

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802-4830
(562) 590-5071



Th6a

5-21-0715 (Noonan)
March 24, 2023

EXHIBITS

Exhibit 1 – Vicinity Map and Project Location.....2

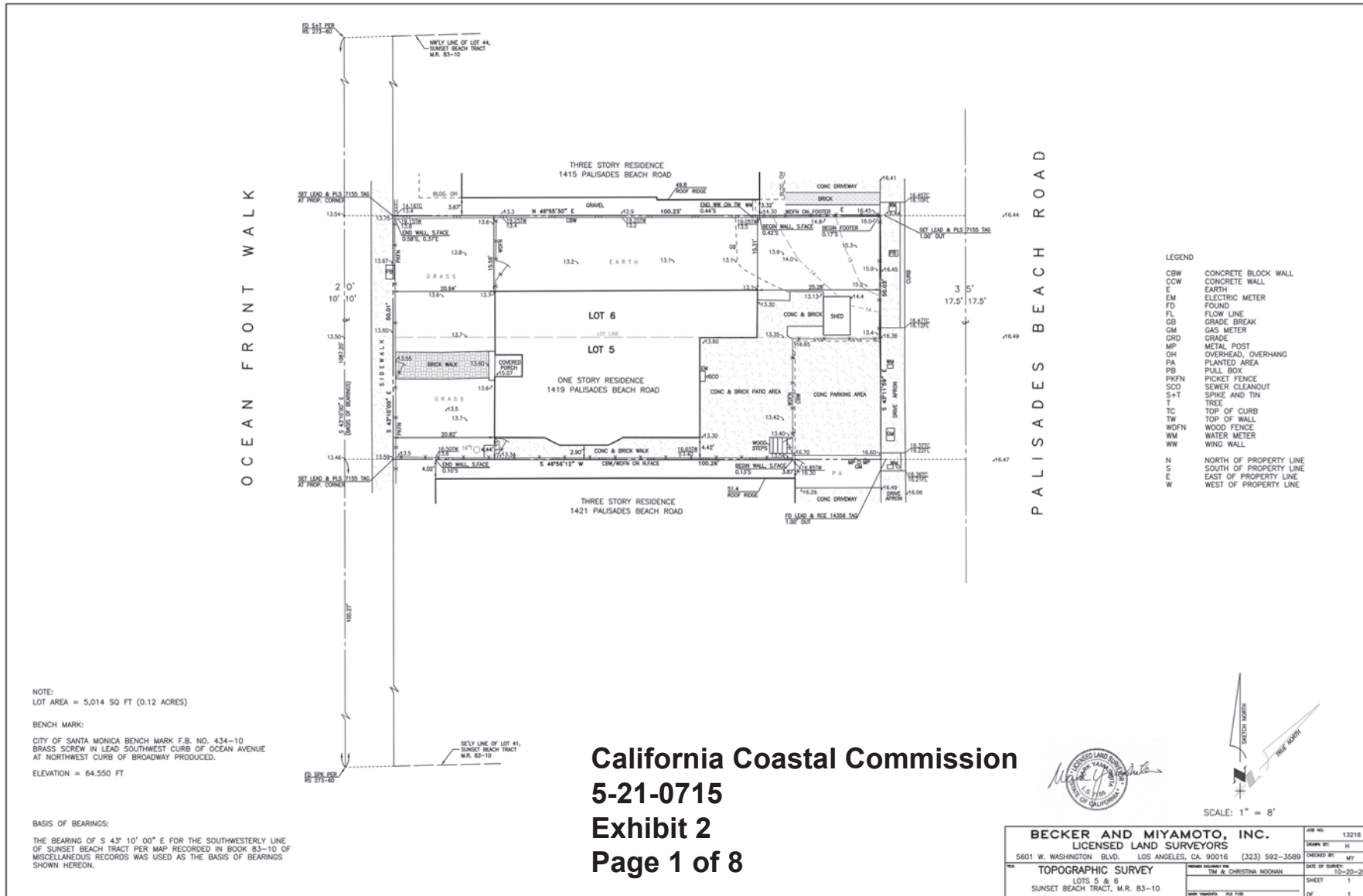
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Exhibit 4 – 1949 Building Record and Permit.....13







