

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



F5c

5-19-1012 (MdR Beach Rental LLC)

June 12, 2020

EXHIBITS

Exhibit 1 – Project Site and Existing Condition

Exhibit 2 – Project Plans

Exhibit 1—Project Location



2435 PASEO DORADO
LA JOLLA, CALIFORNIA
PHONE: 323.401.3792

PROPERTY:
27 - 29 LIGHTHOUSE STREET
MARINA DEL REY, CALIFORNIA 90292

CONSULTANTS

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

B.A.SIMS ENGINEERING, INC.
1341 ORIZABA AVENUE
LONG BEACH, CA 90804
T. 562.735.4955

ALTERNATIVE ENERGY SYSTEMS

3235 N. VERDUGO RD
GLENDALE, CA 91208
T. 818.957.7733

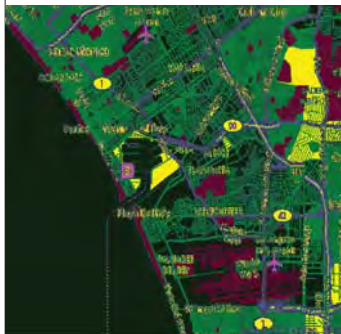
SANTOS

PLANNING PERMITTING AND LANDSCAPE DESIGN
29800 AGOURA RD. SUITE 207
AGOURA HILLS, CA 91301
OFC. 818.643.5955 | DIR. 818.643.5960

SZETO + ASSOCIATES

879 W. ASHIYA RD.
MONTEBELLO, CA 90640
T. 626.512.5050

VICINITY MAP



PROJECT INFO:

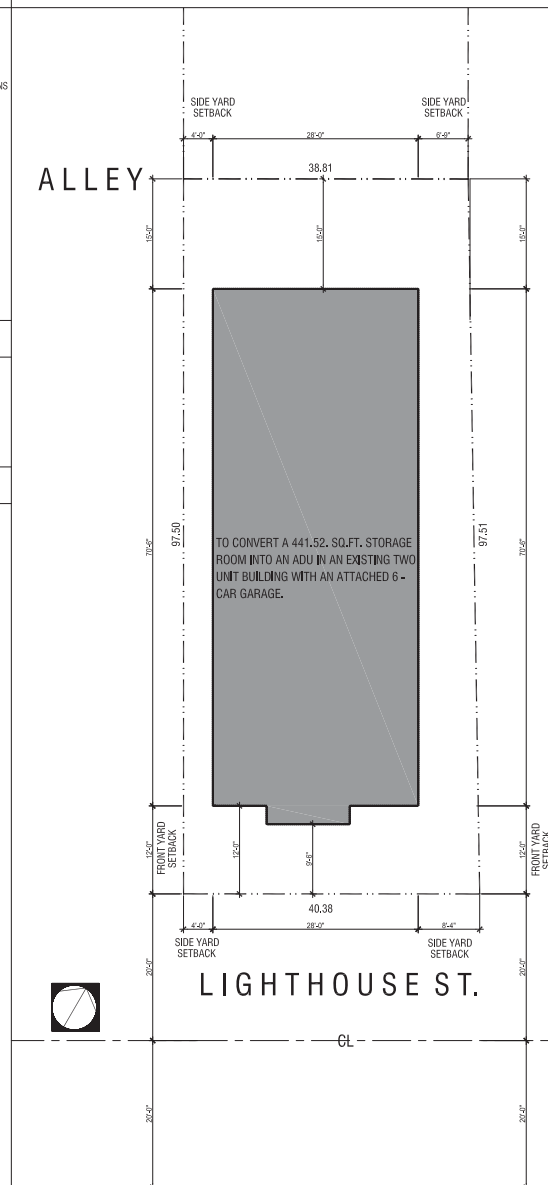
A. BUILDING OCCUPANCY GROUP: R2	
B. TYPE OF CONSTRUCTION : VA	
C. GOVERNING CODES: All work shall comply with all applicable sections of the following codes:	
1. IBC 2017	
2. CBC 2016	
D. PROJECT AREA:	
Lot Area:	3,857.90 Sq.Ft.
First Level	640.68 Sq.Ft.
Second Level	1,971.27 Sq.Ft.
Third Level	1,971.27 Sq.Ft.
Loft	346.63 Sq.Ft.
TOTAL AREA:	4,928.85 Sq.Ft.
U	970.94 Sq.Ft.
E. PARKING:	
(E) 6 Parking Spaces	(N) 0 Parking Spaces
F. BUILDING HEIGHT	
(E) 35'-0"	(N) 35'-0"
ZONING: R3-1	

