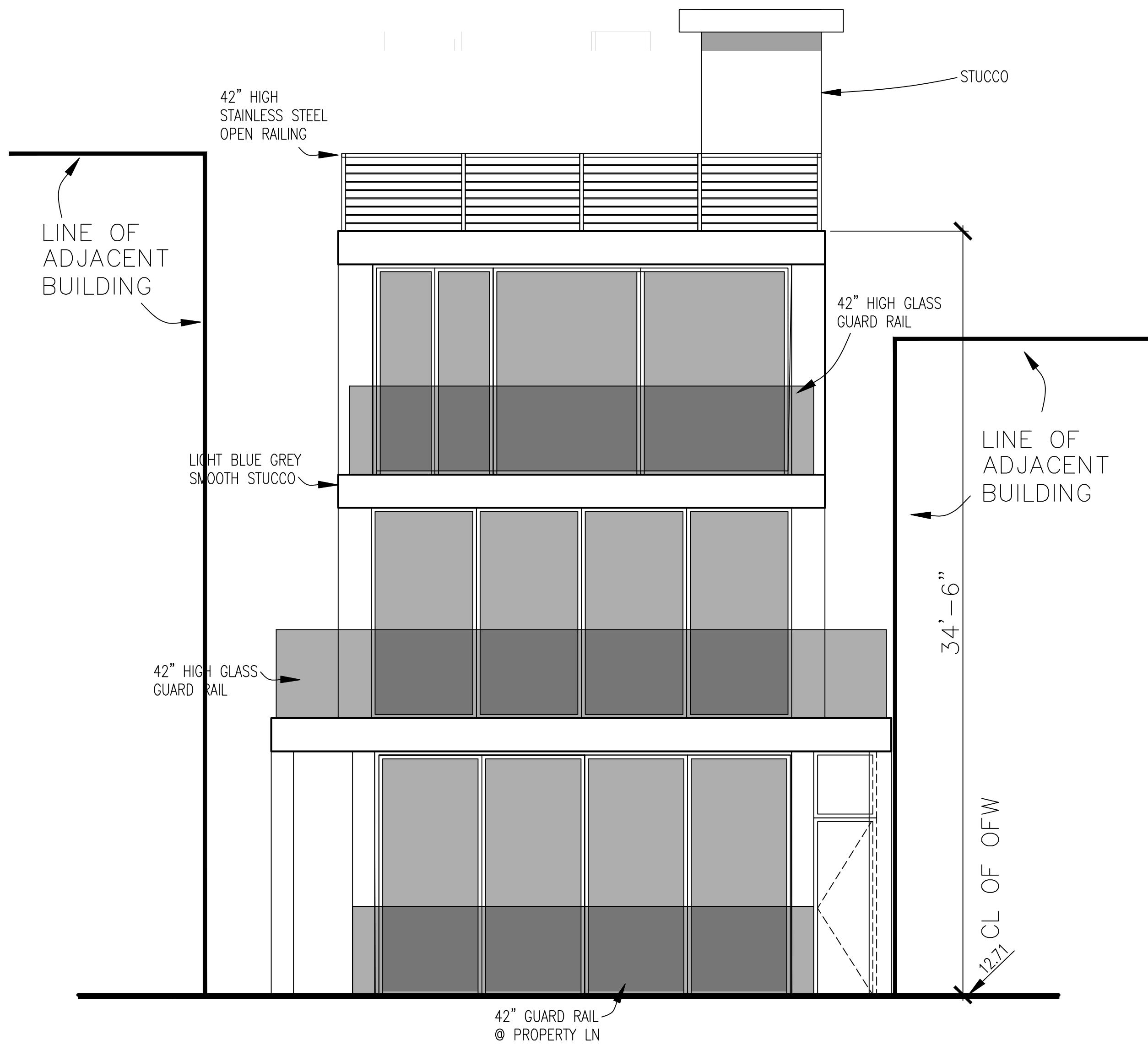
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ELEVATIONS

