

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071
FAX (562) 590-5084



Th13d

5-19-0957 (Jack Spaun)

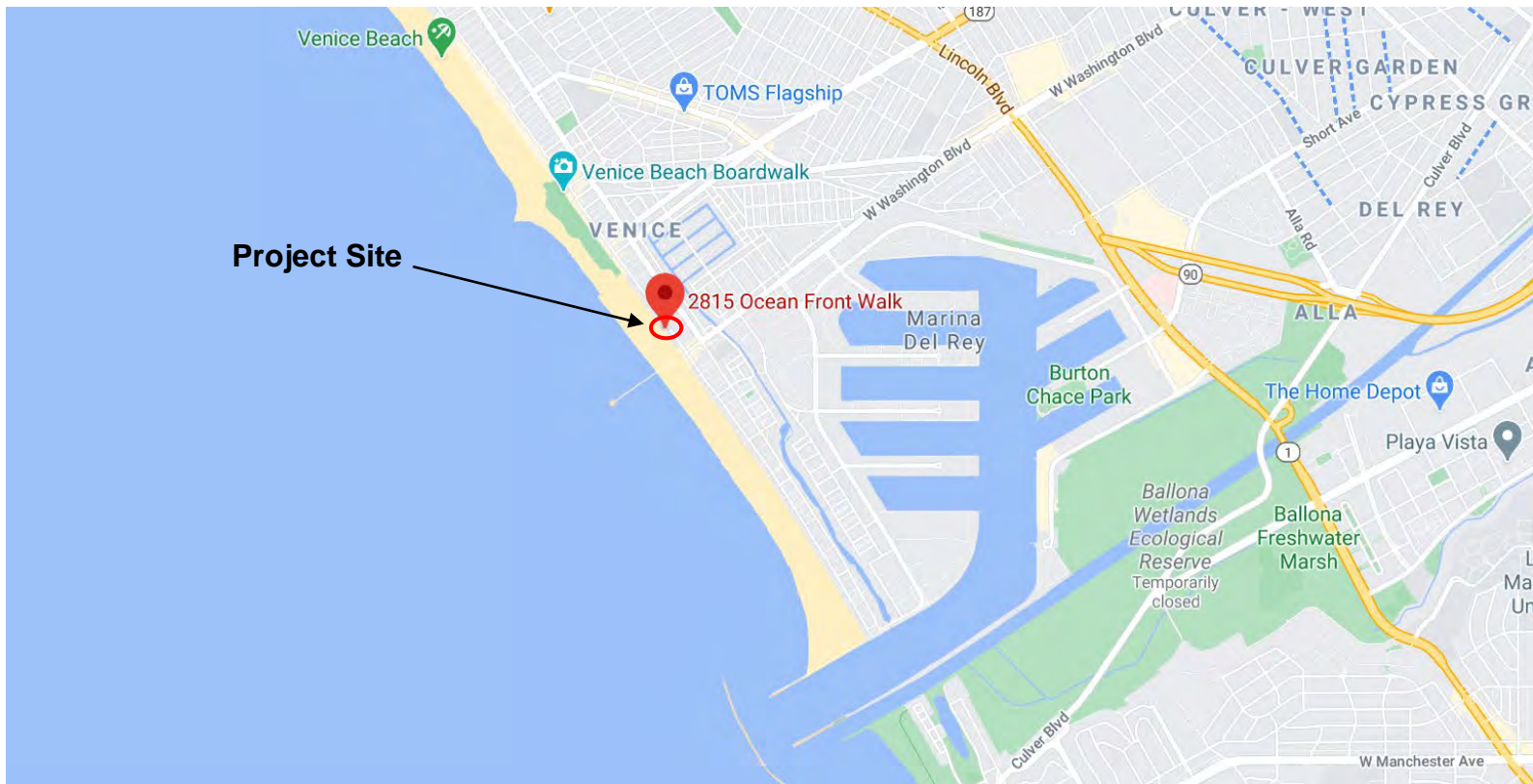
October 8, 2020

EXHIBITS

Exhibit 1 – Project Site and Existing Condition

Exhibit 2 – Project Plans

Exhibit 1 – Project Location



MR.JACK SPAUN

2815 S. OCEAN FRONT WALK UNIT 2
VENICE, CALIFORNIA
90291

PROPERTY:
2815 S. OCEAN FRONT WALK
VENICE, CALIFORNIA 90291

CONSULTANTS

HENRY RAMIREZ, ASSOC.AIA
3790 LAVELL DR.
LOS ANGELES, CA 90065
T. 323.401.3792

B.A.SIMS ENGINEERING, INC.
5150 E. PACIFIC COAST HIGHWAY, SUITE 200
LONG BEACH, CA 90804
T. 562.735.4955

ALTERNATIVE ENERGY SYSTEMS
3235 N. VERDUGO RD.
GLENDALE, CA 91208
T. 818.957.7733

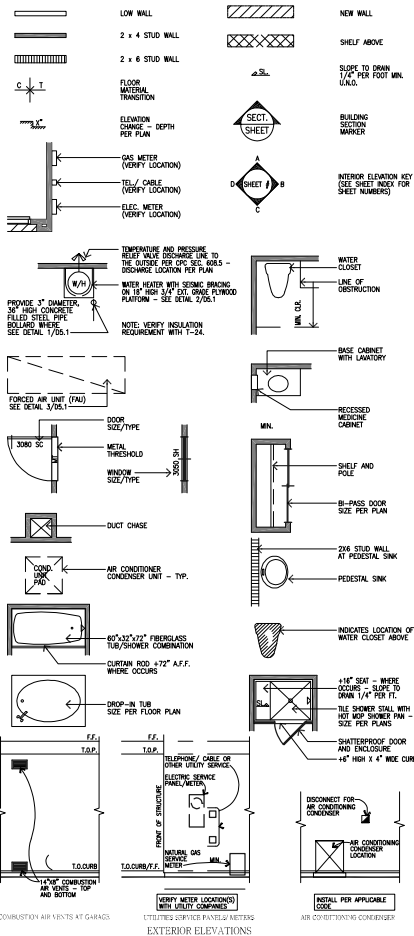
SANTOS PLANNING
PLANNING & LANDSCAPE DESIGN
