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DIRECTOR'S DETERMINATION

August 24, 2023

Applicant/Owner
Nitanth Vangala
340 West 11th Street
San Pedro, CA 90731

Representative
Miguel Acosta
Skedio Studio
16306 Blackhawk Street
Granada Hills, CA 91344

Case No.	DIR-2022-7681-CDP-MEL-HCA
CEQA:	ENV-2022-7682-CE
Location:	340 West 11th Street
Council District:	15 - McOsker
Neighborhood Council	Central San Pedro
Community Plan Area:	San Pedro
Specific Plan:	San Pedro Specific Plan, Pacific Corridor Project Area
Land Use Designation:	Low Medium I Residential
Zone:	R2-1XL-HPOZ
Legal Description:	Lot 15, Block none, Tract: Peck's Subdivision of Block 36 in the town of San Pedro
Last Day to File an Appeal:	September 8, 2023

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

> **Approve** a Coastal Development Permit to permit the proposed project is the conversion of an existing attached garage and laundry room to a 514-square foot Accessory Dwelling Unit (ADU). The existing two-story, 23-feet 3-inches multi-family apartment building with 3 car attached garage will remain, in the R2-1XL-HPOZ zone within the Calvo Exclusion area and Single Permit Jurisdiction of the California Coastal Zone and

Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures I hereby:

> **Approve** a Mello Act Compliance Review for the conversion of an existing attached garage and laundry room to an Accessory Dwelling Unit (ADU) in the Coastal Zone, and

Determined, based on the whole of the administrative record the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Article 19, Section 15301 (Class 1) there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped “Exhibit A,” and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.

2. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Director of Planning to impose additional corrective Conditions, if such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

3. **Density.** One (1) new Accessory Dwelling Unit (ADU) shall be permitted, and six (6) dwelling units will be maintained, for a total of 7 dwelling units on the subject property.

4. **Height.** The project shall maintain building height of 23 feet and 3 inches for the existing building, as shown in Exhibit “A”.

5. **Single Permit Jurisdiction Area.** The project is located within the Single Permit Jurisdiction area of the California Coastal Zone. Prior to the issuance of any permits, the applicant shall provide a copy of the Coastal Commission’s Notification that the City’s coastal development permit effective.

6. **Parking and Access.** As shown in Exhibit “A”, the proposed project shall maintain (3) parking spaces on site. Final approval of the number and location of parking is subject to review and approval by the Department of Building and Safety.

7. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.

8. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

9. Prior to the commencement of site construction activities, construction schedule and contact information for any inquiries regarding construction activities shall be provided to residents and property owners within a 100-foot radius of the project site. The contact information shall include a construction manager and a telephone number and shall be posted on the site in a manner, which is readily visible to any interested party.

10. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the Conditions attached must be submitted to the Development Services Center for

approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

Administrative Conditions

11. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

12. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.

13. **Approval, Verification and Submittals.** Copies of any approvals guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

14. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

15. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

16. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

17. **Recording Covenant-** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.

18. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and initiation of and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

19. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.** Applicant shall do all of the following:

    (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

    (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

    (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

    (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

    (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

    The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

    The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

PROJECT BACKGROUND

The subject site is a rectangular-shaped lot with an area of approximately 5,005 square feet in the R2-1XL-HPOZ Zone. The property has approximately 40 feet of frontage on the north side of 11th Street, with a lot depth of approximately 125 feet and an existing 20 foot wide alley on the north side. The site is located within the San Pedro Community Plan area, has a land use designation of Low Medium I Residential with corresponding zones of R2, RD3, and RD4. The site is zoned R2-1XL-HPOZ, which is consistent with the land use designation. The property is subject to Community Plan Map Footnote 7, which limits the area to Height District 1XL, allowing 2 stories or 30 feet for Low II and Low Medium I and II Residential and Neighborhood Commercial Designations. The property is also within the San Pedro Specific Plan Area, which further restricts height to a limit of two stories or 26 feet as measured from the Average Natural Existing Grade to the highest point of the roof, or parapet wall of the building, whichever is higher. The property is within the Vinegar Hill Historic Preservation Overlay Zone, however, it has non-contributor features. The site is approximately 1.37 kilometers (.85 mile) of the Palos Verdes Fault Zone. The site is located within the Calvo Exclusion area and Single Permit Jurisdiction of the California Coastal Zone.

The site is developed with a two-story, apartment building containing six dwelling units and six parking in two attached garages. The applicant filed for a Coastal Development Permit to permit the conversion of an existing attached garage and laundry room to an accessory dwelling unit (ADU). The project will maintain three (3) parking spaces on site, with the existing two-story multi-family dwelling to remain, in the R2-1XL-HPOZ zone. The applicant has submitted an application for a building permit with the Department of Building and Safety (Building Permit No. 22016-10000-12488) for the proposed project, which is currently pending at the time of preparing this report. In addition, the project is subject to review for compliance with the Mello Act.