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RHEE
CHANey**
ARCHITECTS

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F 310 838 9397

NOT FOR CONSTRUCTION

ISSUE DATES

NO.	DATE	REVISION
1	06/24/21	PLANNING SUBMITTAL
2	04/07/22	PLANNING SUBMITTAL
3	04/29/22	ARB SUBMITTAL
4	07/13/22	PRELIM PRICING SET
5	09/07/22	PLANNING SUBMITTAL

**PALISADES
BEACH RD.
RESIDENCE**
1419 PALISADES
BEACH RD.
SANTA MONICA, CA
90401

SITE SURVEY

JOB NUMBER: 707
DATE: 1/18/2022

A1.00

ISSUE DATES	
DATE	REVISION
06/24/21	PLANNING SUBMITTAL
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04/29/22	ARB SUBMITTAL
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09/07/22	PLANNING SUBMITTAL

JOB NUMBER: 707

A2.01











California Coastal Commission
5-21-0715
Exhibit 2
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SETBACK CALCULATIONS:
 FRONT YARD SETBACK: 20 FT
 REAR YARD SETBACK: 15 FT FROM CENTERLINE OF WALK STREET
 SIDE YARD SETBACK: $S + (\text{STORIES} \times \text{LOT WIDTH})/50 \text{ FT}$
 $S = (3 \text{ STORIES} \times 50')/50 = 8 \text{ FT}$

MATERIALS = SEE MATERIAL SCHEDULE

C	= CONCRETE
PL	= PLASTER
GR	= GRAVEL
MT	= METAL
PT	= PAINT
ST	= STONE
TL	= TILE
WD	= WOOD

	2½" WALL
	2½" DUPLEX DEMISING WALL
	1-HOUR WALL SEPARATION
	FLOOR LEVEL TRANSITION
	PROPERTY LINE
	SETBACK LINE
	SMOKE DETECTOR
	EXHAUST FAN

NOT FOR CONSTRUCTION

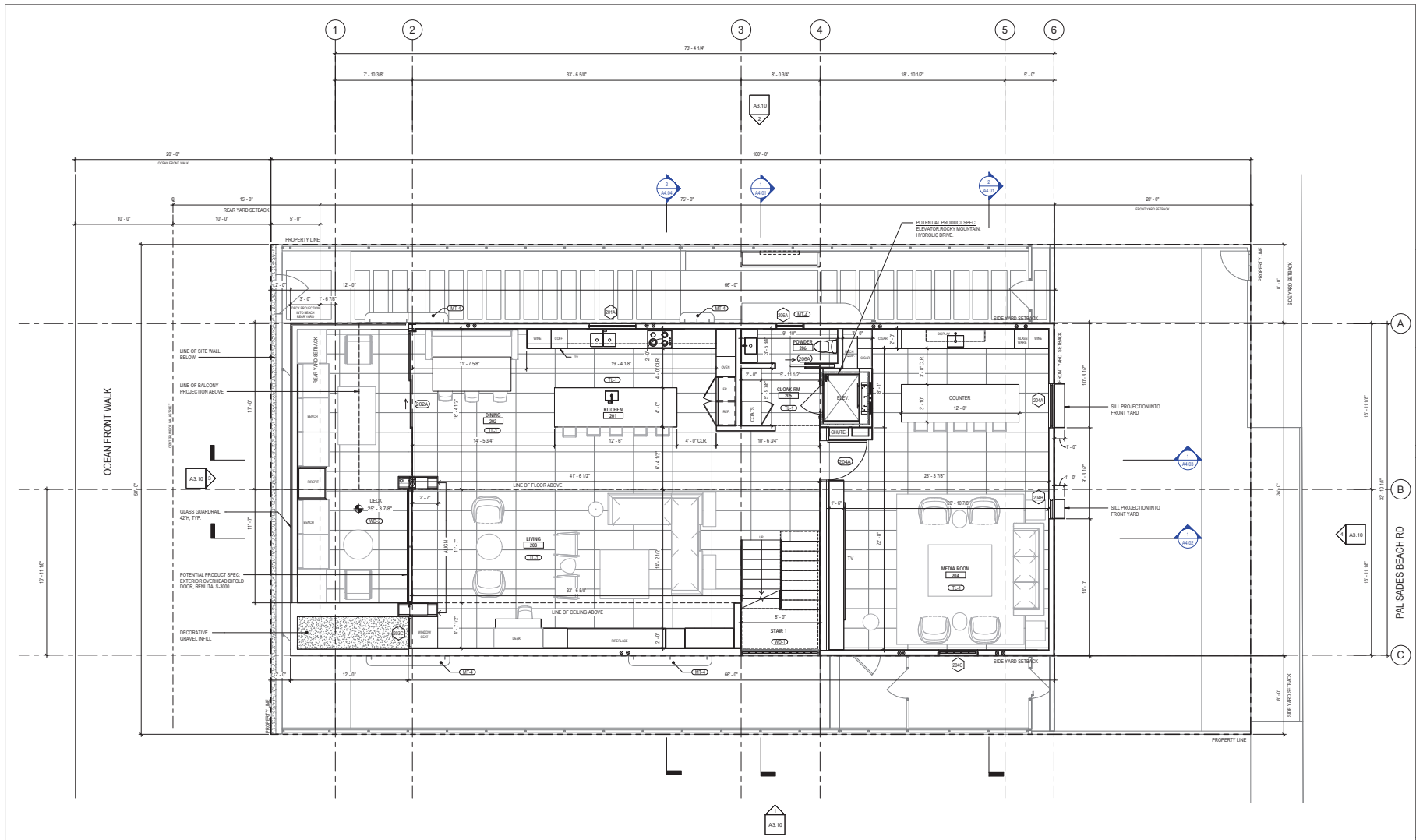
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SANTA MONICA, CA
90401