INDEX:

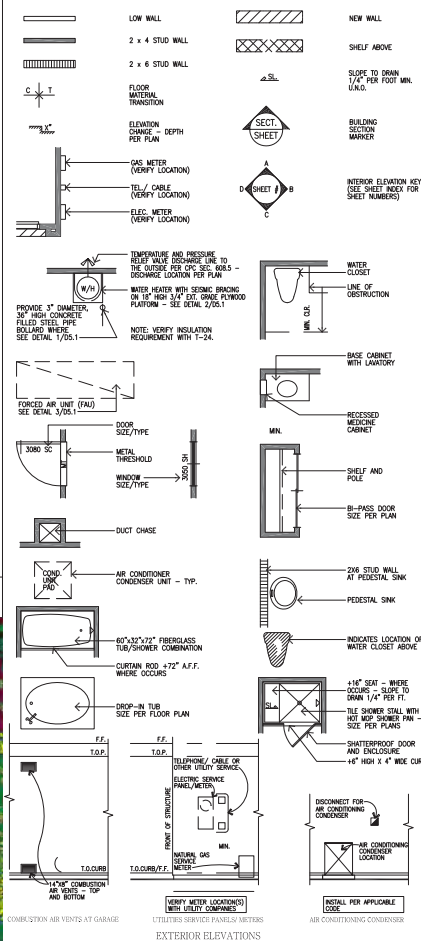
C.S.	COVER SHEET
A1	(E) AND (N) GROUND LEVEL
A2	(E) FIRST AND SECOND LEVELS
A3	(E) LOFT AND SUN DECK LEVELS
A4	(E) WEST AND EAST ELEVATIONS
A5	(E) SOUTH AND NORTH ELEVATIONS
D1	DETAILS
S1	STRUCTURAL NOTES
S2	FRAMING PLAN
S3	TYPICAL DETAILS
T24-A	TITLE 24 - ENERGY CALCCS
T24-B	TITLE 24 - ENERGY CALCCS

PLOT PLAN

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



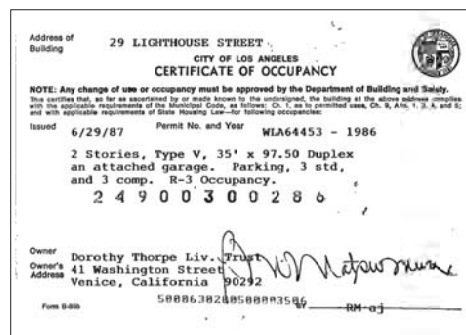
ARCHITECTURAL SYMBOL LEGEND



UNITS INFORMATION

UNIT	AREA	UNIT TYPE	DESIGNATION	IN-BUILDING	LOCATION
1	2,326.67 SQ.FT.	3-BEDROOM	MARKET RATE	3RD LEVEL + LOFT	NORTH
2	1,857.69 SQ.FT.	3-BEDROOM	MARKET RATE	2ND LEVEL	NORTH
3	441.52 SQ.FT.	STUDIO	MARKET RATE (NEW AFFD)	1ST LEVEL	NORTH

COO & BUILDING PERMIT



NOTES:

2. THE BUILDING PERMIT SHOWS THAT THE CERTIFICATE OF OCCUPANCY WAS ISSUED ON 06.29.87, 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. 4294.009.029

PROJECT INFO:

TO CONVERT AN EXISTING 441.52 SQ.FT. STORAGE ROOM INTO AN ADU (ACCESSORY DWELLING UNIT). THE ADU WILL BE DESIGNATED AS UNIT 3.

THE PROPERTY IS LOCATED AT:
27 & 29 E. LIGHTHOUSE ST.
MARINA DEL REY, CALIFORNIA 90292
BLOCK : 1
LOT : 15
TRACT: OCEAN STRAND TRACT

FOR:
FOR:
MR. AND MRS. GOESE
2435 PASEO DORADO
92037
SANTA ANITA, CALIFORNIA
92037

REVISIONS:

[illegible]

DATE: 04.10.20

C.S.

