

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



Th6e

5-22-0607 (Grandview Real Estate Investments LLC)

2/24/2023

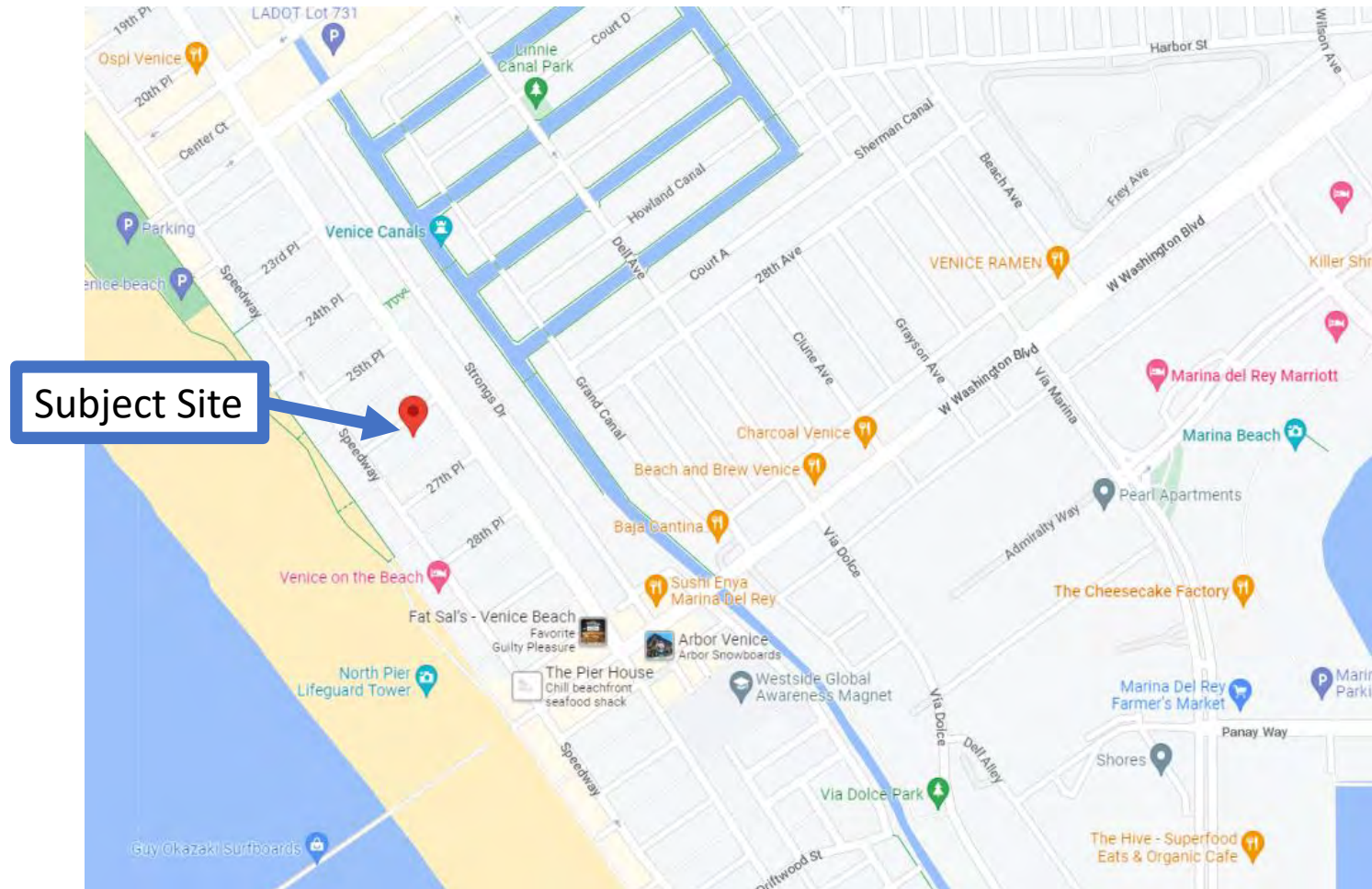
EXHIBITS

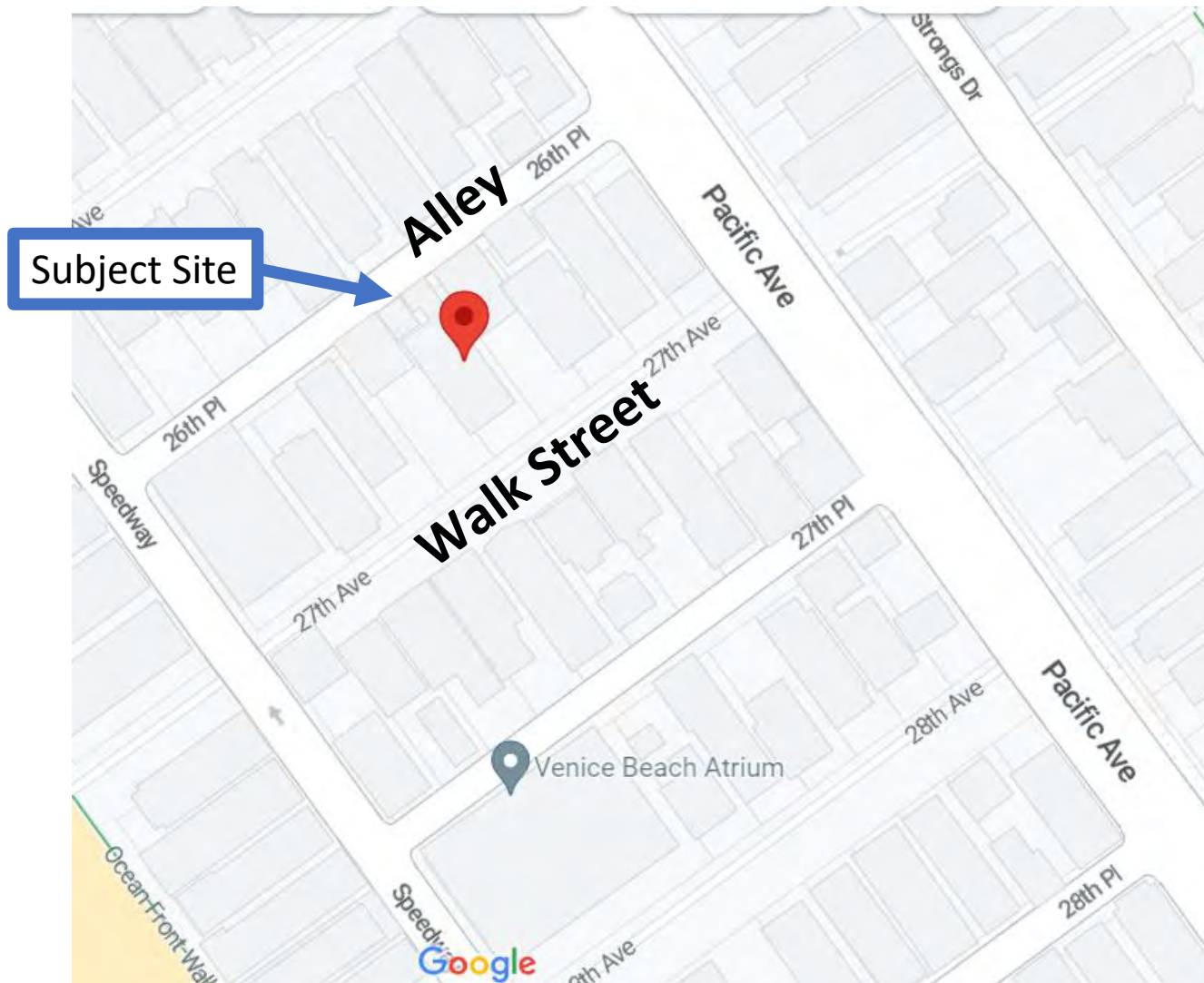
Exhibit 1 - Vicinity Map, Project Site, and Aerial View