LEVEL 2 FLOOR PLAN

JOB NUMBER: 707
DATE: 8/29/2022

A2.02



1 LEVEL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"



California Coastal Commission
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NOTES

SUBTRACK CALCULATIONS:
FRONT YARD SETBACK: 30 FT
REAR YARD SETBACK: 15 FT FROM CENTERLINE OF WALK STREET
SIDE YARD SETBACK: 5' STORES + 10' MINIMUM 7' 5' = 15 STORES + 30' 5' = 45

MATERIALS - SEE MATERIAL SCHEDULE

C = CONCRETE
PL = PLASTER
GR = GRAVEL
MT = METAL
PT = PAINT
ST = STONE
TL = TILE
WD = WOOD

LEGEND

2x6 WALL

2x6 DUPLEX DEMISING WALL

1 HOUR WALL SEPARATION

FLOOR LEVEL TRANSITION

PROPERTY LINE

SETBACK LINE

SMOKE DETECTOR

EXHAUST FAN

NOT FOR CONSTRUCTION

ISSUE DATES

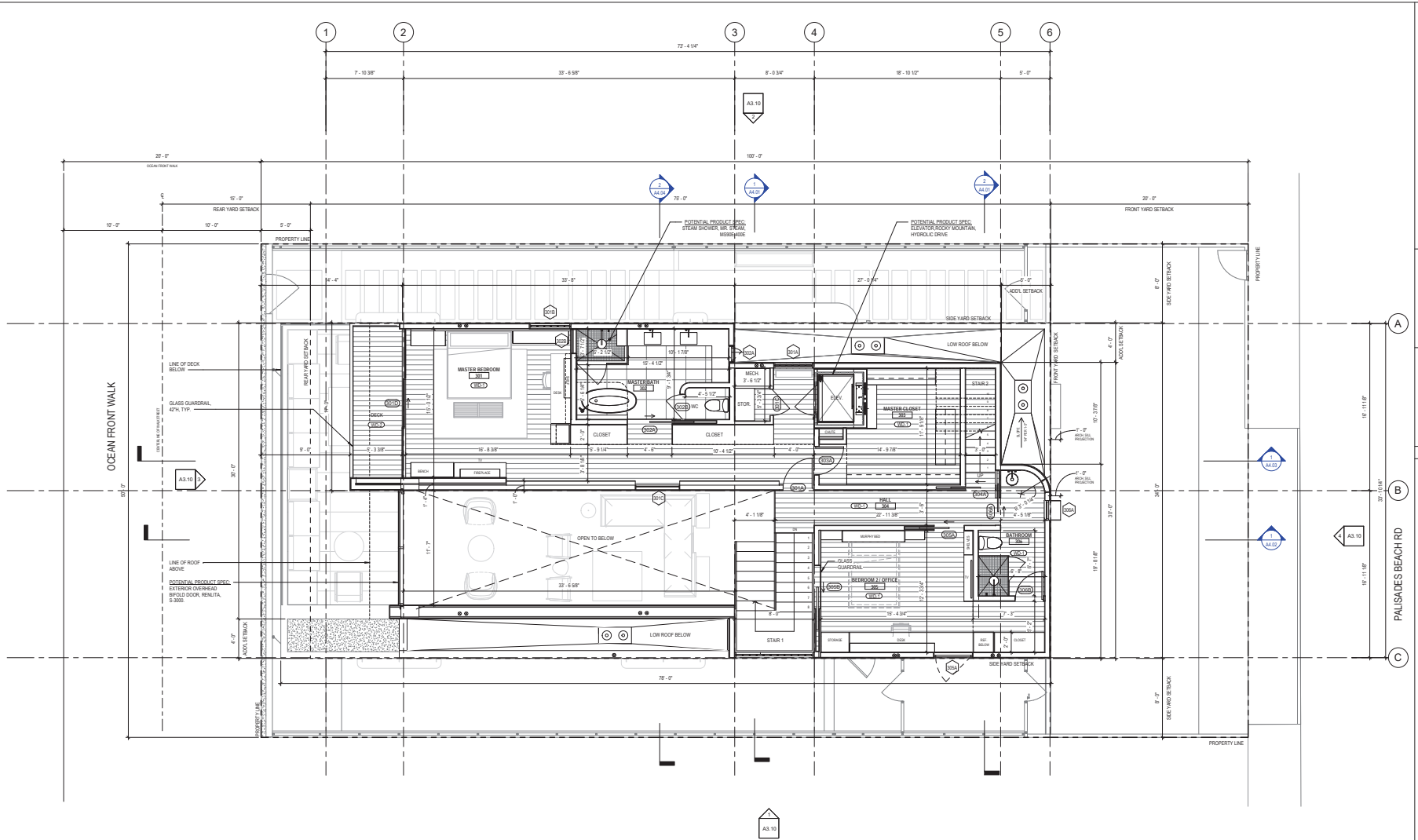
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2	04/07/22	PLANNING SUBMITTAL
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4	07/13/22	PRELIM PRICING SET
5	09/07/22	PLANNING SUBMITTAL