California Coastal Commission
Exhibit 2
5-19-1012
Page 1 of 6

PROJECT INFO:

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THE PROPERTY IS LOCATED AT:
27 & 29 E. LIGHTHOUSE ST.
MANHUA DEL REY, CALIFORNIA 90292
BLOCK: 11
LOT: 15
TRACT: OCEAN STRAND TRACT

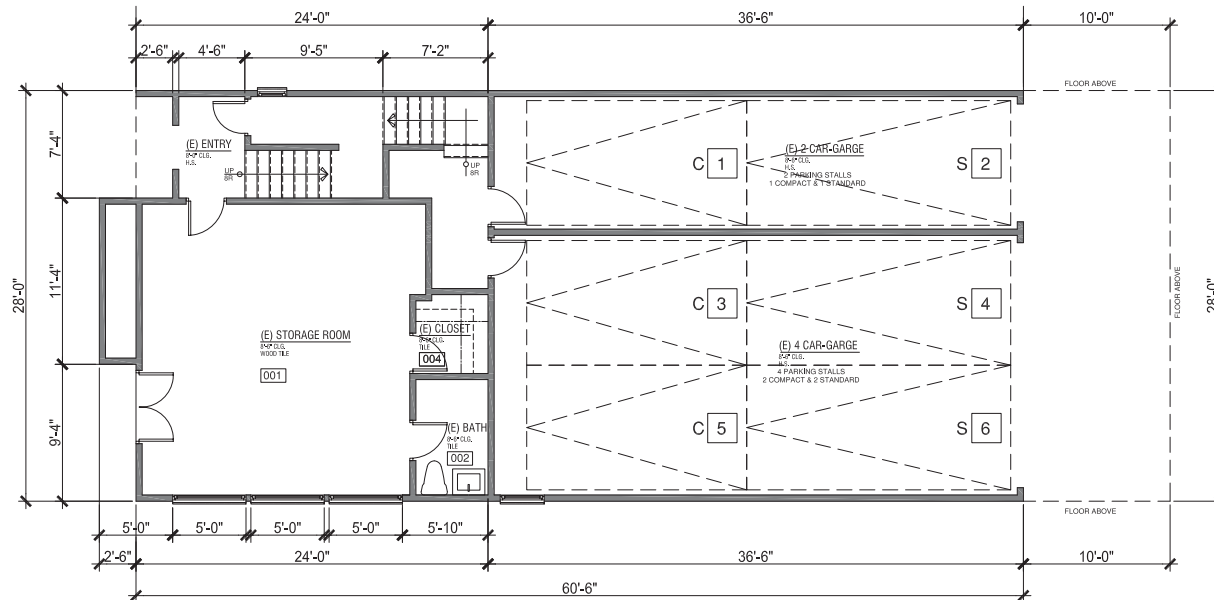
FOR:
MR. AND MRS. GOESE
2435 PASEO DORADO
LA JOLLA, CALIFORNIA
92037

REVISIONS:

DATE	OBSERVATION

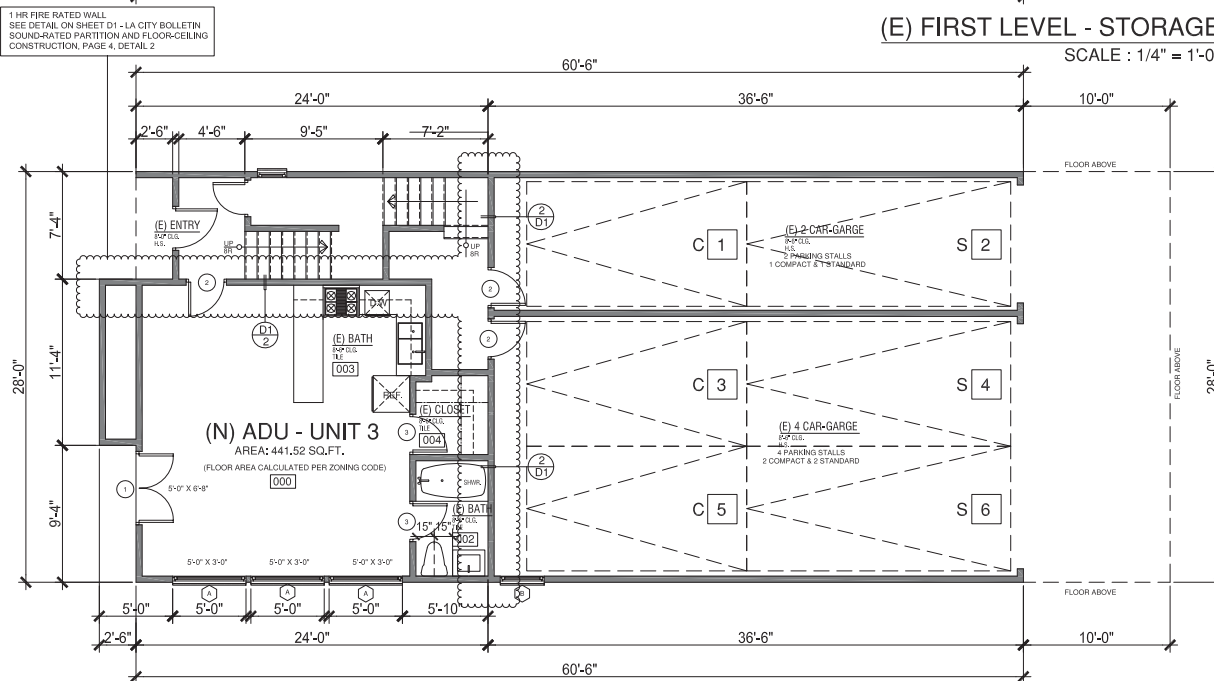
DATE: 04.10.20

A1



(E) FIRST LEVEL - STORAGE

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



(N) FIRST LEVEL - UNIT 3

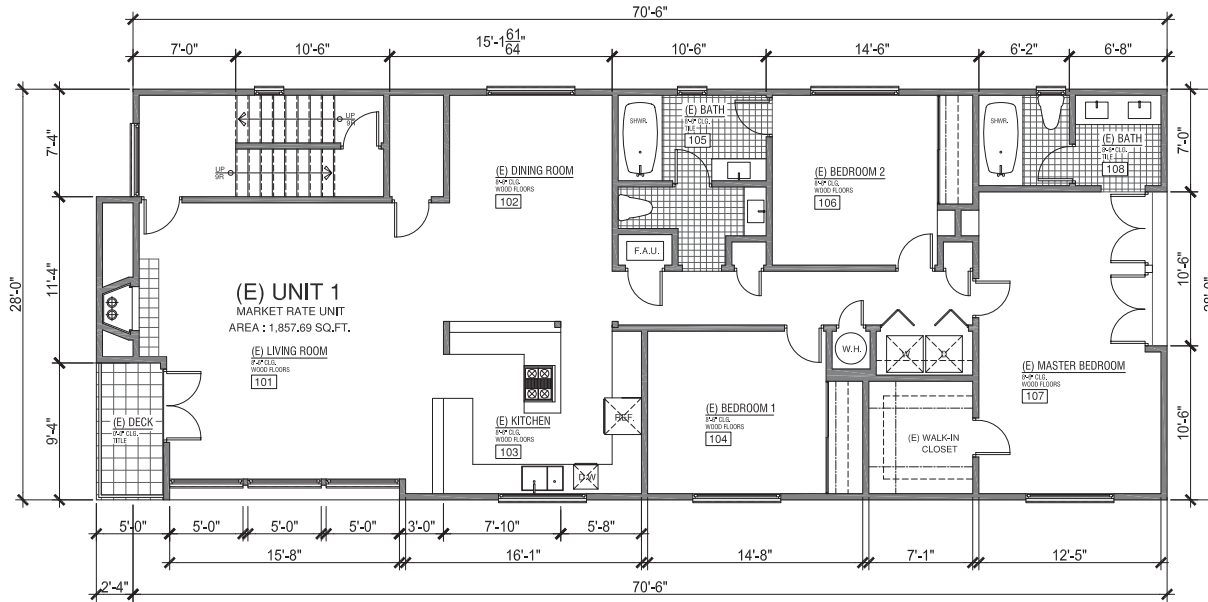
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE	EGRESS	MATERIAL
A	5'-0" X 3'-0" FIXED TEMP. GL.	VINYL DUAL TEMP. GL.
B	5'-0" X 3'-0" FIXED TEMP. GL.	VINYL DUAL TEMP. GL.