29800 AGOURA RD, SUITE 207
AGOURA HILLS, CA 91301
T. 818.643.5950

SZETO + ASSOCIATES
879 W. ASHIYA RD.
MONTEBELLO, CA 90640
T. 626.512.5050

VICINITY MAP



ARCHITECTURAL SYMBOL LEGEND



PROJECT INFORMATION

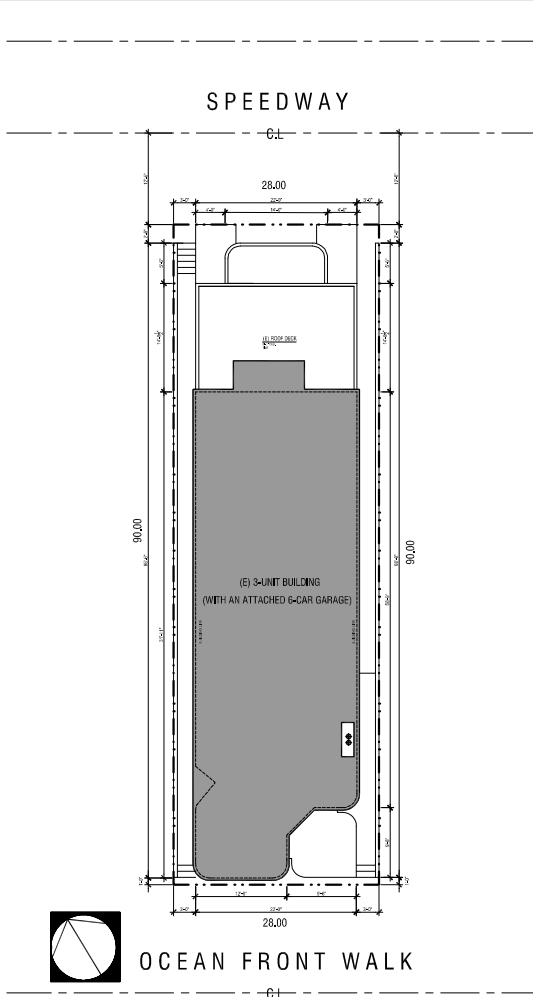
A. BUILDING OCCUPANCY GROUP : R2
B. TYPE OF CONSTRUCTION : VB
C. GOVERNING CODES: All work shall comply with all applicable sections of the following codes:
1. LABC 2017
2. CBC 2016
3. LABC 2017
4. CBC 2018
D. PROJECT AREA:
Lot Area: 2,520.10 Sq.Ft.
First Level: 1,032.29 Sq.Ft.
Second Level: 1,826.28 Sq.Ft.
Third Level: 1,826.28 Sq.Ft.
Loft Level: 604.30 Sq.Ft.
TOTAL AREA: 5,446.29 Sq.Ft.
U
E. PARKING:
(6) 6 Parking Spaces (No) 0 Parking Spaces
(4) 4 Parking Spaces Covered and 2 Uncovered
F. BUILDING HEIGHT
(F) 38'-0" (No) 38'-0"
ZONING : RD1.5-1