PALISADES
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SANTA MONICA, CA
90401

LEVEL 3 FLOOR PLAN

Job Number: 707
Date: 8/29/2022

A2.03



1 LEVEL 3 FLOOR PLAN
SCALE: 1/4" = 1'-0"



KEYNOTES

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NOTES

SETBACK CALCULATIONS:
FRONT YARD SETBACK: 8 FT
REAR YARD SETBACK: 15 FT FROM CENTERLINE OF MAIN STREET
SIDE YARD SETBACK: 5' (5 STORES) & 10' (8/10/15/17)
5' (5 STORES) & 10' (8/10/15/17)

MATERIALS - SEE MATERIAL SCHEDULE
C = CONCRETE
PL = PLASTER
GR = GRAVEL
MT = METAL
PT = PAINT
ST = STONE
TL = TILE
WD = WOOD

LEGEND

- 2nd WALL
- 2nd DUPLEX DEMISING WALL
- 1 HOUR WALL SEPARATION
- FLOOR LEVEL TRANSITION
- PROPERTY LINE
- SETBACK LINE
- SMOKE DETECTOR
- EXHAUST FAN

NOT FOR CONSTRUCTION

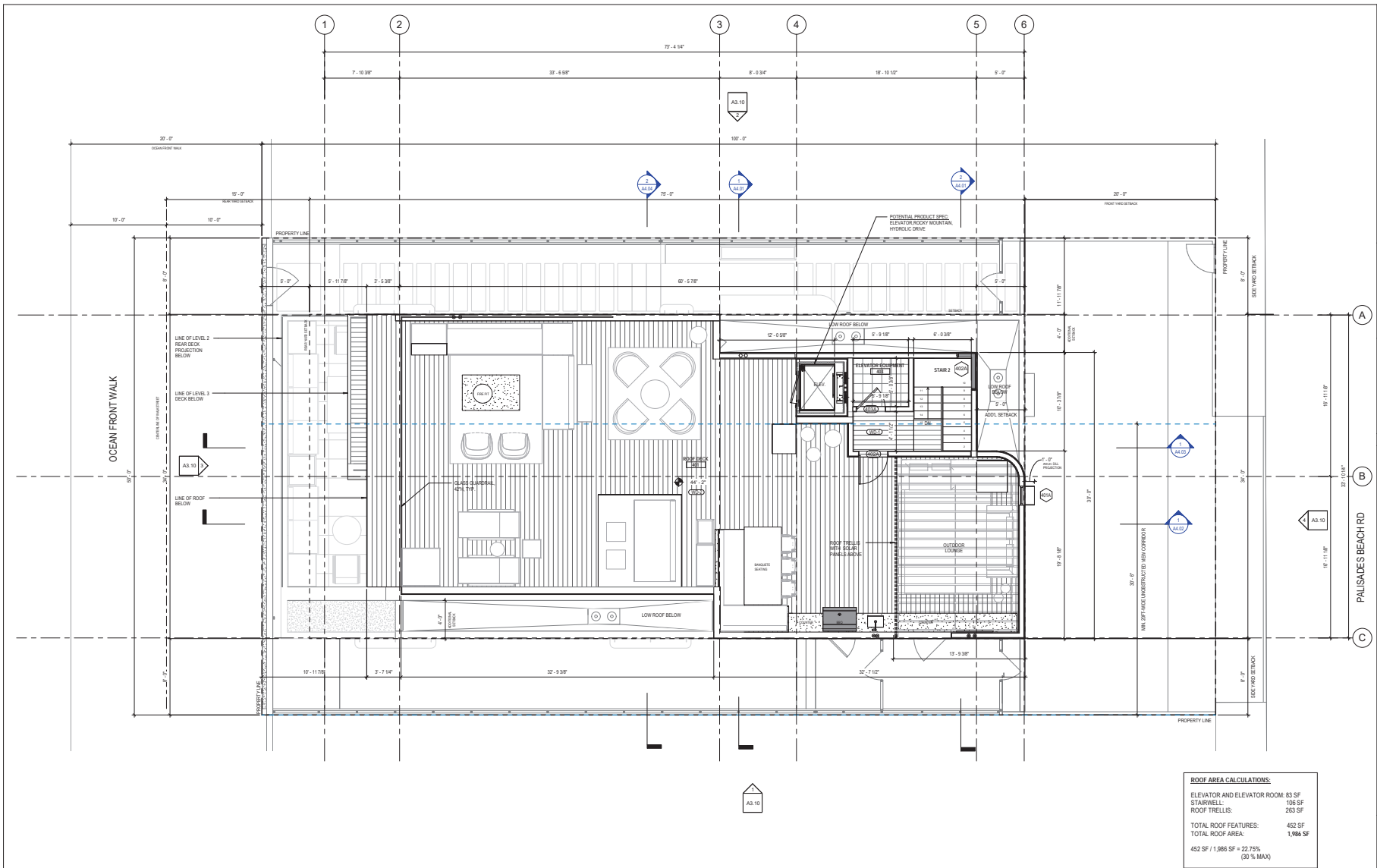
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PALISADES
BEACH RD.
RESIDENCE
1419 PALISADES
BEACH RD.
SANTA MONICA, CA
90401

ROOF DECK PLAN

Job title and specification prepared by: EHRlich YANAI RHEE CHANEY ARCHITECTS, LLP
Reviewed by: EHRlich YANAI RHEE CHANEY ARCHITECTS, LLP
JOB NUMBER: 707
DATE: 8/29/2022

A2.04