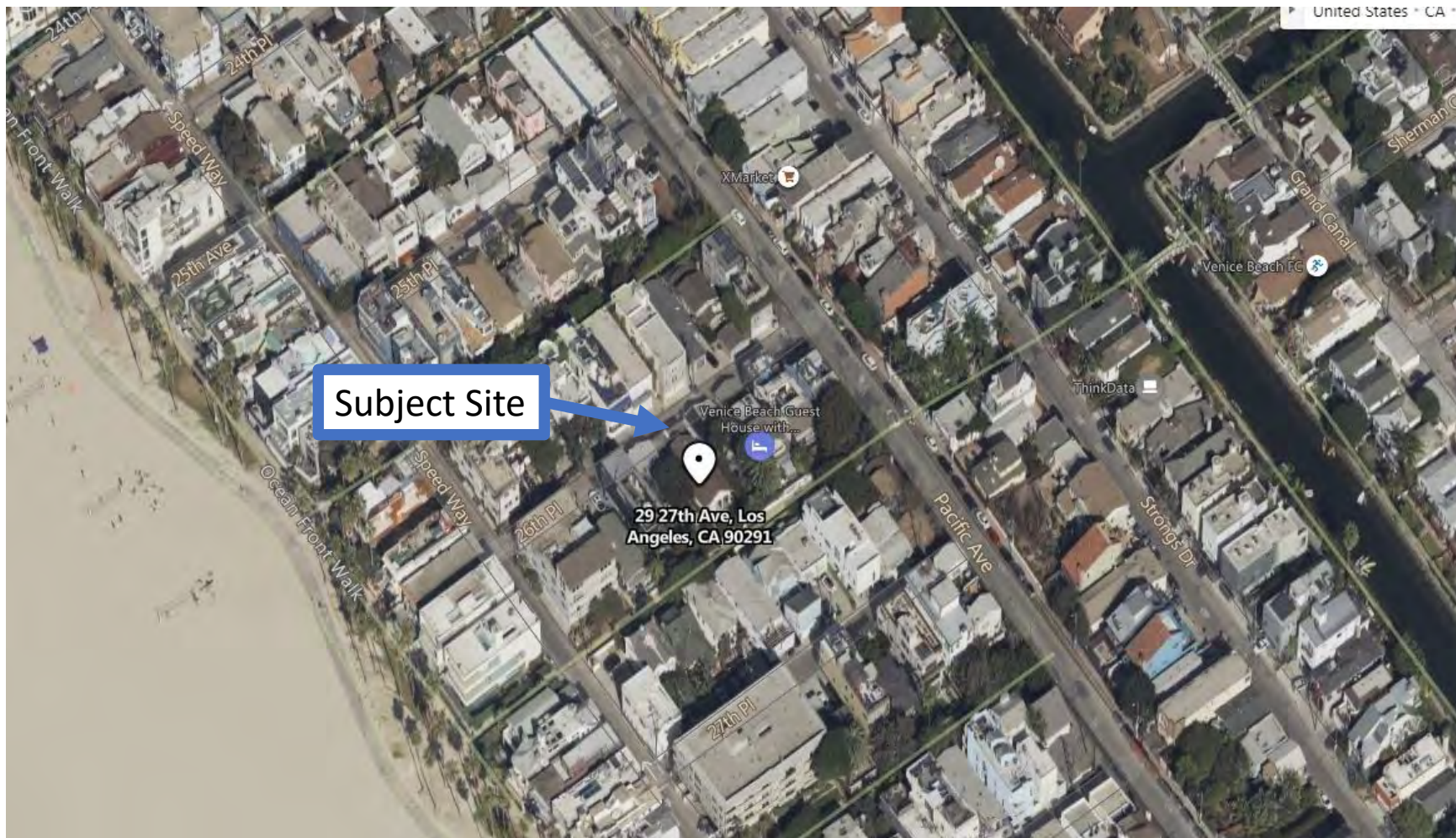
Exhibit 2 - Project Plans

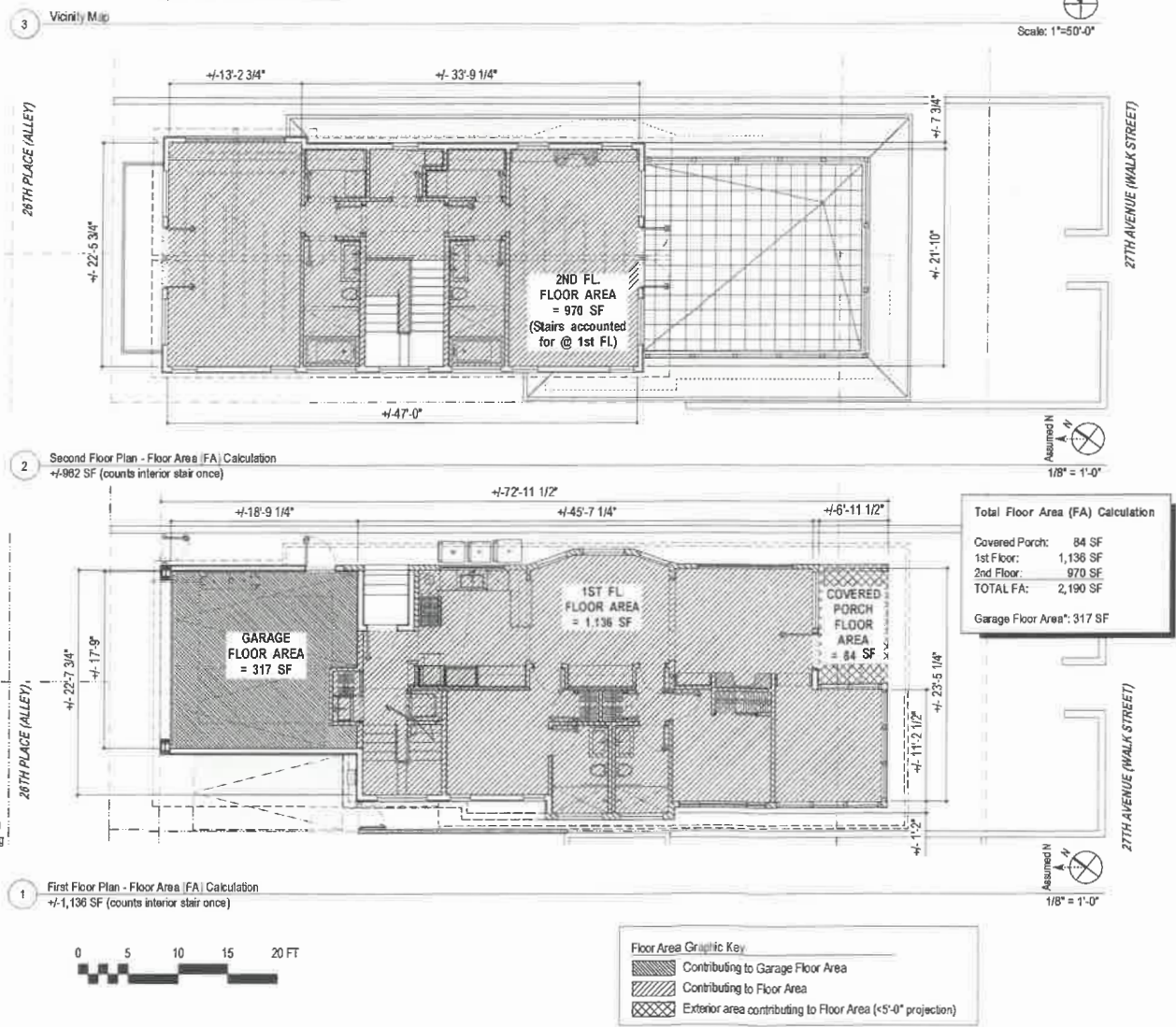
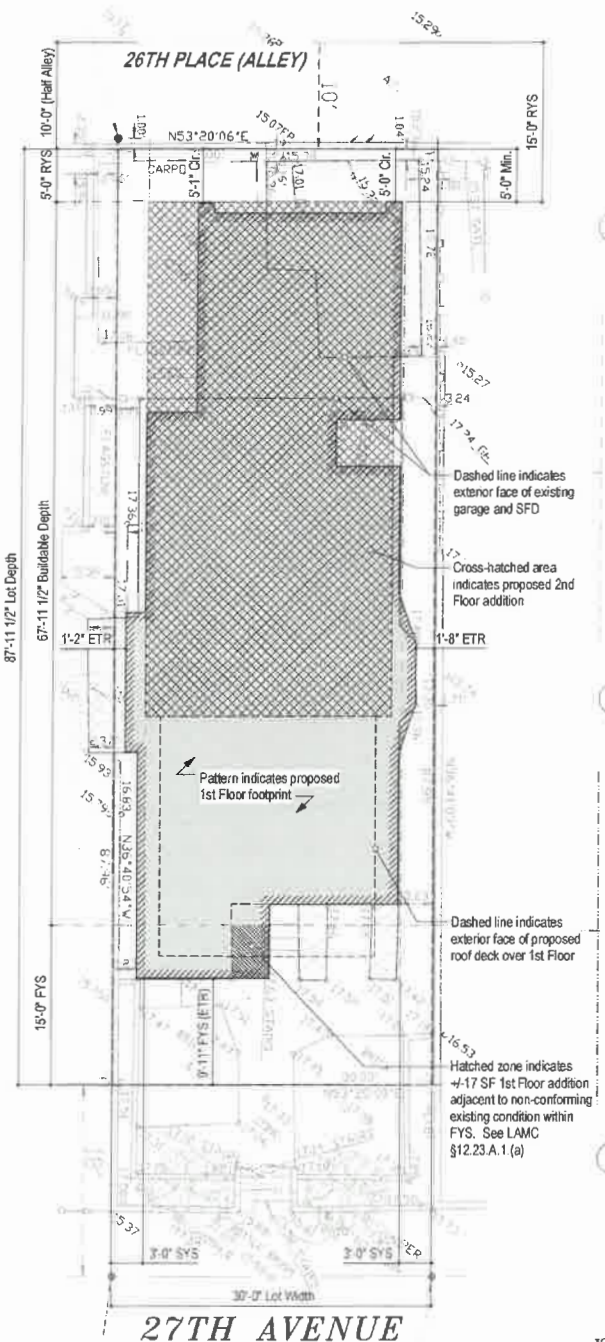
Exhibit 3 - Street View (Subject Structure and Nearby Structures)

Exhibit 1 - Vicinity Map, Project Site, and Aerial View









***GENERAL FLOOR AREA CALCULATION NOTES**

01) Project includes a 2-car garage (1-ea compact stalls, 1-ea standard stall) of 317 SF and a non-required third, unenclosed, partially-covered compact stall. 2nd Floor cantilevering volumes at Northwest corner and Eastern entry porch have <5'-0" projection and are therefore excluded. ETR cantilevering roof over Southern entry porch exceeds 5'-0" projection and is therefore included in 1st FL Floor Area subtotal.