DOOR SCHEDULE
1
2
3

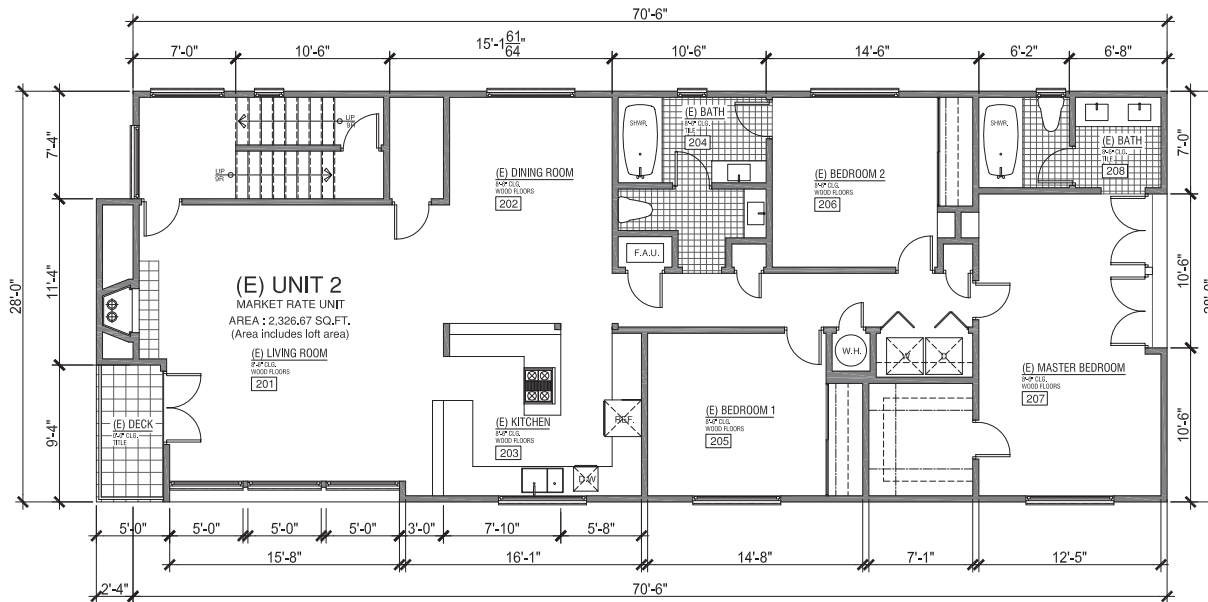
PROVIDE 32" WIDE DOORS AT THE INTERIOR ACCESSIBLE ROOMS. (B304.1)

A.P.N. 4294.009.029



(E) SECOND LEVEL - UNIT 2

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



(E) THIRD LEVEL - UNIT 3

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

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27 & 29 E. LIGHTHOUSE ST.
MANHUA DEL REY, CALIFORNIA 90292
BLOCK : 1
LOT : 15
TRACT : OCEAN STRAND TRACT