ROOF AREA CALCULATIONS:
ELEVATOR AND ELEVATOR ROOM: 83 SF
STAIRWELL: 108 SF
ROOF TRELLIS: 333 SF
TOTAL ROOF FEATURES: 452 SF
TOTAL ROOF AREA: 1,986 SF
452 SF / 1,986 SF = 22.75%
(30% MAX)

1 ROOF DECK PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES

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NOTES

ALTIMETER CALCULATIONS:
FRONT YARD SETBACK: 35 FT
REAR YARD SETBACK: 15 FT FROM CENTERLINE OF WALK STREET
SIDE YARD SETBACK: 5' = (3 STORIES x 1'0" SETBACK/FT)
5' = (3 STORIES x 50/50' = 4 FT)

MATERIALS - SEE MATERIAL SPECIFICATION

LEGEND

2' W/ WALL
2' W/ DUPLEX DEMISING WALL
1 HOUR WALL SEPARATION
FLOOR LEVEL TRANSITION
PROPERTY LINE
SETBACK LINE
SMOKE DETECTOR
EXHAUST FAN

ISSUE DATES

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4	07/13/22	PRELIM. PRICING SET
5	09/07/22	PLANNING SUBMITTAL

BUILDING ELEVATIONS

The plans and specifications prepared by British West River-Chaney Architects, LLP are protected from unauthorized modification, reuse and/or release under California Business & Professions Code Section 6526, California Health & Safety Code Section 19050(g), and Education Code Section 17279.