02) Project is zoned RD1.5-1-O. Per LAMC §12.03 Definitions, "Residential Floor Area" (RFA) definition only applies to "Buildings on properties zoned RA, RE, RS, and R1, except properties in the Coastal Zone which are not designated as Hillside Area." 29 E. 27th Ave. is in the Coastal Zone and not designated as Hillside Area and not in RA, RE, RS, or R1, and is therefore subject to the "Floor Area" definition, NOT the RFA definition. The Floor Area definition makes no limitation on the size of a garage and states that the calculation does "not including the area of the following: ... parking areas with associated driveways and ramps." Therefore garage area is excluded from Floor Area calculation.

03) Interior stairs are only counted once (at First FL) and all floor areas are calculated from interior face of exterior perimeter walls, per LAMC §12.03 Definition of "Floor Area".

Abbreviations	
A/C	Air Conditioning
A/V	Audio Visual
Adj.	Adjacent
AFF	Above Finish Floor
AH	Air Handler
Alum.	Aluminum
Anod.	Anodized
Arch.	Architect
BO	Supplied By Others
Cab.	Cabinet, Cabinetry
CL	Center Line
Clr.	Clear
Clg.	Ceiling
Col.	Column
Conc.	Concrete
Cntr.	Counter
Constr.	Construction
Cont.	Continuous
Dr.	Door
Drwr.	Drawer
Dwg.	Drawing
(E)	Existing
Ea.	Each
Elec.	Electrical
Elev.	Elevation
EQ	Equal
ETR	Existing To Remain
Exist.	Existing
FF	Face Frame
FF	Finish Floor
Fixt.	Fixture
Fluor.	Fluorescent
GC	General Contractor
GWB	Gypsum Wall Board
HB	Hose Bibb
Hdw.	Hardware
Hwr.	Hour
Ht.	Height
HVAC	Heating Ventilating & Air Conditioning
incl.	Included
Lam.	Laminated
Lav.	Lavatory
L	Long
Max.	Maximum
Mech.	Mechanical
Mim.	Melamine
Min.	Minimum
Misc.	Miscellaneous
Midg.	Moulding
NIC	Not In Contract
NTS	Not To Scale
OA	Overall
OC	On Center
OD	Outside Dimension
PG	Paint Grade
Ptd	Painted
PL	Planking
PLSTR	Plaster
POL	Polished
Ref.	Refrigerator
Req'd.	Required
Sched.	Schedule
Sim.	Similar
Spec.	Specifications, Specified
SQ	Square
SG	Stain Grade
Struct.	Structural
TBD	To Be Determined
Thk.	Thick
Typ.	Typical
UON	Unless Otherwise Noted
Vert.	Vertical
VIF	Verify In Field
WH	Water Heater
WR	Wet-Rated
WP	Workpoint

Symbol Legend	
	New Wall Construction
	Existing Wall Construction
	Door Number
	Window Number
	Partition Type
	Revision Number
	Elevation
	Section Drawing
	Room Number
	Detail Drawing
	Level Line/Elevation Datum
	Spot Elevation
	Ceiling Height

1. Parcel Legal Description Information		List of Drawings	Revisions
Address: 29 E. 27th Ave. PIN: 105A145 264 Lot Area (Calculated): 2,638.9 SF Thomas Brothers Grid Page 671 - Grid H7 Assessor's Parcel #: 4226 019 010 Tract #: Short Line Beach Subdivision No. 2 Map Ref #: MB 4-42 Block #: 20 Lot #: 13 Map Sheet #: 105A145		A0.00 Cover Sheet A0.00a Neighborhood Context A0.01 Survey A1.00 Plot Plan / Site Plan A1.01 Floor Plans A1.02 Roof Plan and LID A2.01 Facades	
2. Jurisdictional Information Community Plan Area: Venice Area Planning Commission: West Los Angeles Council District: CD-11 / Mike Bonin Census Tract #: 2739.02 LADBS District Office: West Los Angeles		Project Directory Client/Owner Grandview Real Estate Investments, LLC c/o Zvi Kalinski CPA 2968 Salmon River Circle Westlake Village, CA 91362 (310) 313-3705 Architect Paul Davis, AIA, CA #27920 Paul Davis Architects 10575 W. Pico Blvd. Los Angeles, CA 90064 (310) 313-3705 Soils Engineer Grover Hollingsworth & Associates, Inc. 31129 Via Colinas, Suite 707 Westlake Village, CA 91362 (818) 889-0844 Structural Engineer & Civil Engineer CW Howe Partners, Inc. 4358 Sepulveda Blvd. Culver City, CA 90230 (310) 838-0383 MEP Engineer and Title 24 Analysis TBD Soil Vapor Abatement Engineer (Methane) TBD General Contractor TBD	
3. Planning and Zoning Information Special Notes: None Zoning: RD1.5-1-O Zoning Information: ZI-2452 Transit Priority Area in the City of Los Angeles; ZI-2406 Director's Interpretation of the Venice SP for Small Lot Subdivision; ZI-1874 LA Coastal Transportation Corridor; ZI-2773 Venice Coastal Zone General Plan Land Use: Low Medium II Residential Hillside Area (Zoning Code): No Specific Plan Area: Venice Coastal Zone, North Venice Subarea; Walk-Street Historic Preservation Review: No Coastal Zone: Calvo Exclusion Area; Coastal Zone Commission Authority: Dual Jurisdictional Coastal Zone Very High Fire Hazard Severity Zone: No Methane Hazard Site: Methane Zone Building Type: Single Family Dwelling w/ Attached Garage and Roof Deck Building Stories: 2 (Roof Deck at 2nd FL Level) Type V-B Wood Frame Construction		Scope of Work Statement Interior remodel and +/-978 SF two-story addition (with roof deck over partial 1st Floor and +/-317 SF attached two-car garage) of Type VB construction to existing +/-1,212 SF one-story SFD located at 29 E. 27th Ave., Los Angeles, CA 90291. Sprinklers required (NFPA 13D) per LAMC §12.21 A.17(d)(2)(i) since addition increases floor area by >50%. New fixtures and finishes throughout. METHANE MITIGATION DESIGN LEVEL TO BE DETERMINED. PROJECT SUMMARY TABLE Existing and Proposed Floor Area Calculations Existing SFD Floor Area (per Zimas): 1,212 SF Proposed R-3 Occupancy - Two-story SFD (Exclude Ext. Walls): +/-978 SF <i>Note: Stairs are included only once in 1st Floor calculations; overhangs >5' included.</i> Total Existing and Proposed Floor Area (Garage Excluded): 2,190 SF U Occupancy - (N) Attached Garage Floor Area (Exclude Ext. Walls): +/-317 SF General Floor Area Ratio (FAR) Note: Project is located in Height District No 1 with a Floor Area Ratio (FAR) of 3:1. Building Lot Area (total lot size minus required yard setbacks, with RYS taken from centerline of alley per LAMC §12.22.C.10) is 1,510.8 SF so maximum Floor Area is 4,532.4 SF. Existing SFD is 1,212 SF per Assessor Records. Net proposed addition is +/-978 SF so proposed Total Floor Area is 2,190 SF, which is well below max. FAR. Setback / Frontline Matrix Front Street: E. 27th Ave. Lot Depth: 87.95' Lot Width: 30.0' Front Yard Setback: 15'-0" min. req'd. Existing 9'-11" to remain. Side Yard Setback: 3'-0" (10% of Lot Width) req'd. 3'-0" proposed at addition. Rear Yard Setback: 5'-0" min. req'd. 5'-0" proposed. (Alley width is 20'-0" and per LAMC §12.22.C.10 half of alley width may be applied to 15'-0" min. RYS. Exterior face of North garage wall is set back 5'-1" from Northern property line with voluntarily enlarged parking stalls for 24'-0" min. backup aisle). Building Height Per Venice Specific Plan, highest point of varied roof above elevation at centerline of the alley adjacent to the rear lot line measured from the projection of the midpoint of the lot frontage = 27'-11 1/2" [complies with 28'-0" max. allowable ht. for Varied Rooftline in Walk Streets per VSP (+/-5.6 Rise to 12 Run)]. Parking Project provides required two covered parking stalls (1-ea Standard; 1-ea Compact) within new attached garage. A voluntary third partially-covered parking stall is provided to the West of the new attached garage for Owners' convenience.	
Initial LADCP Submittal: 11/17/2020		Issues	
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LAWRENCE J. SCHMAHL LICENSED SURVEYOR PLS 5748
11209 HOWARD ST. WHITTIER, CALIFORNIA 90606 (562) 908-0570 / (323) 773-1675