The adjacent properties to the north, south, east, and west of the subject property are zoned R2-1XL-HPOZ with a land use designation of Low Medium I Residential and are developed with single-family and multi-family dwellings that are up two stories in height.

11th Street, is designated Local Street Standard. The Mobility Plan 2035 designates a right-of-way width of 60 feet and designated roadway width of 33 feet and the street is dedicated to an approximately 60-foot right-of-way and improved to an approximately 40-foot roadway, with sidewalk, curb, and gutter.

Alley, adjoining the subject property to the north, has a width of 20 feet with no curb or sidewalk.

Previous zoning related actions on the site include:

> Building Permit No. 22016-10000-12488 - On April 27, 2022, the applicant submitted an application for Building Permit with the Department of Building and Safety to convert an existing garage and laundry room to an accessory dwelling unit (ADU), which is currently pending at the time of preparing this report.

Previous related actions in the 500 feet radius area include:

> No relevant cases within 500 feet of the subject site.

PUBLIC HEARING

A public hearing was held by a Hearing Officer (Norali Martinez) on June 26, 2023 at approximately 11:30 a.m. Due to concerns over COVID-19, this public hearing was conducted telephonically and allowed for remote public comment. The owner and representative were in attendance at the hearing.

The owner (Nitanth Vangala) provided a brief overview of the project explaining the conversion of the garage and laundry room. The project was just pending coastal clearance, all other clearances on the permit have already been done.

The owner addressed staff questions regarding an UDU permit and assured it was something that the previous owner had tried to do but they were not moving forward with it. They also confirmed the ADU would be converting the garage and laundry room at the front of the building.

The case was taken under advisement for one (1) week for additional comments to be submitted.

CORRESPONDENCE

No correspondence was received regarding this project at the time of preparing this report

MANDATED FINDINGS

In order for a Coastal Development Permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative.

1. **The development is in conformity with Chapter 3 of the California Coastal Act of 1976.**

> The subject site is a rectangular-shaped lot with an area of approximately 5,005 square feet in the R2-1XL-HPOZ Zone. The property has approximately 40 feet of frontage on the north side of 11th Street, with a lot depth of approximately 125 feet and an existing 20 foot wide alley on the north side. The site is located within the San Pedro Community Plan area, has a land use designation of Low Medium I Residential with corresponding zones of R2,RD3, and RD4. The site is zoned R2-1XL-HPOZ, which is consistent with the land use designation. The property is subject to Community Plan Map Footnote 7, which limits the area to Height District 1XL, allowing 2 stories or 30 feet for Low II and Low Medium I and II Residential and Neighborhood Commercial Designations. The

property is also within the San Pedro Specific Plan Area, which further restricts height to a limit of two stories or 26 feet as measured from the Average Natural Existing Grade to the highest point of the roof, or parapet wall of the building, whichever is higher. The property is within the Vinegar Hill Historic Preservation Overlay Zone, however, it has non-contributor features. The site is approximately 1.37 kilometers (.85 mile) of the Palos Verdes Fault Zone. The site is located within the Calvo Exclusion area and Single Permit Jurisdiction of the California Coastal Zone.

Chapter 3 of the Coastal Act includes provisions that address the impact of development on public services, infrastructure, traffic, the environment and significant resources, and coastal access. Applicable provisions are as follows:

Section 30244 Archaeological and Paleontological Resources.
Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measure shall be required. The applicant filed for a Coastal Development Permit to permit the conversion of an existing attached garage and laundry room to an accessory dwelling unit (ADU). The project will maintain three (3) parking spaces on site, with the existing two-story multi-family dwelling to remain, in the R2-1XL-HPOZ zone. The subject site is not located within an area with known Archaeological or Paleontological Resources. However, if such resources are later discovered during excavation or grading activities, the project is subject to compliance with Federal State and Local regulation already in place.

Section 30250 Location; existing developed area
(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. The proposed project is located in a residential neighborhood developed with similar single-family and multi-family uses ranging from one to two stories in height. The applicant filed for a Coastal Development Permit to permit the conversion of an existing attached garage and laundry room to an accessory dwelling unit (ADU). The project will maintain three (3) parking spaces on site, with the existing two-story multi-family dwelling to remain, in the R2-1XL-HPOZ zone. The lot fronts 11th Street, a 60 foot-wide Local Standard Street, and a 20 foot wide alley on the north side which provides both vehicular and pedestrian access to the site. The property is located in a developed residential area with adequate vehicle access and infrastructure. The proposed project is not expected to have a significant adverse impact on coastal resources.