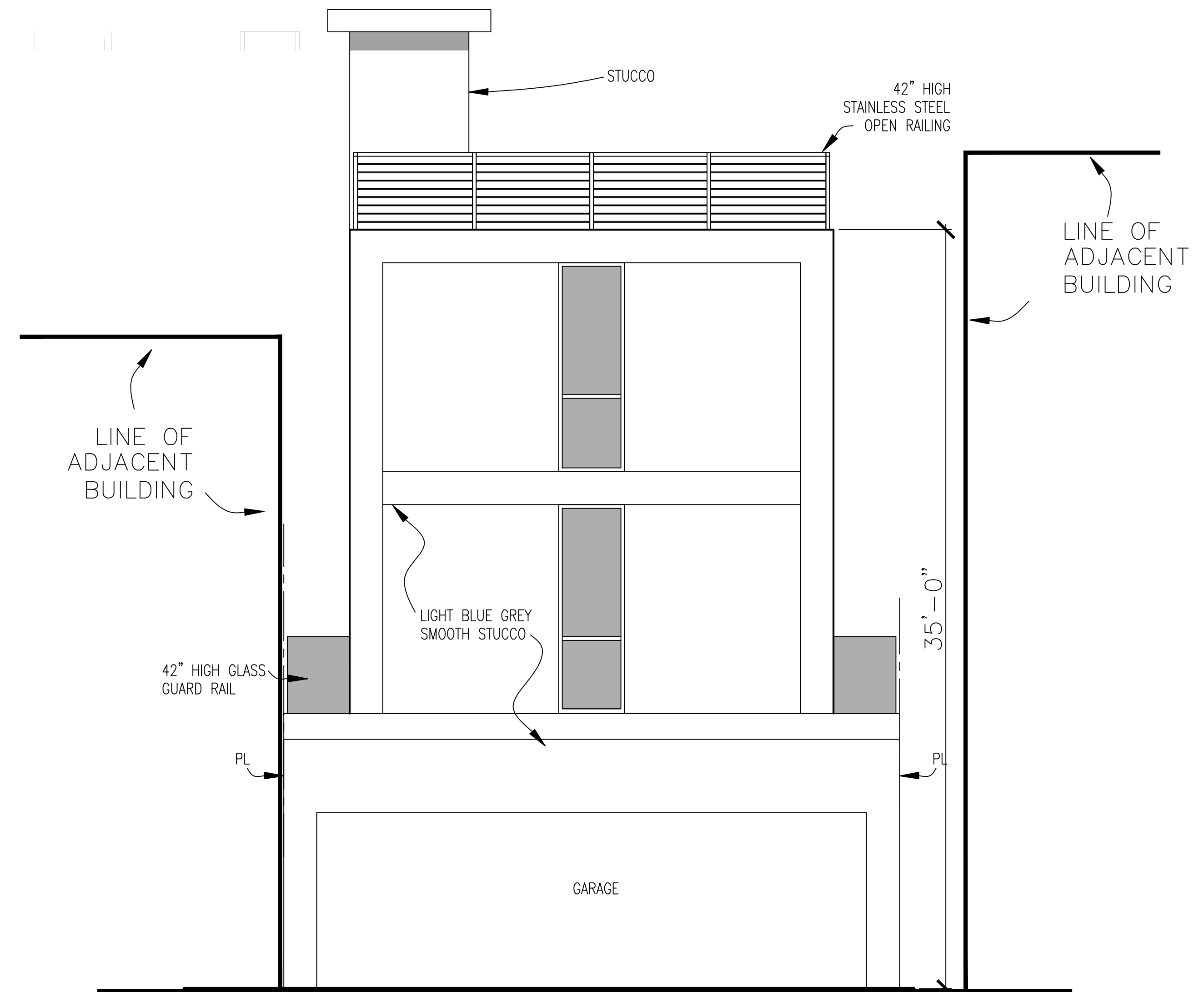


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WEST ELEVATION