TOPOGRAPHIC SURVEY

SCALE: 1" = 8'

NOVEMBER, 2015

LEGAL DESCRIPTION:

LOT 13, IN BLOCK 20, OF SHORT LINE BEACH
SUBDIVISION NO. 2, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS
PER MAP RECORDED IN BOOK 4, PAGE 42 OF MAPS IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

BEACH SURVEY CONTROL MON STAMPED N-17 SET IN
CONC POST UNDER STD IRON COVER ON C/L SPEEDWAY;
18FT N OF C/L 29TH AVE.

LAB# 16-00190 EL= 13.064FT(2000) NAVD 1988

FOR:

LORNA WALLACE
23 27TH AVE.
VENICE, CA

BY:

LAWRENCE J. SCHMAHL L.S. 5748

LEGEND:

- AC ASPHALT CONCRETE
- BV BACK OF WALK
- CONC. CONCRETE
- E EAST
- FF FINISHED FLOOR
- FL FLOWLINE
- N NORTH
- S SOUTH
- TC TOP OF CURB
- TG TOP OF GRATE
- W TOP OF WALL
- W WEST
- ⊙ BOLLARD
- BUILDING LINE
- CENTERLINE
- EDGE OF PAVEMENT
- ⊠ ELECTRIC METER
- X—X— FENCE, CHAIN-LINK
- FENCE, WOOD
- ⊠ GAS METER
- ⊠ LAMP
- ⊠ POWER POLE
- ⊠ PROPERTY LINE
- ⊠ SEWER MANHOLE
- ⊠ SPOT ELEVATIONS
- ⊠ STRIP CURB
- ⊠ VALVE
- ⊠ WATER METER
- ⊠ WATER VALVE

California Coastal Commission

5-22-0607

Exhibit 2

Page 2 of 7

PLANNING
SUBMITTAL

Walk Street Residence
Addition and Remodel
29 E. 27th Ave.
Los Angeles, CA 90291

A0.01

Survey

1518

Scale As Noted

10575 W. Pico Blvd.
Los Angeles CA 90064

T 310.313.3705
F 310.313.0705

EXHIBIT "A"
Page No. 2 of 7
Case No. DIR-2021-2649-CDP-SPP



NOTE:
THIS SURVEY DOES NOT INCLUDE EASEMENTS OF RECORD OR OTHERWISE,
UNDERGROUND PUBLIC UTILITIES, OR OTHER SUBSTRUCTURES, OR ZONE EASEMENTS,
SETBACK OR STREET WIDENING DATA IF APPLICABLE.
ALTHOUGH REQUESTED, NO TITLE POLICY OR PRELIMINARY TITLE REPORT WAS MADE
AVAILABLE TO THIS SURVEYOR. IF THE EXISTING GRADES SHOWN ON THIS MAP ARE
TO BE USED FOR CONSTRUCTION PURPOSES, IT IS THE RESPONSIBILITY OF THE
PARTY USING THIS MAP TO VERIFY THE VERTICAL DATUM BY CHECKING BETWEEN AT
LEAST FIVE EXISTING GRADES SHOWN HEREON.
IF THE INFORMATION ON THIS MAP IS TO BE INCLUDED IN CONSTRUCTION PLANS,
THIS MAP IN ITS ENTIRETY MUST BE MADE A PART OF THOSE CONSTRUCTION PLANS.