Section 30251 Scenic and Visual Qualities
The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation

and by local government shall be subordinate to the character of its setting. The subject site and surrounding area are flat with no direct views to the ocean; no natural landforms will be altered as part of the project. The project site is located in a neighborhood that is developed with residential structures that are one to two stories in height; new construction in the area is limited to a maximum height of 26 feet pursuant to the San Pedro Specific Plan. The subject site and surrounding area are flat with no direct views to the ocean; no natural landforms will be altered as part of the project. The project site is located in a neighborhood that is developed with residential structures that are one to two stories in height; new construction in the area is limited to a maximum height of 26 feet pursuant to the San Pedro Specific Plan. The applicant filed for a Coastal Development Permit to permit the conversion of an existing attached garage and laundry room to an accessory dwelling unit (ADU). The project will maintain three (3) parking spaces on site, with the existing two-story multi-family dwelling to remain, in the R2-1XL-HPOZ zone within Calvo Exclusion area and Single Permit Jurisdiction of the California Coastal Zone. As such, the proposed project as conditioned will not impact scenic resources in the area.

Section 30252 Maintenance and Enhancement of Public Access.
The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development. The applicant filed for a Coastal Development Permit to permit the conversion of an existing attached garage and laundry room to an accessory dwelling unit (ADU). The project will maintain three (3) parking spaces on site, with the existing two-story multi-family dwelling to remain, in the R2-1XL-HPOZ zone. The subject site is located within a residential neighborhood approximately .40 mile from the ocean, separated by various streets including Centre Street, Palos Verdes Street, Harbor Boulevard. No permanent structures would be placed within the public right-of-way and public access to the coast would not be impacted.

Section 30253 Minimization of Adverse Impacts.
New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development. (4) Minimize energy consumption and vehicle miles traveled. (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses. The property is not located within BOE Special Grading Area, Very Fire Hazard Severity Zone, Methane Zone, Liquefaction, and Landslide. The site is approximately 1.38 kilometers (.85 mile) of the Palos Verdes Fault Zone. This property located withing Zone X, areas of minimal flood hazard. The property is not located along a bluff or cliff and is not a popular visitor destination.

The applicant filed for a Coastal Development Permit to permit the conversion of an existing attached garage and laundry room to an accessory dwelling unit (ADU). The project will maintain three (3) parking spaces on site, with the existing two-story multi-family dwelling to remain, in the R2-1XL-HPOZ zone. The proposed use would have no adverse impacts on public access, recreation, public views or the marine environment, as the property is located approximately .40 mile from the ocean. No permanent structures would be placed within the public right-of-way and public access to the coast would not be impacted. Furthermore, the subject site is located within a residential neighborhood approximately 460 feet from the ocean, separated by various streets including Centre Street, Palos Verdes Street, Harbor Boulevard. The project will neither interfere nor reduce access to the shoreline or beach. There will be no dredging, filing or diking of coastal waters or wetlands associated with the request, and there are no sensitive habitat areas, archeological or paleontological resources identified on the site. The proposed project will not block any designated public access views. The proposed project is in conformity with Chapter 3 of the California Coastal Act.

2. **The development will not prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976**.

The site is located within the San Pedro Community Plan area, has a land use designation of Low Medium I Residential with corresponding zones of R2, RD3, and RD4. There is currently no certified Local Coastal Program ("LCP") for San Pedro. The San Pedro Coastal Land Use Plan (LUP) was certified by the California Coastal Commission on May 8, 1991; however, the necessary implementation ordinances were not adopted. The city is in the initial stages of preparing the LCP; prior to its adoption the guidelines contained in the certified LUP are advisory. The San Pedro Specific Plan was adopted in 1990 to implement the Coastal Act and to serve as the implementation ordinance of the Local Coastal Program for that portion of the San Pedro community within the Coastal Zone. The Specific Plan contains regulations to protect views, public access, scenic resources, and limits building height, parking, and development on sloping and geologically hazardous lots located in the Coastal Zone. The San Pedro Specific Plan limits building height at the subject property to a maximum height of 26 feet (as measured from Average Existing Natural Grade) and two stories, in order to preserve scenic views of the Pacific Ocean.

The project is consistent with the following Housing policies and standards of the Land Use Plan:

> *Objective 1: To preserve and protect stable single-family residential areas from encroachment by other types of uses, including higher density residential development.*
>
> *Height Standard (a): No building or structure shall be erected or enlarged within that portion of the Coastal Zone designated for residential use which exceeds two stories or a height of 26 feet as measured from the average existing natural grade to the highest point of the roof or parapet wall of the building, whichever is higher.*
>
> *Parking Standard (a): Adequate on-site parking shall be provided by new development and where feasible in remodels in order to maintain and enhance*

public access to the coast.

The project proposes the conversion of an existing attached garage and laundry room to an accessory dwelling unit (ADU). The project will maintain three (3) parking spaces on site, with the existing two-story multi-family dwelling to remain, in the R2-1XL-HPOZ zone. The proposed project will remain compatible in scale with the adjacent properties to the north, south, east, and west of the subject property which are zoned R21-1XL-HPOZ with a land use designation of Low Medium I Residential and are developed with single-family and multi-family dwellings that are up two stories in height. The proposed conversion of an attached accessory dwelling unit (ADU) will not prejudice the ability of the City to prepare a local coastal program in conformity with Chapter 3 of the Coastal Act.