EAST ELEVATION

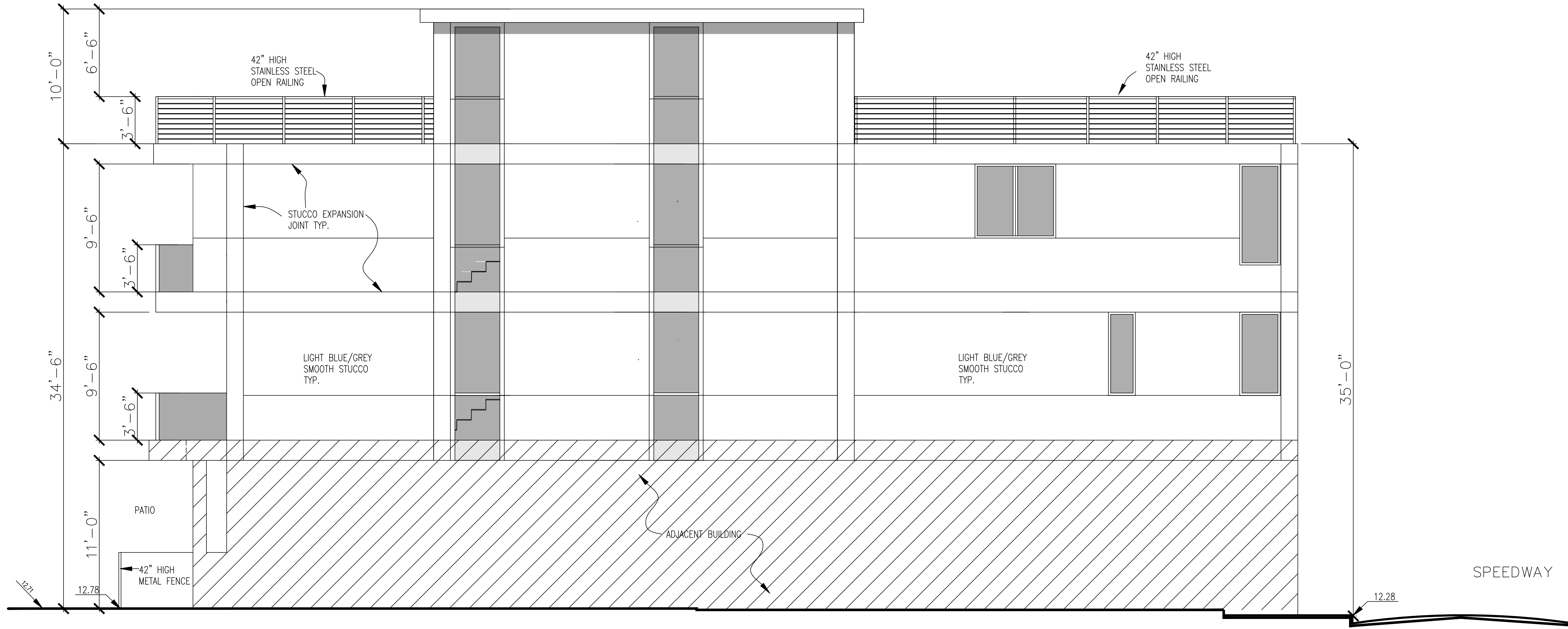
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