Walk Street Residence
Addition and Remodel
29 E. 27th Ave.
Los Angeles, CA 90291

A1.00

Existing Site Plan

18

Scale As Noted

California Coastal Commission

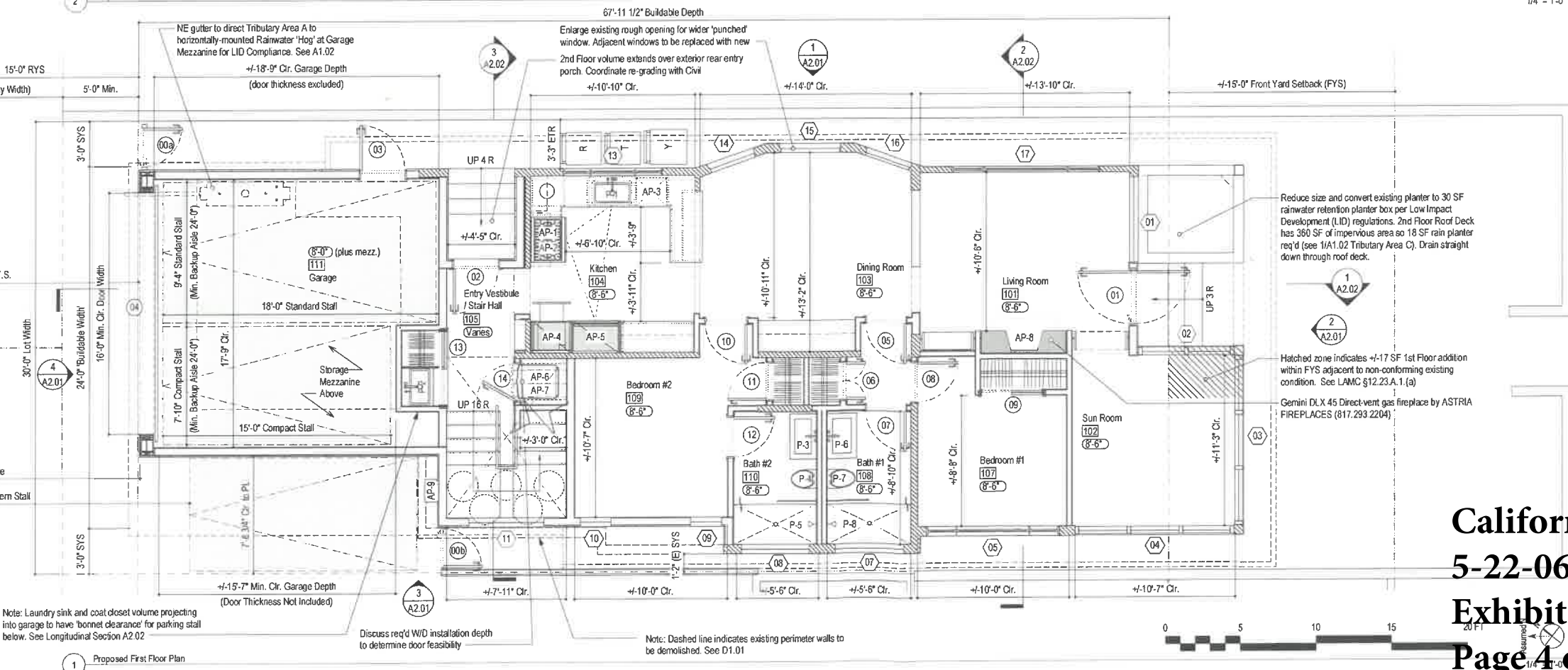
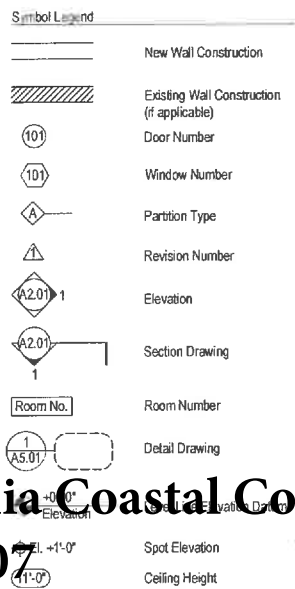
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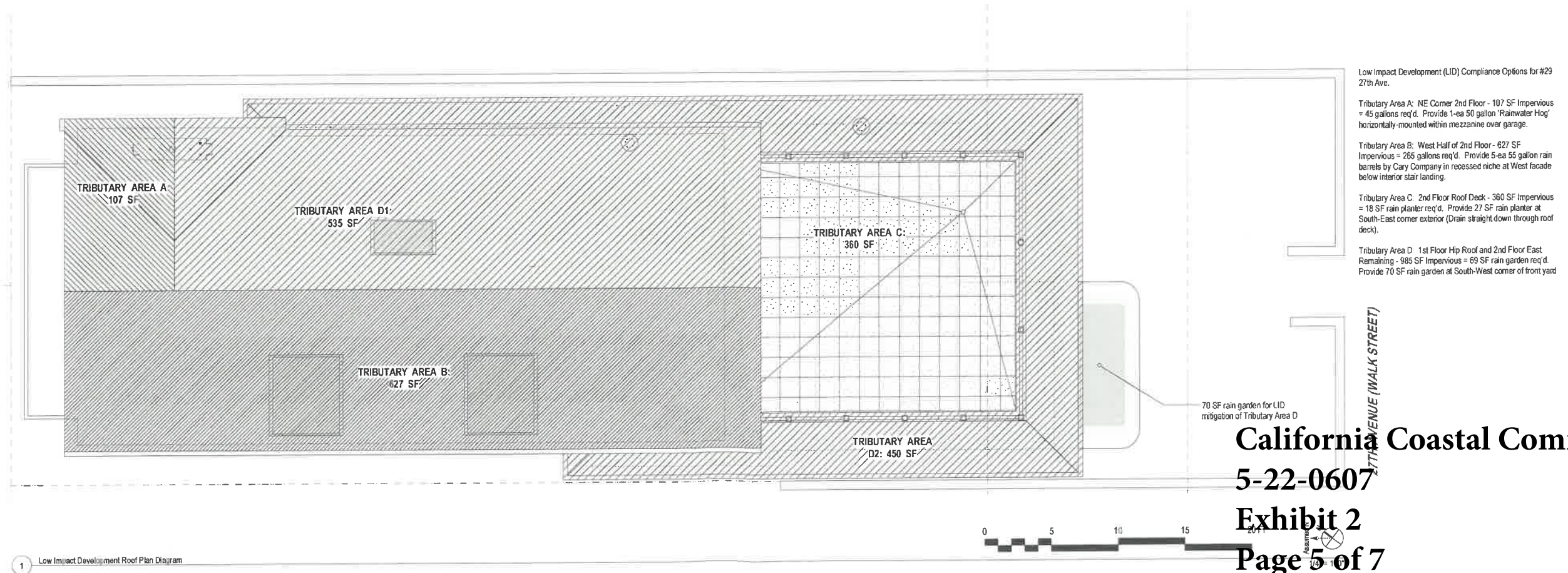
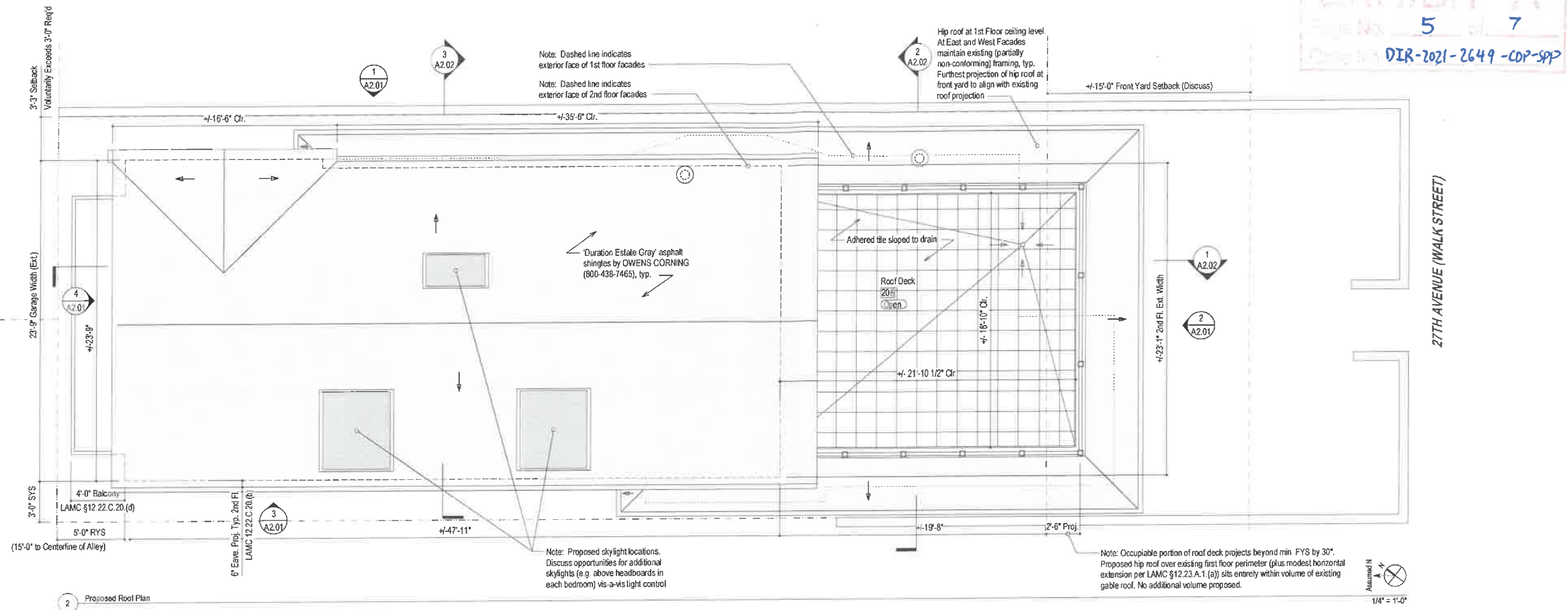
Exhibit 2