3. **The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.**

The Los Angeles County Interpretative Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620 (b) of the Coastal Act are designed to assist local governments the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied to the coastal zone prior to the certification of a local coastal program. As stated in the Regional Interpretative Guidelines, the guidelines are intended to be used "in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources. In addition to the Regional Interpretive Guidelines, the policies of the San Pedro Coastal Land Use Plan (the Land Use Plan was certified by the Coastal Commission on May 8, 1991) have been reviewed and considered.

The applicant filed for a Coastal Development Permit to permit the conversion of an existing attached garage and laundry room to an accessory dwelling unit (ADU). The project will maintain three (3) parking spaces on site, with the existing two-story multi-family dwelling to remain, in the R2-1XL-HPOZ zone. The proposed project is consistent with the use and development guidelines of the Regional Interpretive Guidelines for the San Pedro portion of the Coastal Zone. The Regional Interpretive Guidelines have been reviewed, analyzed, and considered in light of the individual project in making this determination, and the project as conditioned is consistent with such Guidelines.

4. **The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.**
The applicant filed for a Coastal Development Permit to permit the conversion of an existing attached garage and laundry room to an accessory dwelling unit (ADU). The project will maintain three (3) parking spaces on site, with the existing two-story multi-family dwelling to remain, in the R2-1XL-HPOZ zone. The proposed project does not conflict with prior decisions of the Coastal Commission. The Coastal Commission has previously approved the following project in the San Pedro Coastal Zone:

- In December 2021, the Commission found a substantial issue on appeal and approved with conditions a Coastal Development Permit for the construction of a new two-story, 26-feet high, 3,695 square feet single-family dwelling home with 921 square feet detached garage, 1,154 square feet roof deck, and rear yard deck and spa on vacant bluff top lot in the R1-1XL in the dual permit jurisdiction area of the California Coastal Zone at 1305 West Paseo Del Mar (Application No. A-5-SNP-19-0136/5-20-0153).
- In December 2021, the Commission found a substantial issue on appeal and approved with conditions a Coastal Development Permit for the demolition of 1,302 square feet single-family dwelling and the construction of a new two-story, 26-feet high, 3,548 square feet single-family home with 665 square feet detached garage, 1,124 square feet roof deck, and rear yard deck on blufftop lot in the R1-1XL in the dual permit jurisdiction area of the California Coastal Zone at 1307 West Paseo Del Mar (Application No. A-5-SNP-19-0154/5-20-0152).
- In February 2020, the Commission approved a Coastal Development Permit for the demolition of 19-feet high, 2,328 square feet single-family home; and construction of 2-story, approximately 21-feet high, 2,328 square feet single-family home on bluff top lot in the R1-1XL in the dual permit jurisdiction area of the California Coastal Zone at 1355 West Paseo Del Mar (Application No. 5-18-0999).

As such, the decision of the permit granting authority has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.

5. **The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter of the California Coastal Act of 1976.**

Section 30210 of the Coastal Act states the following in regards, to public access:

> *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners, and natural resources from overuse*.

Section 30211 of the Coastal Act states the following in regards, to public recreation policies:

> *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation*.

The development is not located between the nearest public road and the sea or shoreline of any body of water. The proposed development will occur within the property boundaries and will not interfere with public access to the coast. the subject site is located within a residential neighborhood approximately 460 feet from the ocean, separated by various streets including Centre Street, Palos Verdes Street, Harbor Boulevard. No permanent structures would be placed within the public right-of-way and public access to the coast

would not be impacted. The project will maintain three (3) parking spaces on site, which will be accessed from the alley on the north side of the property. As proposed, the project will not conflict with any public access or public recreation policies of the Coastal Act.

6. **An appropriate environmental clearance under the California Environmental Quality Act has been granted.**

A Categorical Exemption, ENV-2022-7682-CE, has been prepared for the proposed project consistent with the provisions of CEQA. The project proposes the conversion of an existing attached garage and laundry room to an accessory dwelling unit (ADU). The project will maintain three (3) parking spaces on site, with the existing two-story multi-family dwelling to remain, in the R2-1XL-HPOZ zone within the Calvo Exclusion area and Dual Permit Jurisdiction of the California Coastal Zone. The Categorical Exemption prepared for the project is appropriate pursuant to CEQA Guidelines, Section 15301 (Class 1).

The Class 1 categorical exemption allows for alterations and additions to existing structures, construction of limited numbers of new, small facilities or structures. As previously discussed, the project proposed the conversion of an attached garage and laundry room for construction of a new detached accessory dwelling unit (ADU) on a site in a residential zone.

Furthermore, the Exceptions outlined in the CEQA Guidelines Section 15300.2 do not apply to the project:

(a) Location. The project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the residential neighborhood is not identified as an environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The property is not located within BOE Special Grading Area, Very Fire Hazard Severity Zone, Methane Zone, Liquefaction, and Landslide. The site is approximately 1.38 kilometers (.85 mile) of the Palos Verdes Fault Zone. The project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for residential construction.