INDEX:

C.S.
A1
A2
A3
A4
A5
COVER SHEET
(E) AND (N) GROUND LEVEL
(E) FIRST AND SECOND LEVELS
(E) LOFT AND SUN DECK LEVELS
(E) SOUTH AND NORTH ELEVATIONS
(E) EAST AND WEST ELEVATIONS

PLOT PLAN

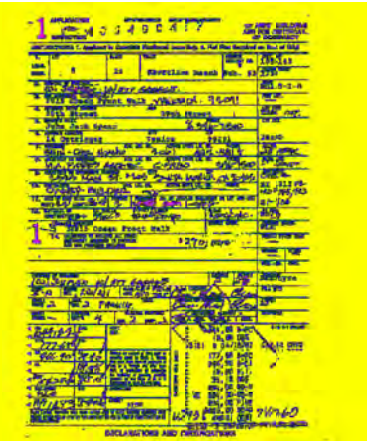
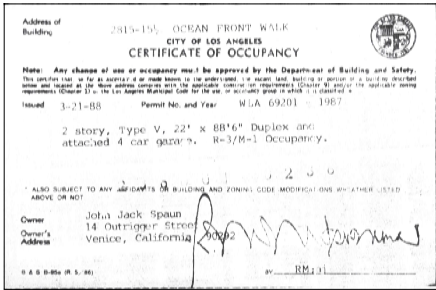
SCALE : 1/8" = 1'-0"



UNITS INFO:

UNIT	AREA	UNIT TYPE	DESIGNATION	B-BUILDING	LOCATION
1	1,562.73 SQ.FT.	3-BEDROOM	MARKET RATE	2ND LEVEL	SOUTH
2	2,336.24 SQ.FT.	3-BEDROOM	MARKET RATE	3RD LEVEL + LOFT	SOUTH
3	461.33 SQ.FT.	1-BEDROOM	MARKET RATE (NEW ADD)	1ST LEVEL	SOUTH

COO & BUILDING PERMIT



NOTES:

1. THIS PROJECT IS 100% PRIVATELY FUNDED, AND IT IS NOT RECEIVING AN INCENTIVE TAX CREDIT, AND IT IS NOT PUBLIC HOUSING.
2. THE CERTIFICATE OF OCCUPANCY WAS ISSUED ON 03/21/88, AND THE BUILDING WAS ORIGINALLY PERMITTED AS A DUPLEX WITH AN ATTACHED GARAGE.

hR
henryRAMIREZ

3790 LAVELL DR.
LOS ANGELES, CA
90065
T. 323.401.3792

A.P.N. 4226.021.014

PROJECT INFO:

TO CONVERT AN EXISTING 481.33 SQ.FT. STORAGE ROOM INTO AN ADJ ACCESSORY DWELLING UNIT. THE ADU WILL BE DESIGNATED AS UNIT 3.

THE PROPERTY IS LOCATED AT:
2815 S. OCEAN FRONT WALK
VENICE, CA 90291
BLOCK : 22
LOT : 15
TRACT: SHORT LINE BEACH SUBDIVISION No 3