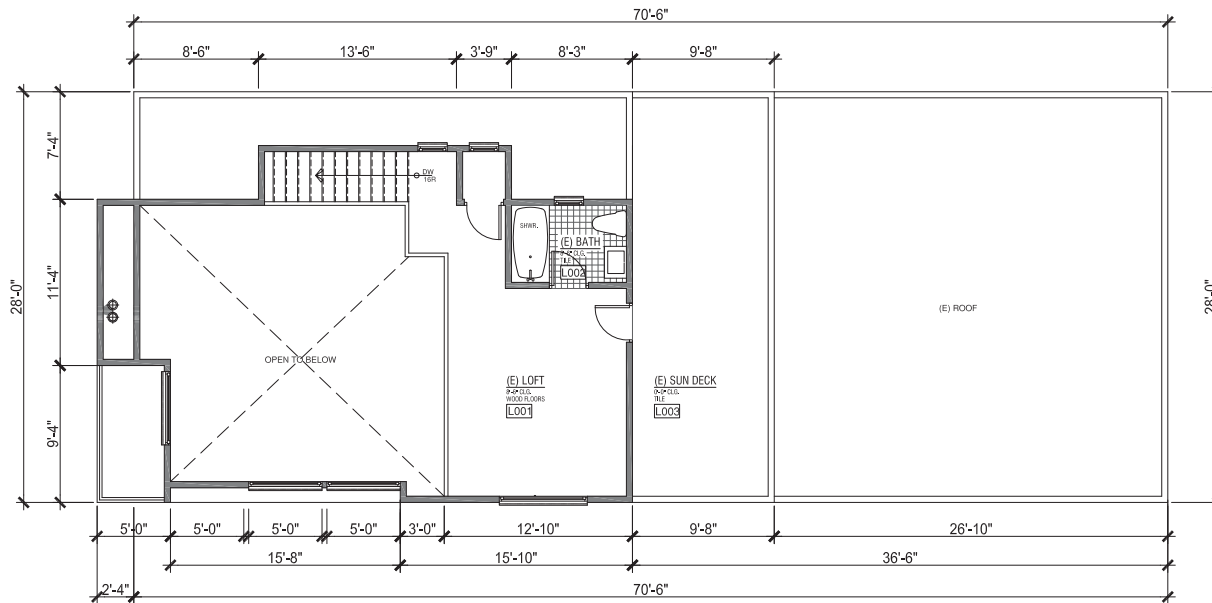
FOR:
MR. AND MRS. GOESE
2435 PASEO CORONADO
LA JOLLA, CALIFORNIA
92037

REVISIONS:

DATE	OBSERVATION

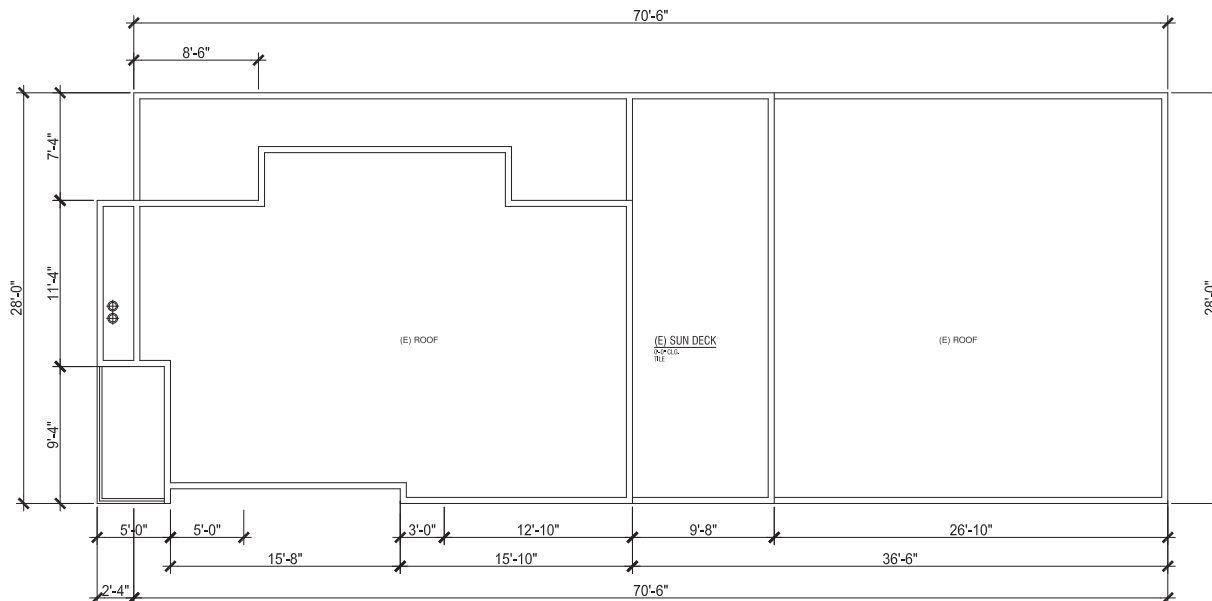
DATE: 04.10.20

A2



(E) LOFT LEVEL - UNIT 2

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



(E) ROOF PLAN

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

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LOS ANGELES, CA
90045
T. 323.401.3792