(b) Cumulative Impacts**.** The project is consistent with the type of development permitted for the area zoned R2-1XL and designated Low Medium I Residential. The project proposes the conversion of an existing attached garage and laundry room to an accessory dwelling unit (ADU) and will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.), conforms to the permitted density and regulations for the underlying zone, and will not result in significant cumulative impacts.

(c) Significant Effect. The subject property is located in a highly urbanized area. The surrounding properties are developed with single-family and multi-family dwellings. The subject project is of a similar size and scope to these properties. The proposed project consists of work typical of residential development. Thus, there are no unusual circumstances that will lead to a significant impact on the environment.

(d) Scenic Highways. The only State-designated Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of the Topanga State Park. The subject site is located approximately

27.38 miles to the southeast of State Route 27. Therefore, the proposed project will not create any impacts to scenic resources within a State-designated Scenic Highway. The existing structures are not designated historical resources and have not been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register.

(e) Hazardous Waste Sites. According to the EnviroStor, the State of California's database of hazardous waste sites, neither the subject property nor any property in the vicinity, is identified as a hazardous waste site.

(f) Historical Resources*.* The property is within the Vinegar Hill Historic Preservation Overlay Zone, however, it has non-contributor features. The subject property or existing structure have not been identified as a historic; have not been determined to be eligible for listing in the National Register or Historic Places, California Register of Historical Resources, Los Angeles Historic-Cultural Monuments Register, and/or any local register. Thus, the proposed project would not result in a substantial adverse change in the significance of a historical resource and this exemption does not apply.

Therefore, the proposed project is determined to be categorically exempt and does not require mitigation or monitoring measures. No alternatives of the proposed project were evaluated. The appropriate environmental clearance has been granted.

Mello Act Compliance Review

7. Pursuant to the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act, all Conversions, Demolitions, and New Housing Developments must be identified in order to determine if any Affordable Residential Units are onsite and must be maintained, and if the project is subject to the Inclusionary Residential Units requirement. Accordingly, pursuant to the settlement agreement between the City of Los Angeles and the Venice Town Council, Inc., the Barton Hill Neighborhood Organization, and Carol Berman concerning implementation of the Mello Act in the Coastal Zone Portions of the City of Los Angeles, the findings are as follows:

Categorical Exemptions (Part 2.4) Small New Housing Developments

The project proposes the conversion of an existing attached garage and laundry room to an accessory dwelling unit (ADU). The project will maintain three (3) parking spaces on site, with the existing two-story multi-family dwelling to remain, in the R2-1XL-HPOZ zone. Pursuant to Part 2.4.2 of the Interim Administrative Procedures, developments which consist of nine or fewer Residential Units are Small New Housing Developments and are categorically exempt from the Inclusionary Residential Unit requirement. Therefore, the proposed development of one new Residential Unit is found to be categorically exempt from the Inclusionary Residential Unit requirement for New Housing Developments.

ADDITIONAL MANDATORY FINDINGS

8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas of minimal flood hazard.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at Figueroa Plaza in Downtown Los Angeles, the Marvin Braude Building in the Valley or the West Los Angeles Development Services Center. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (818) 374-5050, (310) 231-2912 or through the Department of City Planning website at http://planning.lacity.org. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than $1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these

Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (https://planning.lacity.org/oas) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at http://planning.lacity.org/development-services/forms. Public offices are located at:

Metro DSC (213) 482-7077 201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org	Van Nuys DSC (818) 374-5050 6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org	West Los Angeles DSC (CURRENTLY CLOSED) (310) 231-2901 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org).

The applicant is further advised to notify any consultant representing you of this requirement as well.

QR Code to Online Appeal Filing

QR Code to Forms for In-Person Appeal Filing

QR Code to BuildLA Appointment Portal for Condition Clearance

Furthermore, this coastal development permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission, the City's action shall be deemed final.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Michelle Singh

Michelle Singh, Senior City Planner

Prepared by:

Norali Martinez

Norali Martinez, City Planner
Norali.martinez@lacity.org

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTANCIES SHALL BE BROUT TO THE ATTENTION OF THE DEVELOPER/OWNER BEFORE PROCEEDING WITH WORK.

2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENT OVER SCALE DIMENSIONS. AVOID SCALING DRAWINGS

3. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED

4. SMOKE DETECTORS SHALL BE 120V WITH BATTERY BACK UP LOCATED SMOKE DETECTORS IN BEDROOMS, AND HALLWAYS, OR ADJACENT ROOMS LEADING TO BEDROOMS, AND AT TOP AND BOTTOM OF STAIRS SMOKE DETECTORS SHALL SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS OF DWELLING UNIT

5. ALL WINDOWS WITH 24" OF DOORS SHALL BE TEMPERED (CBC.2406.4 ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS DESCRIBED AS FOLLOWS:
   A. GLAZING IN ALL DOORS
   B. GLAZING IN BATH AND SHOWER ENCLOSURES
   C. ALL GLAZING IN GUARDRAILS

6. PROVIDE ANTI-SCALDING VALVES AT ALL SHOWERS AND TUBS PER UPC. SECTION 410.7 "MAX. TEMP. OF 120 DEGREES TO BE PROVIDED BY THE USE OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES". (PC420.0)

7. DRYER VENTS TO BE MIN. 4" /MAX. 14", WITH TWO 90 DEGREE BENDS FOR METAL DUCT. IF FLEXIBLE DUCT IS USED, 6" MAX. DIA WITH A BACKDRAFT DAMPER.