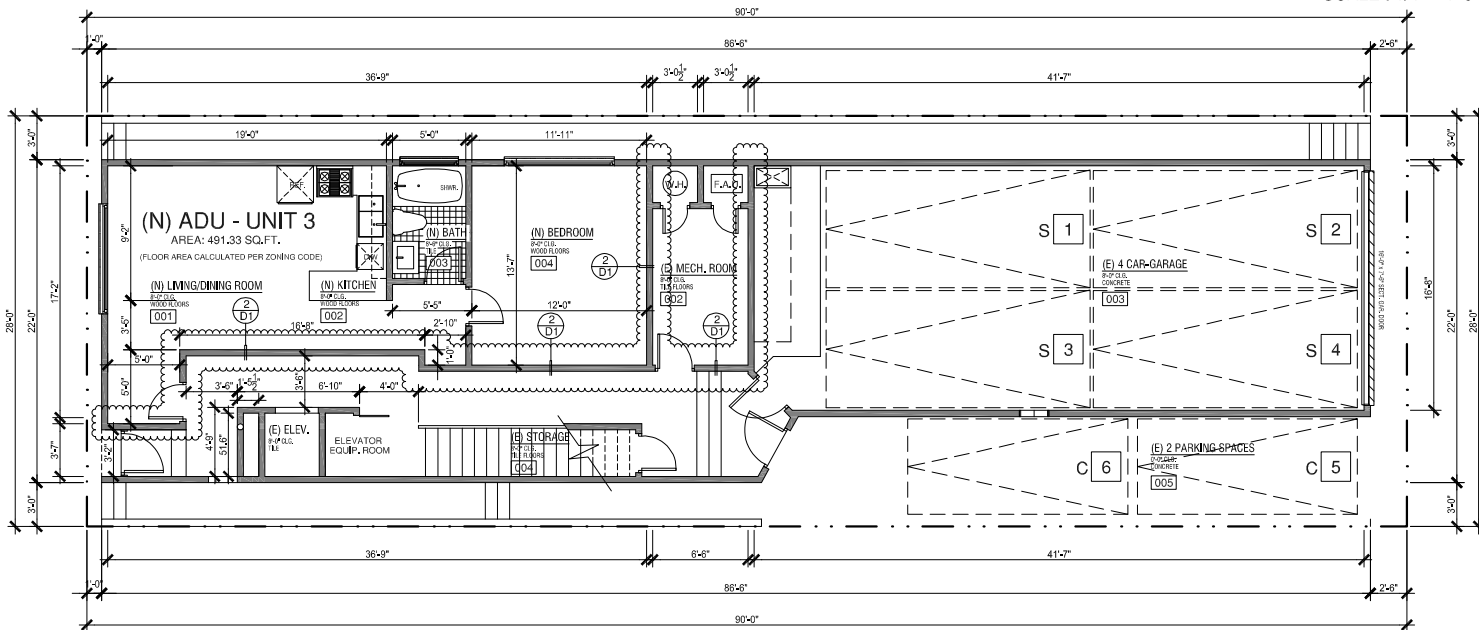
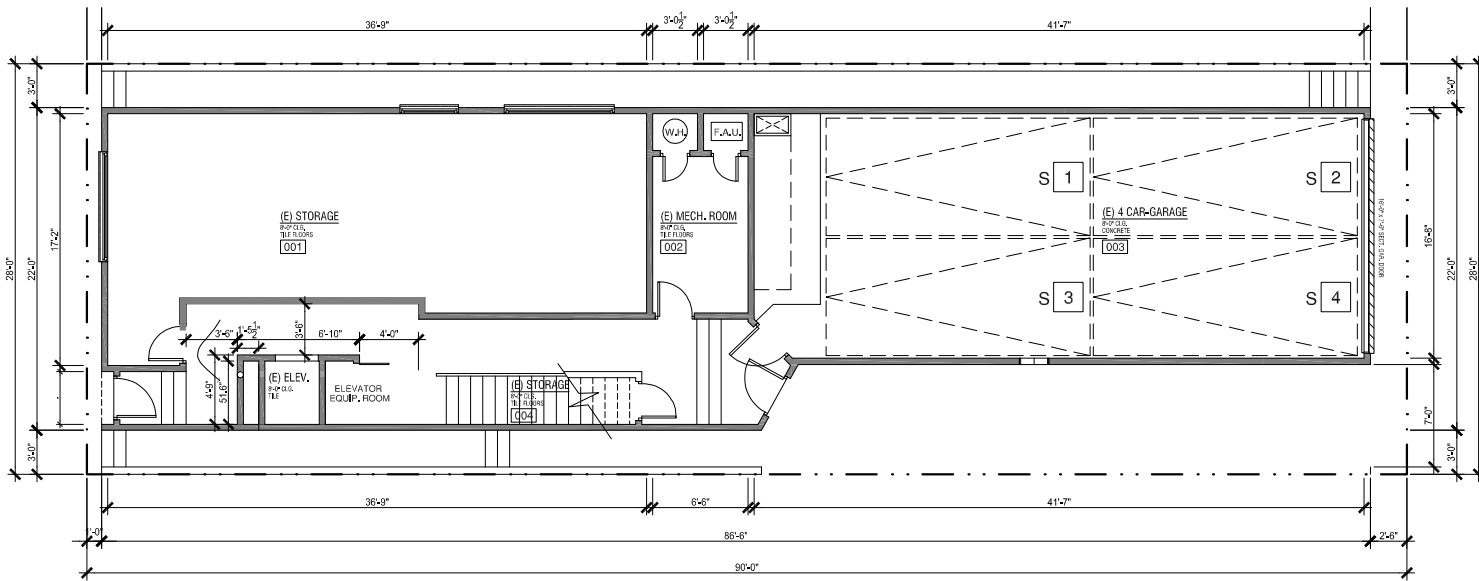
FOR:

MR. JACK SPAUN
2815 S. OCEAN FRONT WALK
UNIT 2
VENICE, CA 90291

REVISIONS:

DATE	OBSERVATION

DATE: 03.28.20 C.S.



hR
henryRAMIREZ

3790 LAVELL DR.
LOS ANGELES, CA
90008
T. 323.401.3792

A.P.N. 4226.021.014

PROJECT INFO:

TO CONVERT AN EXISTING 491.33 SQ.FT. STORAGE ROOM INTO AN ADU (ACCESSORY DWELLING UNIT). THE ADU WILL BE DESIGNATED AS UNIT 3.

THE PROPERTY IS LOCATED AT:
2815 S. OCEAN FRONT WALK
VENICE, CA 90291
BLOCK : 22
LOT : 15
TRACT: SHORT LINE BEACH SUBDIVISION No 3

FOR:

MR. JACK SPAUN
2815 S. OCEAN FRONT WALK
UNIT 2
VENICE, CA 90291

REVISIONS:

DATE	OBSERVATION

DATE: 03.28.20 **A1**

PROJECT INFO:

TO CONVERT AN EXISTING 491.33 SQ.FT. STORAGE ROOM INTO AN ADU (ACCESSORY DWELLING UNIT). THE ADU WILL BE DESIGNATED AS UNIT 3.

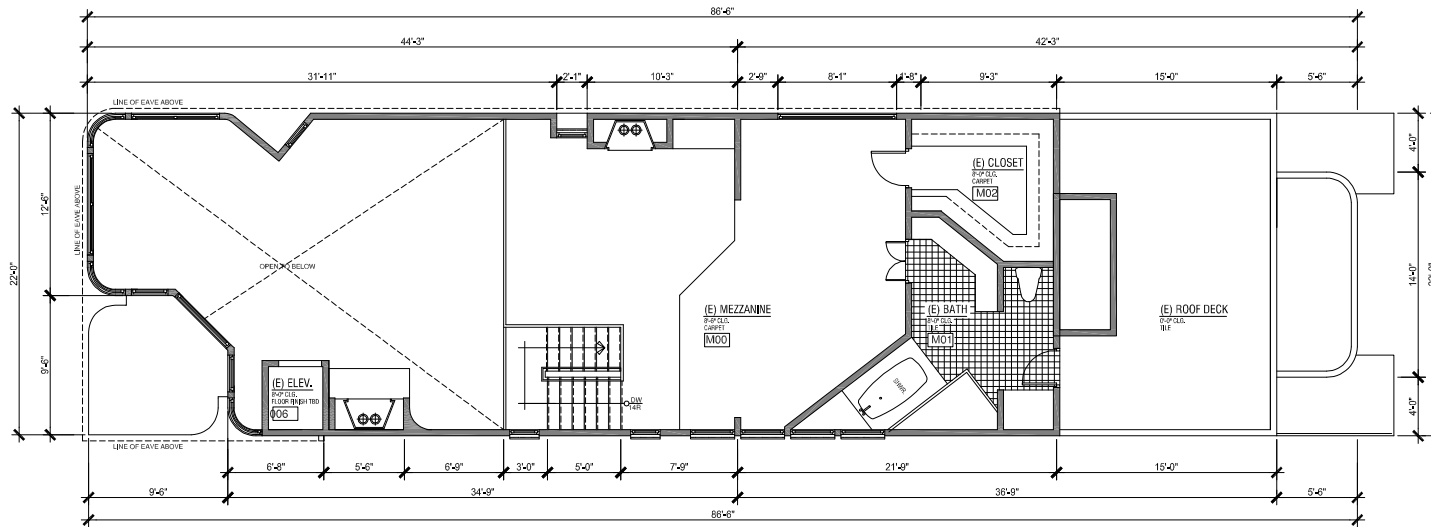
THE PROPERTY IS LOCATED AT:
2815 S. OCEAN FRONT WALK
VENICE, CA 90291
BLOCK : 22
LOT : 5
TRACT: SHORT LINE BEACH SUBDIVISION No 3

FOR:

MR. JACK SPAUN
2815 S. OCEAN FRONT WALK
UNIT 2
VENICE, CA 90291

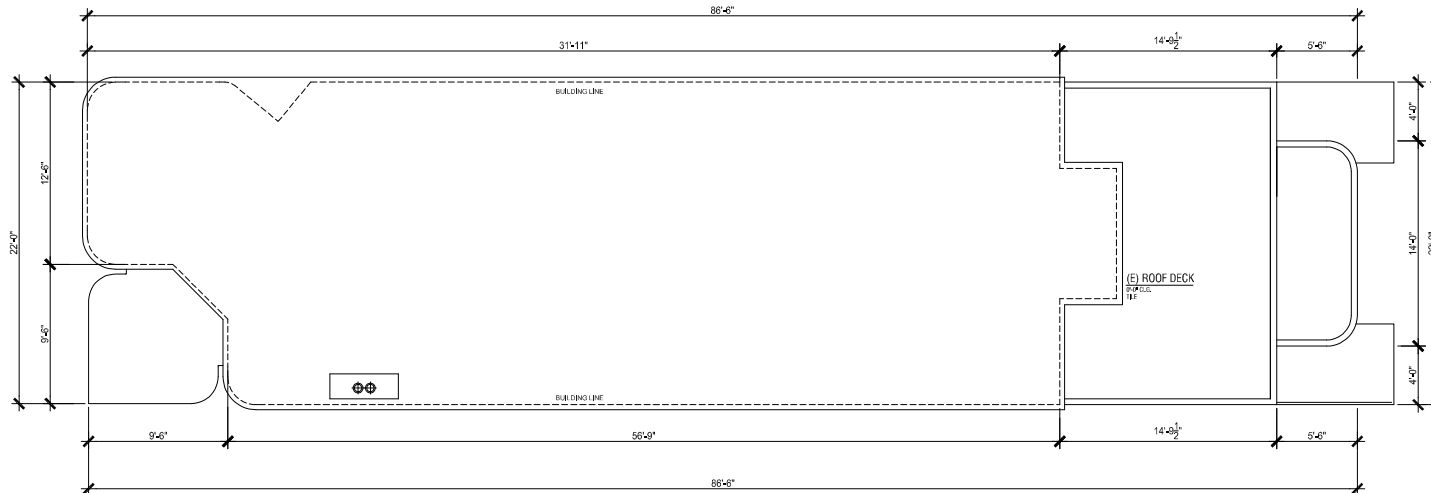
REVISIONS:

DATE: 03.28.20	A2
-------------------	----



(E) LOFT LEVEL - UNIT 2

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



(E) ROOF PLAN

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

PROJECT INFO:

TO CONVERT AN EXISTING 481.33 SQ.FT. STORAGE ROOM INTO AN ADU (ACCESSORY DWELLING UNIT). THE ADU WILL BE DESIGNATED AS UNIT 3.

THE PROPERTY IS LOCATED AT:
2815 S. OCEAN FRONT WALK
VENICE, CA 90291
BLOCK : 22
LOT : 15
TRACT 15 SHORT LINE BEACH SUBDIVISION No 3

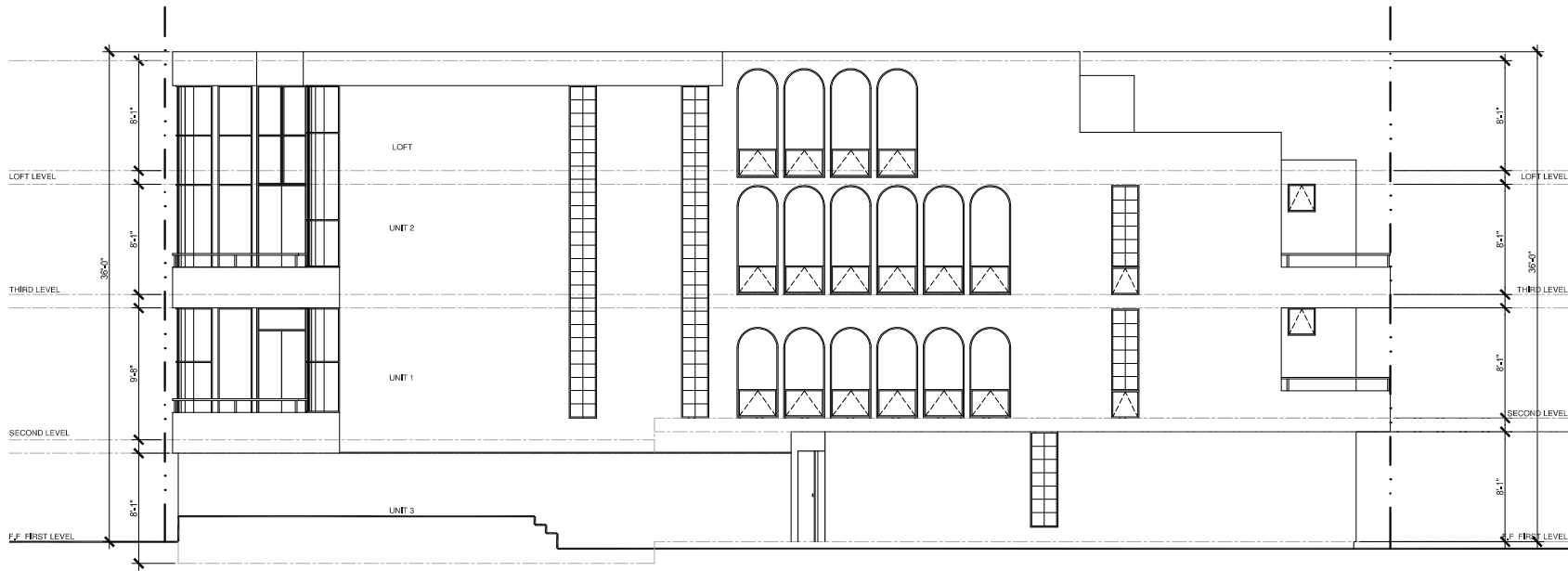
FOR:

MR. JACK SPAUN
2815 S. OCEAN FRONT WALK
UNIT 2
VENICE, CA 90291

REVISIONS:

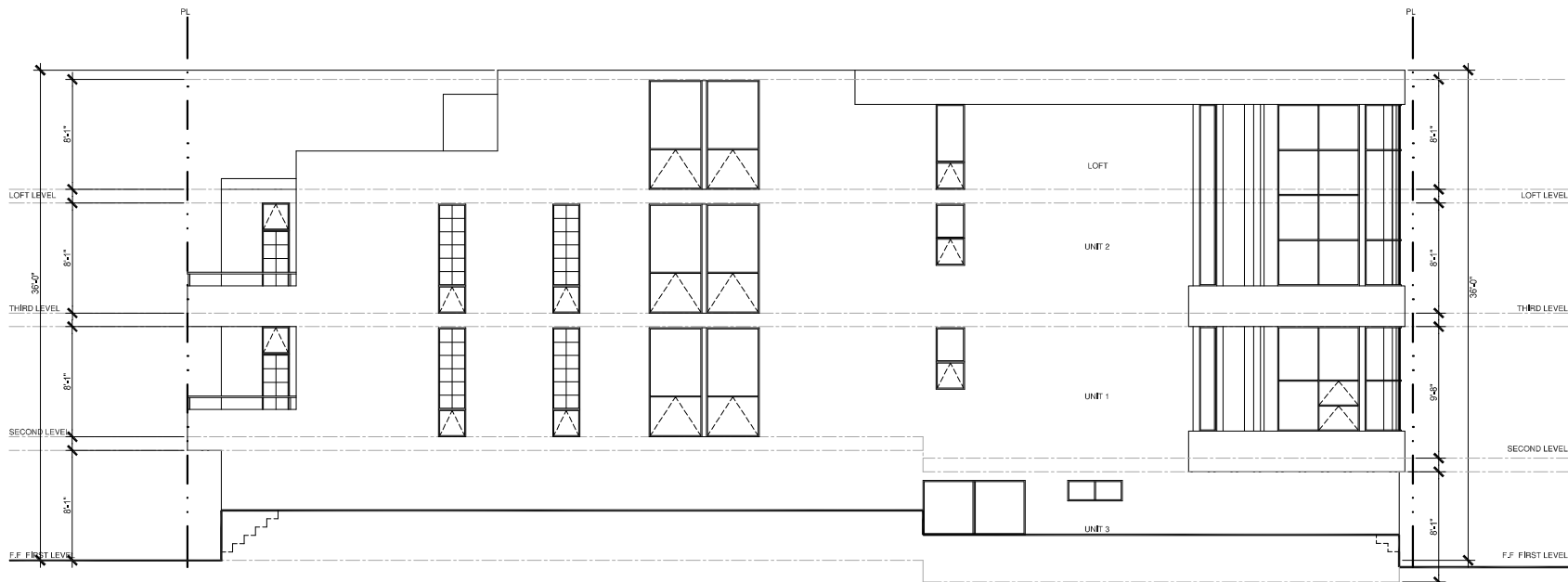
DATE	OBSERVATION

DATE: 03.28.20 A3



(E) SOUTH ELEVATION

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



(E) NORTH ELEVATION

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

PROJECT INFO:

TO CONVERT AN EXISTING 481.33 SQFT. STORAGE ROOM INTO AN ADU (ACCESSORY DWELLING UNIT). THE ADU WILL BE DESIGNATED AS UNIT 3.