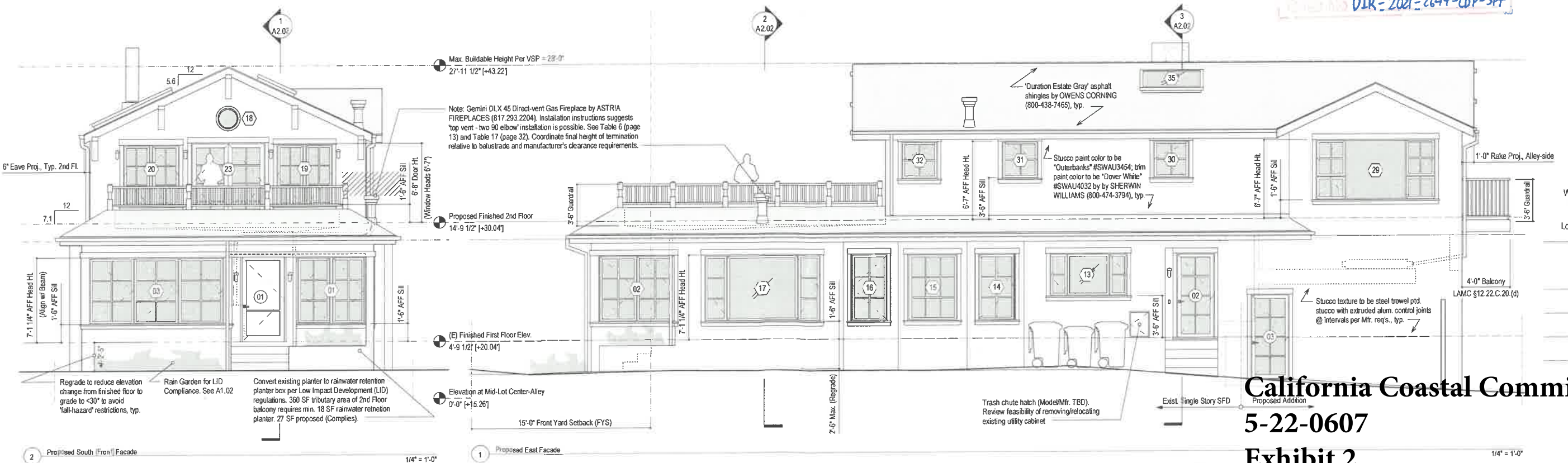
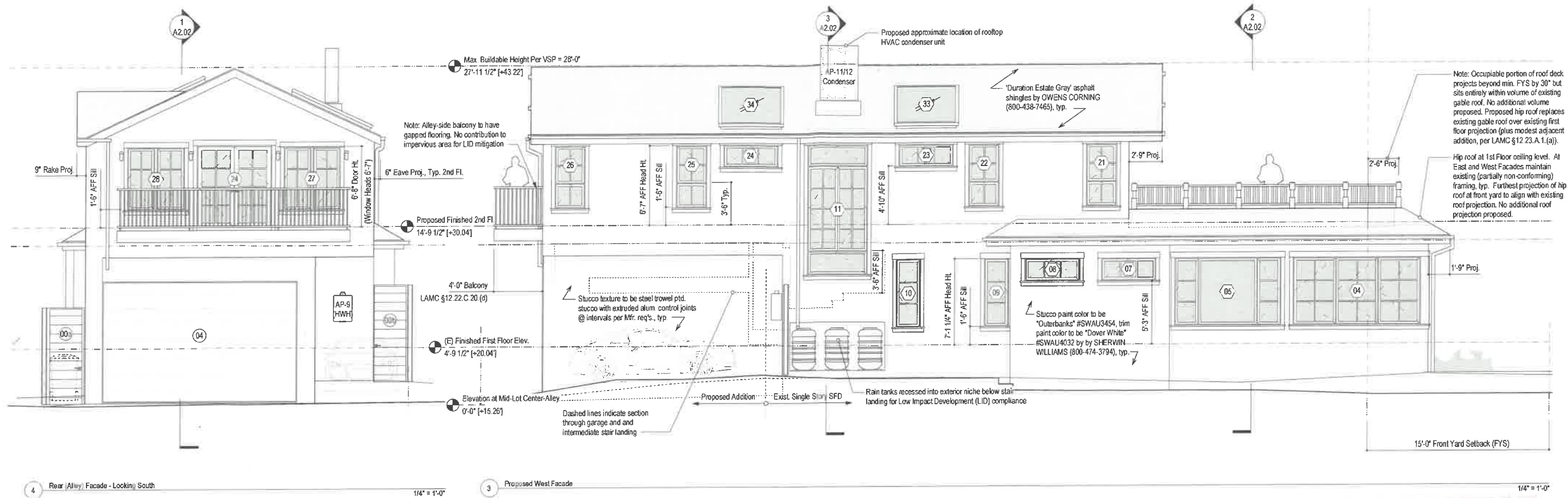
Page 3 of 7