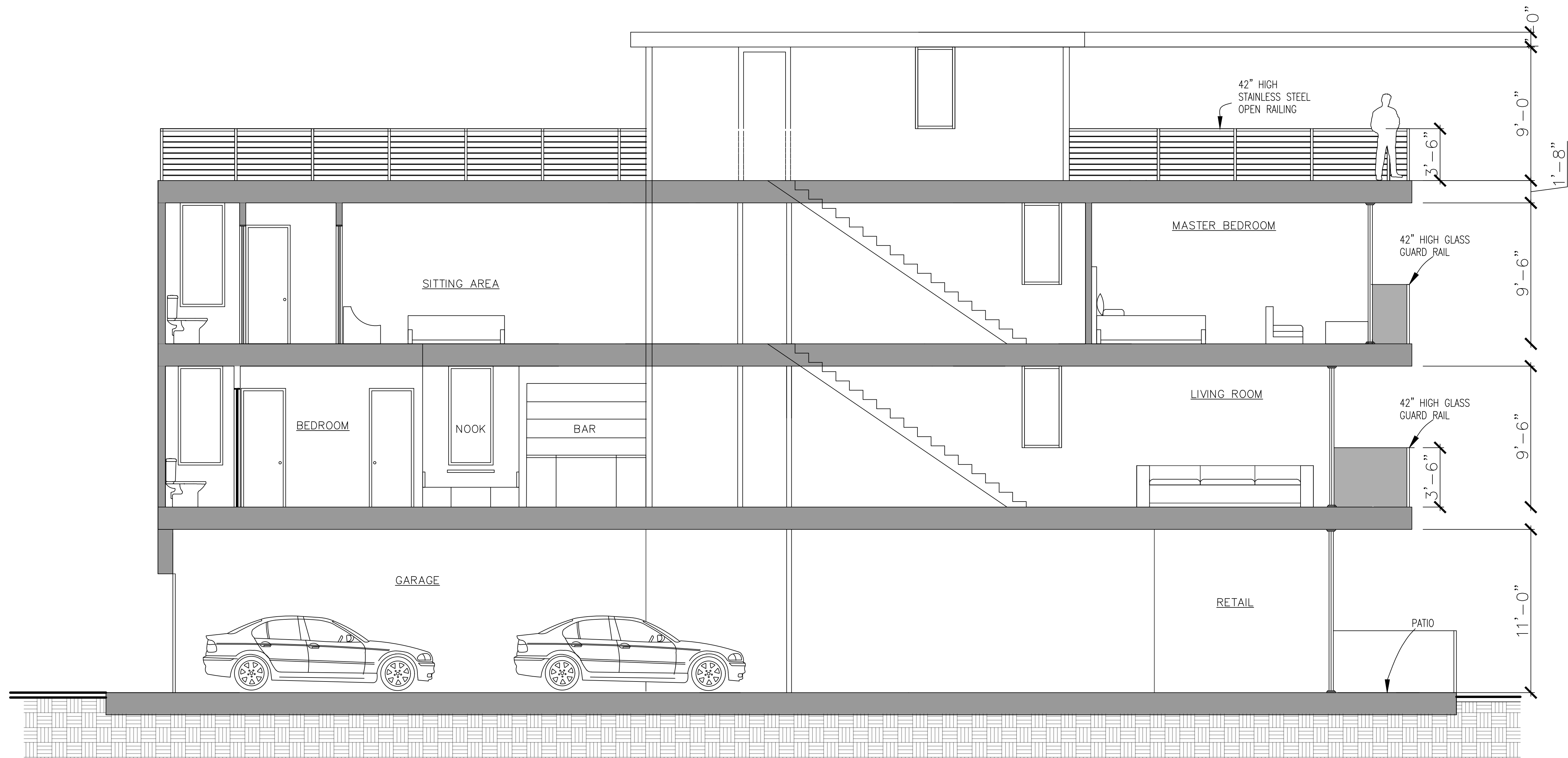
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ELEVATIONS