DATE: 8/26/2022



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NOTES

	LEGEND
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MATERIALS = SEE MATERIAL SCHEDULE

C	= CONCRETE
PL	= PLASTER
GR	= GRAVEL
MT	= METAL
PT	= PAINT
ST	= STONE
TL	= TILE
WD	= WOOD

The plans and specifications prepared by Dutch W are unauthorized modification, reuse and release in violation of Section 953A of the Health & Safety Code Section 19051.

DATE: 8/26/2022

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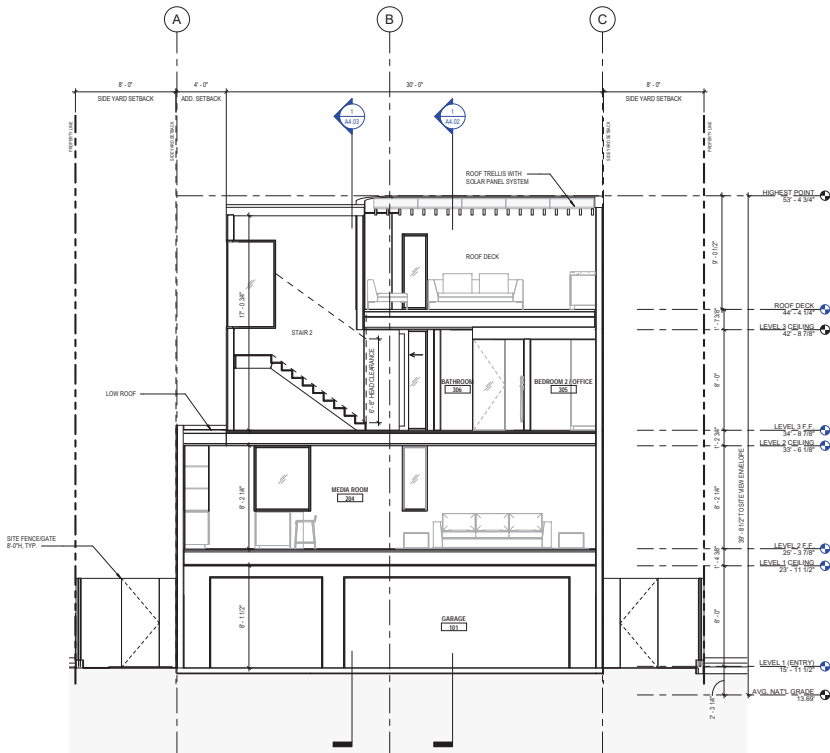
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RESIDENCE
1419 PALISADES
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SANTA MONICA, CA
90401

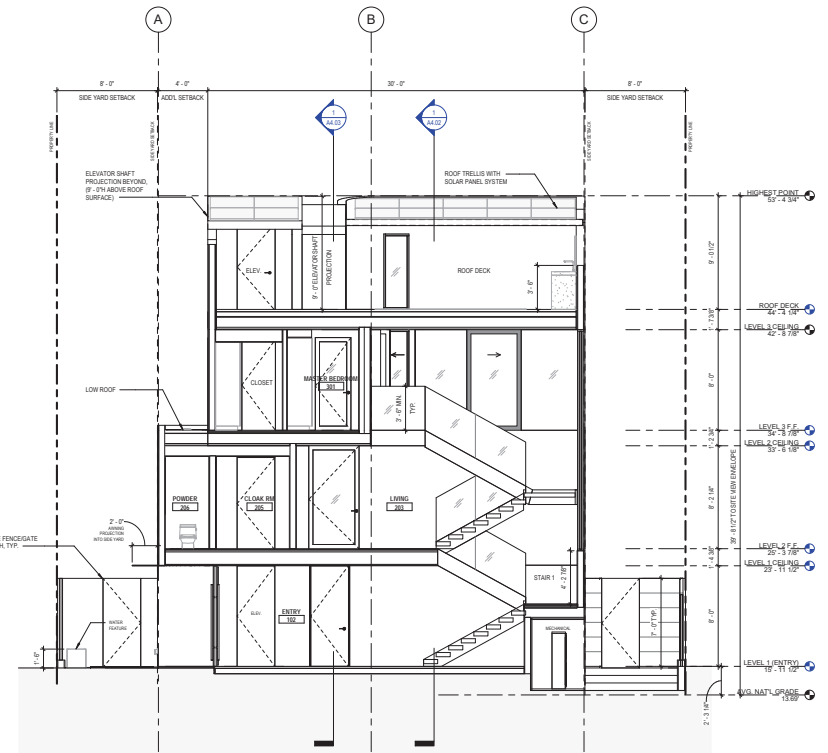
BUILDING SECTIONS

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without the written consent of EHRlich Yanai Rhee Chaney Architects, LLP. All rights reserved.
JOB NUMBER: 707
DATE: 8/26/2022