8. FANS AT BATHROOMS MUST PROVIDE A MIN. OF 5 AIR CHANGES PER HOUR, AND MUST VENT DIRECTLY TO THE OUTSIDE. OUTLET MUST BE MIN. 36" FROM CLOSEST OPENING AND 36" MIN. FROM PROPERTY LINE WITH A HUMIDISTAT.

9. SHOWER AND TUB ENCLOSURES SHALL BE TEMPERED (CBC. 2406.4). WINDOWS AT SHOWERS AND TUB SHALL BE TEMPERED IF LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET (CBC. 2406.4). GLAZED ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS MUST SWING OUT. (2407)

10. PROVIDE 70" HIGH MIN. NON-ABSORBANT SURFACE AT SHOWER WALL. TYP. (CBC. 807.1.3)

11. UNLESS OTHERWISE NOTED, PROVIDE AT BUILDING ENVELOPE, R-30 INSULATION @ CEILINGS, R-19 @ RAISED FLOORS, AND R-13 AT WALLS.

12. A SEPERATE PERMIT IS REQUIRED FOR RETAINING WALLS, FENCES, ACCESSORY BUILDINGS.

13. PROVIDE LOW FLOW (1.28 GALLON) TOILETS, SHOWER HEADS (1.8 GPM), AND FAUCETS (1.2 GPM).

14. HOSE BIBBS SHALL BE FITTED WITH A NON RE-MOVABLE BACKFLOW PEVICE.

15. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI) PROTECTION FOR ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMP BATHROOM, GARAGE, OUTDOOR, AND BASEMENT RECEPTACLES AND COUNTERTOP RECEPTACLES W/ IN 6' OF KITCHEN SINK.

16. ELEMENTS OF HEATING APPLIANCES (WATER HEATER/FURNACE) WHICH CREATE A GLOW OR SPARK MUST BE LOCATED IN A MIN. OF 18" ABOVE GARAGE FLOOR. DUCT THROUGH GARAGE INTO DWELLING SHALL BE MIN. 26-GAUGE GALVANIZED STEEL. (MC 303.1.3, 304.9, PC510, BC 302.4

ENERGY NOTES

MUNICIPAL CODE WITH AMENDMENTS, ALSO :

2019 CALIFORNIA RESIDENTIAL & BUILDING CODE CRC, CBC
2019 CALIFORNIA PLUMING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA GREEN CODE
2019 CALIFORNIA ENERGY CODE

ENERGY NOTES

1. ALL OPENABLE WINDOWS AND SLIDING DOORS SHALL LIMIT AIR LEAKAGE AND BE CERTIFIED AND LABELED TO COMPLY WITH THE FOLLOWING STANDARS.

2. METAL WINDOWS AND DOORS AWSI A 134.2-1972 WOOD WINDOWS AND DOORS NWMA 15-3

3. FIXED WINDOWS SHALL BE SEALED TO LIMIT AIR INFILTRATION.

4. ALL EXTERIOR DOORS SHALL LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION.

A. PROVIDE SEAL OR ASTRAGAL AT HEAD, SILL AND JAMBS

B. DOORS MOUNTED ON THE INSIDE OR THE OUTSIDE OF EXTERIOR JAMBS SHALL HAVE A MINIMUM 1" LAP AT JAMBS.

C. MEETING PORTIONS OF SECTIONAL, BI-PARTING, OR DOUBLE DOORS SHALL BE PROVIDED WITH A WEATHER TIGHT ASTRAGAL OR SEAL.

D. DOORS REQUIRING VERTICLE TRACKS OR GUIDES SHALL USE A CONTINOUS MOUNTING ANGLE AND SHALL BE SEALED TO LIMIT AIR LEAKAGE.

5. OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL AND FOUNDATIONS, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITIES THRU ENVELOPE, SHALL BE SEALED, CAULKED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.

6. UNLESS OTHERWISE NOTED, PROVIDE AT BUILDING ENVELOPE, R-30 INSULATION @ CEILINGS, R-19 @RAISED FLOORS, AND R-13 AT WALLS.