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SECTION B-B



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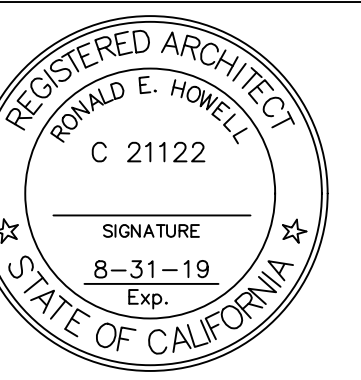
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SECTIONS



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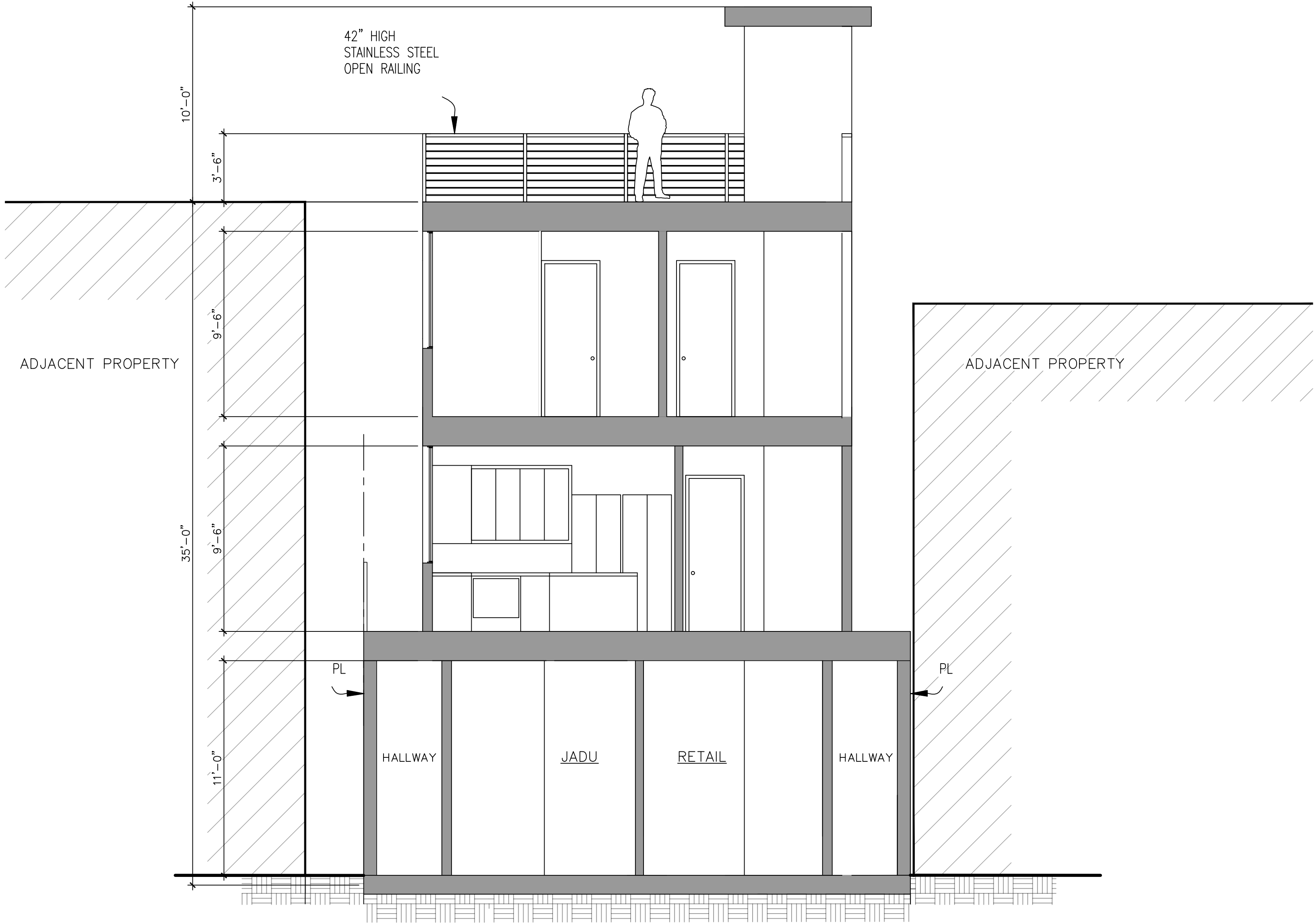
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SECTION A:A

Transportation Management Plan

The following will be included in the final plan as a required condition of approval and made a part of the lease for any commercial lessee.

1. A requirement that the lessee provide a parking attendant during business hours
2. A requirement that the lessee provide various incentives for the use of public transportation over private automobiles including the use of bicycles, discounted bus passes, electric bikes, ride sharing if more than 2 employees, etc.
3. A requirement that the bicycle parking be for the use of the commercial space, including employees and clients.

Parking Space designation:

Commercial: 3 parking spaces including the ADA with Van access on the North side of garage

Residential: 2 tandem parking spaces on the South side of the garage.



+6.6 feet SLR with no storm flooding scenario of subject site

Photo Credit: USGS Coastal Storm Modeling System (CoSMoS)