A4.01



2 NORTH SOUTH BUILDING SECTION 02
SCALE: 1/4" = 1'-0"



1 NORTH SOUTH BUILDING SECTION 01
SCALE: 1/4" = 1'-0"

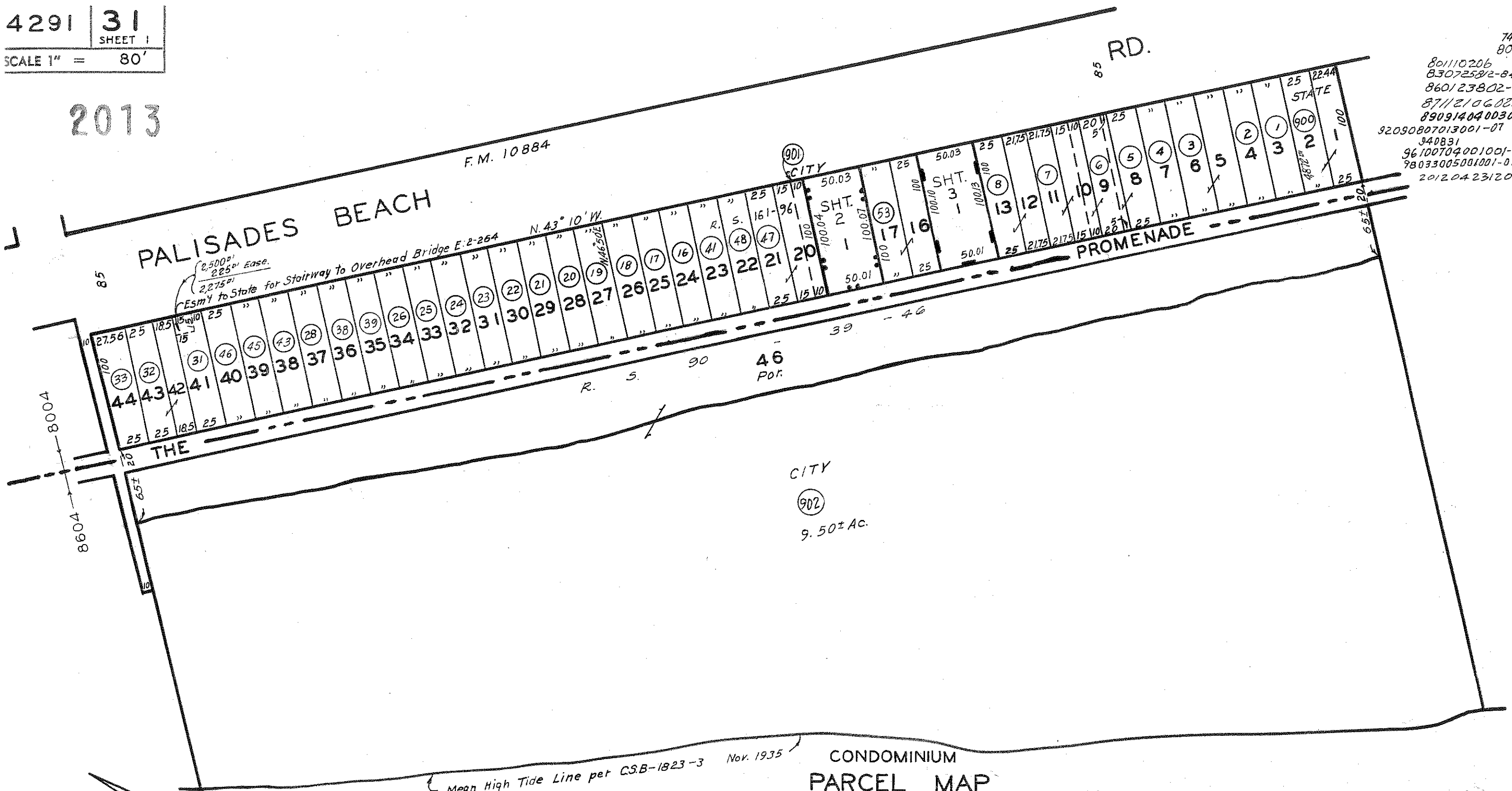
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2013