A.P.N. 4294.009.029

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MARINA DEL REY, CALIFORNIA 90292
BLOCK: 1
LOT: 15
TRACT: OCEAN STRAND TRACT

FOR:
MR. AND MRS. GOESE
2455 PASO CORADO
LA JOLLA, CALIFORNIA
92037

REVISIONS:

DATE	OBSERVATION

DATE: 04.10.20

A3

PROJECT INFO:

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27 & 29 E. LIGHTHOUSE ST.
MANHUA DEL REY, CALIFORNIA 90292
BLOCK: 1
LOT: 15
TRACT: OCEAN STRAND TRACT

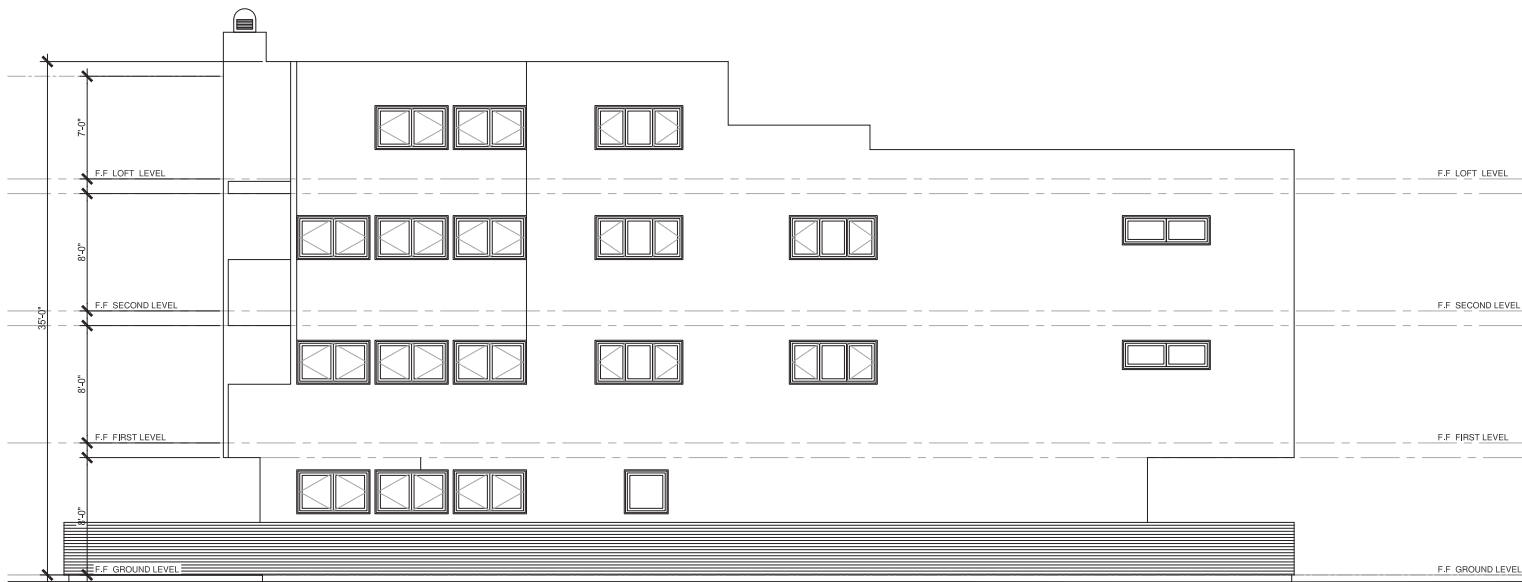
FOR:
MR. AND MRS. GOESE
2455 PASEO DORADO
LA JOLLA, CALIFORNIA
92037

REVISIONS:

DATE	OBSERVATION

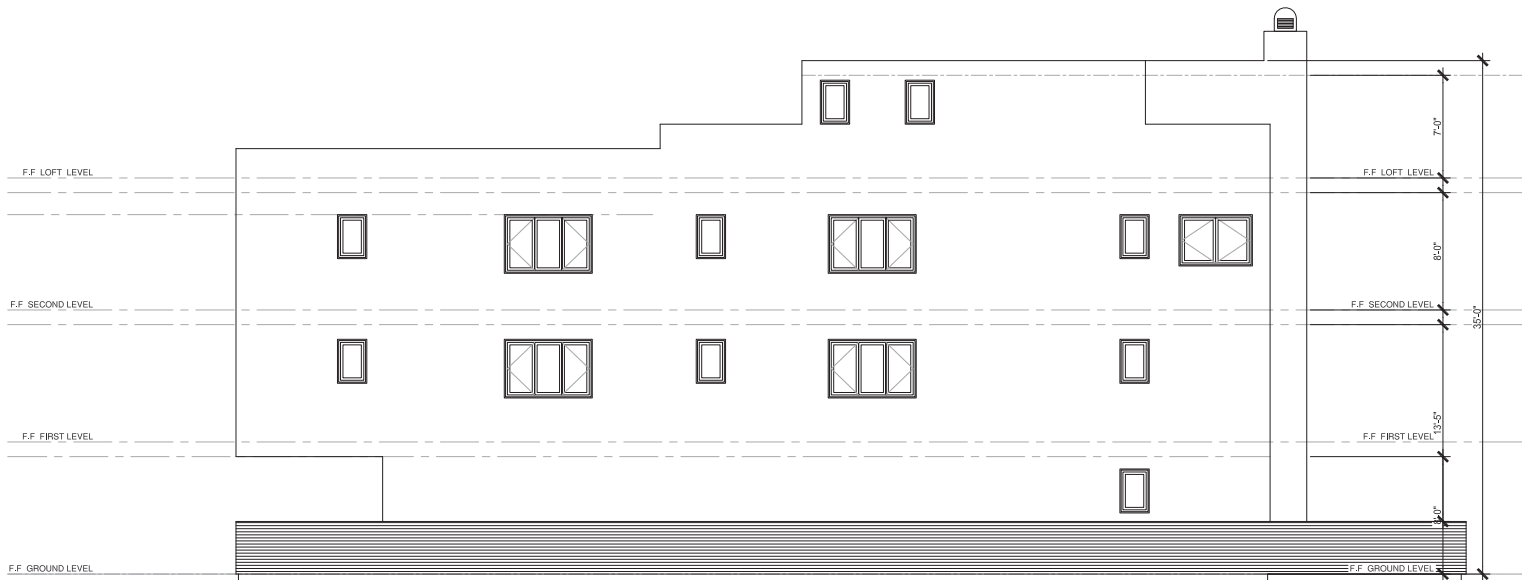
DATE: 04.10.20

A4



(E) EAST ELEVATION

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

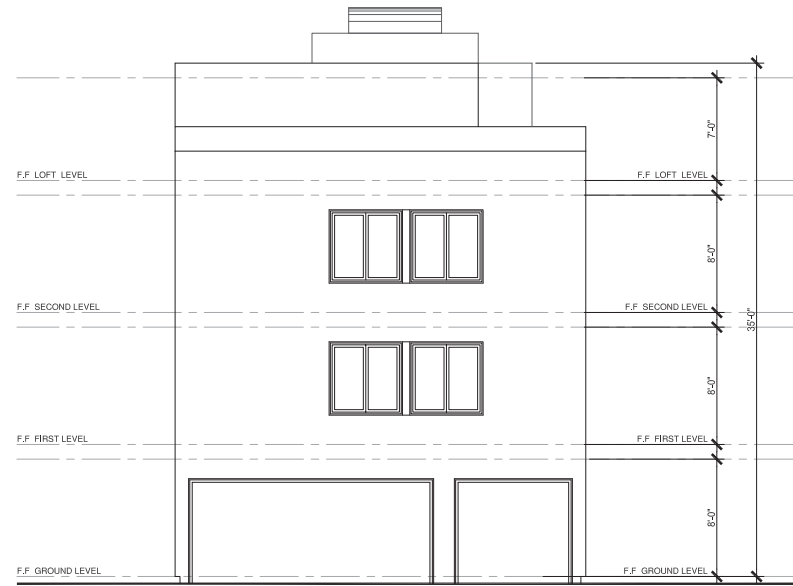


(E) WEST ELEVATION

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



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



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

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FOR:
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LA JOLLA, CALIFORNIA
92037

REVISIONS:

DATE	OBSERVATION

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A5