THE PROPERTY IS LOCATED AT:
2815 S. OCEAN FRONT WALK
VENICE, CA 90291
BLOCK : 22
LOT : 15
TRACT: SHORT LINE BEACH SUBDIVISION No 3

FOR:

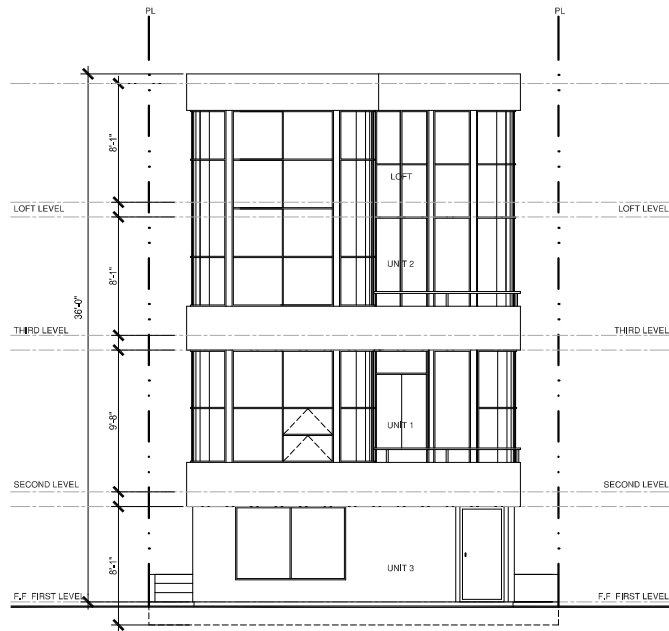
MR. JACK SPAUN
2815 S. OCEAN FRONT WALK
UNIT 2
VENICE, CA 90291

REVISIONS:

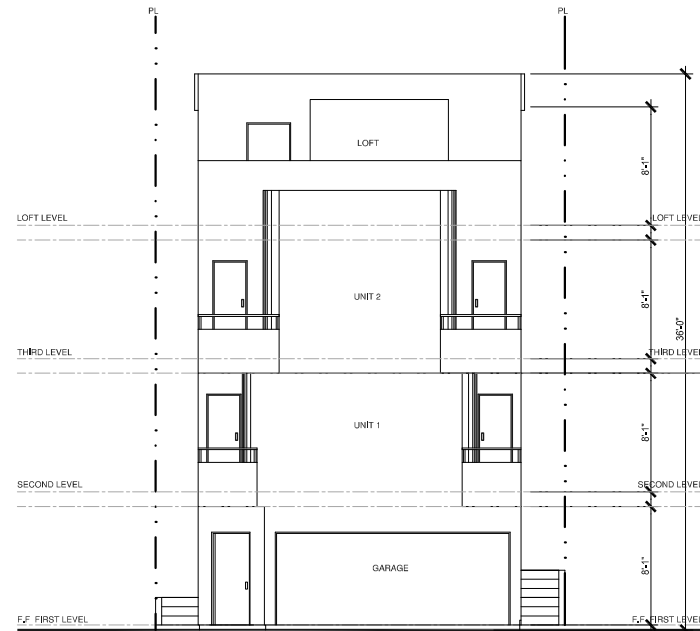
DATE	OBSERVATION

DATE: 03.28.20 **A4**

A.P.N. 4226.021.014



(E) WEST ELEVATION - OCEAN FRONT WALK
SCALE : 1/4" = 1'-0"



(E) EAST ELEVATION - SPEEDWAY
SCALE : 1/4" = 1'-0"

PROJECT INFO:

TO CONVERT AN EXISTING 481.33 SQFT, STORAGE ROOM INTO AN ADU (ACCESSORY DWELLING UNIT). THE ADU WILL BE DESIGNATED AS UNIT 3.

THE PROPERTY IS LOCATED AT:

2815 S. OCEAN FRONT WALK
VENICE, CA 90291
BLOCK : 22
LOT : 15
TRACT: SHORT LINE BEACH SUBDIVISION No 3

FOR:

MR. JACK SPAUN
2815 S. OCEAN FRONT WALK
UNIT 2
VENICE, CA 90291

REVISIONS:

DATE	OBSERVATION

DATE:
03.28.20

A5