10575 W. Pico Blvd.
Los Angeles CA 90064

310.313.3705
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California Coastal Commission

5-22-0607

Exhibit 2

Page 6 of 7

Revisions

Initial LADCP Submittal 11/17/2020

Issues
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PLANNING
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Walk Street Residence
Addition and Remodel
29 E. 27th Ave.
Los Angeles, CA 90291

A2.01

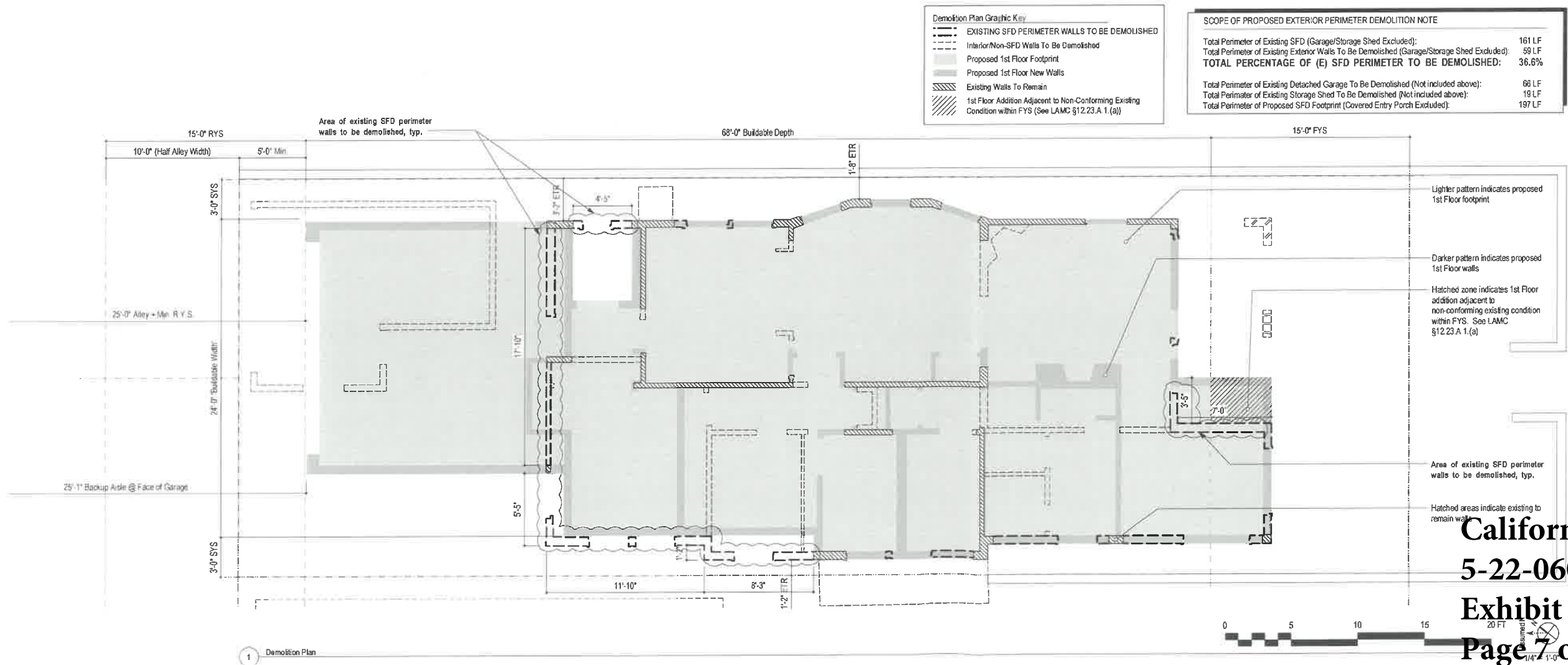
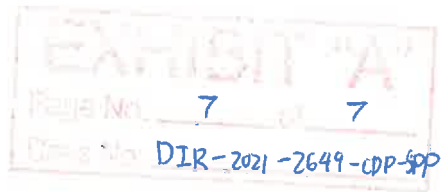
Proposed Facades

1518

Scale As Noted

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**PLANNING
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Walk Street Residence
Addition and Remodel
29 E. 27th Ave.
Los Angeles, CA 90291

D1.01

Demolition Plan

18

scale As Noted

California Coastal Commission

5-22-0607

Exhibit 2
Page 7 of 7

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29 27th AVENUE SITE PHOTOS



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52280607

Exhibit 3

Page 2 of 4





5 – Subject property facing southwest



6 – Subject property facing northeast



7 – Subject property facing southeast