7. PROVIDE FLUORESCENT LIGHTING @ ALL BATHROOMS AND KITCHENS.

8. PROVIDE ATTIC OR UNDERFLOOR ACCESS MIN. 30"X30" AND NOT MORE THAN 20 '-0" FROM MECHANICAL EQUIPMENT.

9. PROVIDE UNOBSTRUCTED PASSAGE 24" WIDE W/ SOLD CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT/ CONTROL PANEL. PROVIDE LIGHT OVER EQUIPMENT W/ SWITCH AT ACCESS.9. PROVIDE UNOBSTRUCTED PASSAGE 24" WIDE W/SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT/CONTROL PANEL. PROVIDE LIGHT OVER EQUIPMENT W/SWITCH AT ACCESS.

10. PROVIDE LEVEL UNOBSTRUCTED WORK PLATFORM MIN. 30" IN FRONT OF EQUIPMENT AND W/ 30" MIN. HEAD ROOM.

11. AIR SUPPLY OPENINGS: 2 . . 1000 BTU FOR BLOWER TYPES AND 7 . . 1000 BTU FOR GRAVITY FEED TYPES.

12. PROVIDE AN ARC-FAULT CIRCUIT-INTERRUPTER IN ALL ROOMS RECEPTACLE OUTLETS. (EC 210-12 ( )).

13. AT LEAST ONE LIGHT FIXTURE (WALL SWITCH-CONTROLLED FROM ADJACENT INTERIOR SPACE) SHALL BE INSTALLED ON THE EXTERIOR SIDE OF OUTDOOR ENTRACES AND EXITS.

SECURITY NOTES

1. EXTERIOR DOORS, DOORS BETWEEN HOUSE AND GARAGE, WINDOWS, AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF CHAPTER 67 OF THE 2002 L.A.CO.BUILDING CODE:

A. SINGLE SWING DOORS, ACTIVE LEAF OF A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD LOCKING LATCH AND 5/8" MIN. EMBEDMENT INTO JAMB, BOTH TO BE KEY AOPERATED FROM THE OUTSIDE.

B. INACTIVE LEAF OF A PAIR OF DOORS OR UPPER LEAF OF DUTCH DOOR SHALL HAVE A DEADBOLT PER ITEM "A" NOT KEY OPERATED OR HARDENED DEADBOLT TOP AND BOTTOM WITH 1/2" EMBEDMENT.

C. SWINGING WOOD DOORS SHALL BE SOLID CORE AND NOT LESS THAN 1 3/8" THICK. PANELS OF WOOD DOORS SHALL BE 9/16" THICK AND NOT MORE THAN 300 SQ.IN. STILES AND RAILS TO BE 1 3/8" THICK AND 3" MIN. WIDTH.

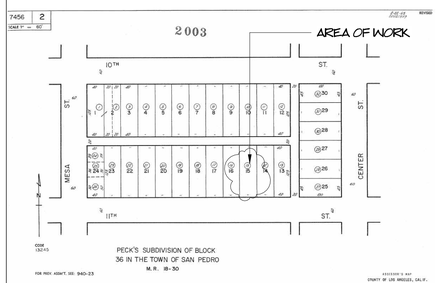
D. DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE.

E. DOORSTOPS OF WOOD JAMBS OF IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION OR JOINED BY A RABBET.

F. WINDOWS AND DOOR LIGHT WITHIN 40" OF THE LOCKING DEVISE SHALL BE FULLY TEMPERED/ BURGLARY RESISTANT/ OR PROTECTED BY BARS.

G. OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH HARDENED STEEL SHACKLE, OR EQUIVALENT WHEN NOT EITHER LOCKED BY ELECTRICAL POWER OPERATION. JAMB LOCKS SHALL BE ON BOTH JAMBS FOR DOORS EXCEEDING 9 IN WIDTH

H. SLIDING GLASS DOORS AND SLIDING WINDOWS SHALL BE CAPABLE OF WITHSTANDING FORCED ENTRY ATTEMPS AS OUTLINED IN (6706.7).



PARCEL MAP

NO TO SCALE

DRAWING LIST

SHEET NUMBER	SHEET TITLE
A101	TITLE SHEET / SITE
A102	FLOOR PLAN
A103	ELEVATIONS
A104	ELEVATION / SECTION
S-1	FOUNDATION / FRAMING
SD-1	PRESCRIPTIVE PROVISIONS
P.1	PRODUCT SPECS
G.R NOTES	GREEN NOTES
G.R.NOTES	GREEN NOTES
N 1	GENERAL NOTES
T- 24	TITLE 24