REVISED

7/12/12
8003/9404

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8307258/2-84
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89091404003001-07
92090807013001-07
940831
96100704001001-07
98033005001001-07
2012042312006001-07



CODE
8004
8604

SUNSET BEACH TRACT
M.R. 83-10

CONDOMINIUM
PARCEL MAP
P.M. 122-1-2

CONDOMINIUM
PARCEL MAP
P.M. 273-71-72

California Coastal Commission
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NO. 1393 FOR PREV. ASSMT. SEE: 326 - 3

CITY OF SANTA MONICA DEPARTMENT OF BUILDING

STREET

Palisades Beach No. 1419

No 1419

LOT

58cN $\frac{1}{2}$ of 6

BLOCK

TRACT

Sunset Beach

OWNER

S. L. Slagerman

use 2 Units

自由 F1

2000

KEY	PERMIT	DATE	CONTRACTOR	COST	FEE
121B	B5997	6/6/49	Owner	* 525	* 2.25
			OVER		

	DATE OF OK	INSPECTOR
FOUNDATION		
BUILDING	7/15/49	WJB
MASONRY		
ROOFING		
LATHING		
PLASTERING		
FINAL Bldg.	8/16/49	WJB
REMARKS		

For Dept. Use Only

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out In Ink

NOTE THIS IS NOT A BUILDING PERMIT. DO NOT START WORK BEFORE PLANS ARE APPROVED, AND PERMIT IS ISSUED.

No. B5997
Date 6-6-49
Fee \$ 225

LOCATION: Address 1419 OCEAN FRONT
Lot 5 Block 6 Tract Sunset Beach Size of Lot 75' x 100' Fire Zone No. 2

List Existing Buildings On Lot _____ How Used _____

Note: House No. 1419 is one of two houses on 75' x 100' of building site (lots 5, 6 & 7 of Sunset Beach Tract)

Type of Construction:
Type 1—Fire Resistant ☐ Type 2—Heavy Timber ☐ Type 3—Ordinary Masonry ☐ Type 4—Metal Frame ☐ Type 5—Wood Frame ☒

Nature of Work:

Construction ☐ Enlargement ☐ Alteration ☐ Conversion ☐ Repair ☒

Occupancy Group 1
(to be converted for 2)

Specific Use of Building Home & rental No. of Rooms 8 No. of Families one

Material: Exterior Walls stucco First Floor Joists x Second Floor Joists x

Number of Stories one Height to Highest Point 14 ft Roof Material composition

Size Width 38' ft; by Length 54' ft; Total Floor Area 2,000 sq. ft.

VALUATION OF PROPOSED BLDG. { Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc. } \$ 325.00

Owner S.S. Slagerman Address 637 Ocean Front

Contractor Self State License No. _____ City License No. _____

Address 637 Ocean Front Phone No. 4-3980

Architect _____ State License No. _____

Address _____ Phone No. _____

NOTE: The granting of a Building Permit does not grant any right or privilege to: (1) Erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or portion thereof; or (2) Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinance of the City of Santa Monica. The granting of a Building Permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such Permit.

I have read the above application and know the contents thereof; the same is true and correct. I further state that I am familiar with the laws governing building within the City of Santa Monica and State of California, and amendments thereto, and that the above building and/or structure will be built in conformity therewith.

Approved W.C. [Signature] Date 6/7/49 Signed Don Slagerman Applicant

NOTE: IF NO PLANS ARE FILED, SHOW LOT AND BUILDING SITE, PLAN AND WINDOW SIZES ON OTHER SIDE.

(FOR ZONING DEPARTMENT USE ONLY)

Distance—Curb to Property Line _____ ()
Minimum Distance—Property Line to Bldg. Line 5' Map Sheet No. 3
Minimum Side Yard Width 5' Setback from Both Alameda Beach Road & Ocean Front (the Promenade) 4' Use Classification L-4 H
Minimum Rear Yard Depth _____ ()
Minimum Depth Off-street Loading _____ ()
Minimum Distance between Buildings _____ ()

Intended use of new construction or alteration Home & Rental
Note: In R4 - 4 parking spaces required for 5 units
Plans Checked and Use Approved ASW Date 7 June 49