PROJECT DIRECTORY

OWNER :
MR. NITANTH VANGALA
TEL: 213 4006934

DESIGNER
SKEDIO STUDIO
16306 BLACKHAWK ST GRANADA HILLS CA 91344
TEL: 818 6443434

RFA CALCULATION

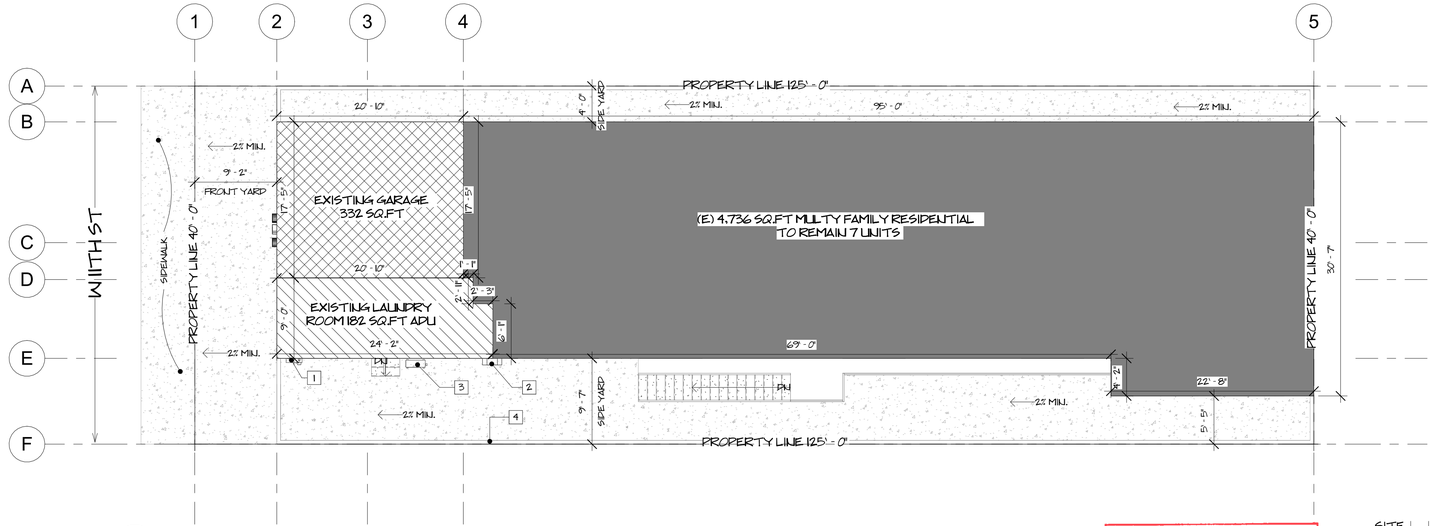
LOT SQFT	5,005	SQ.FT.
-(E) 6 UNITS MULTIFAMILY BUILDING	4,736	SQ. FT.
-EXISTING 2 CAR GARAGE TO CONVERT INTO AN ADU:	332	SQ. FT.
-EXISTING LAUNDRY ROOM TO CONVERT INTO AN ADU:	182	SQ. FT.
-TOTAL NEW ADU:	514	SQ.FT.
-NEW PARKING	2	

PROJECT INFORMATION

SITE ADDRESS	342 W 11TH ST, SAN PEDRO CA. 90731
ZIP CODE	90731
ASSESOR PARCEL #	7456002015
TRACT	PECK'S SUBDIVISION OF BLOCK 36 IN THE TOWN OF SAN PEDRO
BLOCK	NONE
LOT	15
LOT AREA	5,005 SQ.FT
ZONING	R2-1XL-HPOZ

SCOPE OF WORK

EXISTING 332 SF 2 CAR GARAGE AND EXISTING 182 SF LAUNDRY ROOM TO CINVERT INTO AN ACCESSORY DWELLING UNIT (ADU)

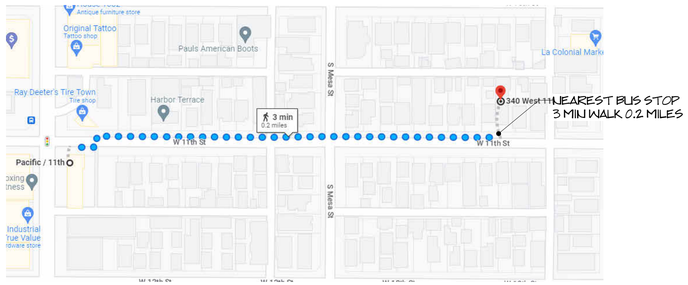


SITE
1/8" = 1'-0" | 1

(E) 6 UNITS MULTIFAMILY

(E) LAUNDRY TO CONVERT INTO AN ADU

(E) GARAGE TO CONVERT INTO AN ADU



NEAREST BUS STOP
3 MIN WALK 0.2 MILES

NEAR STOP BUS
1/4" = 1'-0" | 2

EXHIBIT "A"
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SITE PLAN KEYNOTES

1. ELECTRIC METER
2. WATER HEATER
3. MINI SPLIT
4. (E) FENCE ALONG PROPERTY LINE (6' HIGHT)

SKEDIO STUDIO + PARTNERS
16306 BLACKHAWK ST
GRANADA HILLS CA 91344
(818) 644 34 34
WWW.SKEDIO.COM

NO.	DESCRIPTION	DATE
1	Revision 1	P 1

342 W 11TH ST
SAN PEDRO CA. 90731

OWNER:
MR. NITANTH VANGALA

342 W 11TH ST

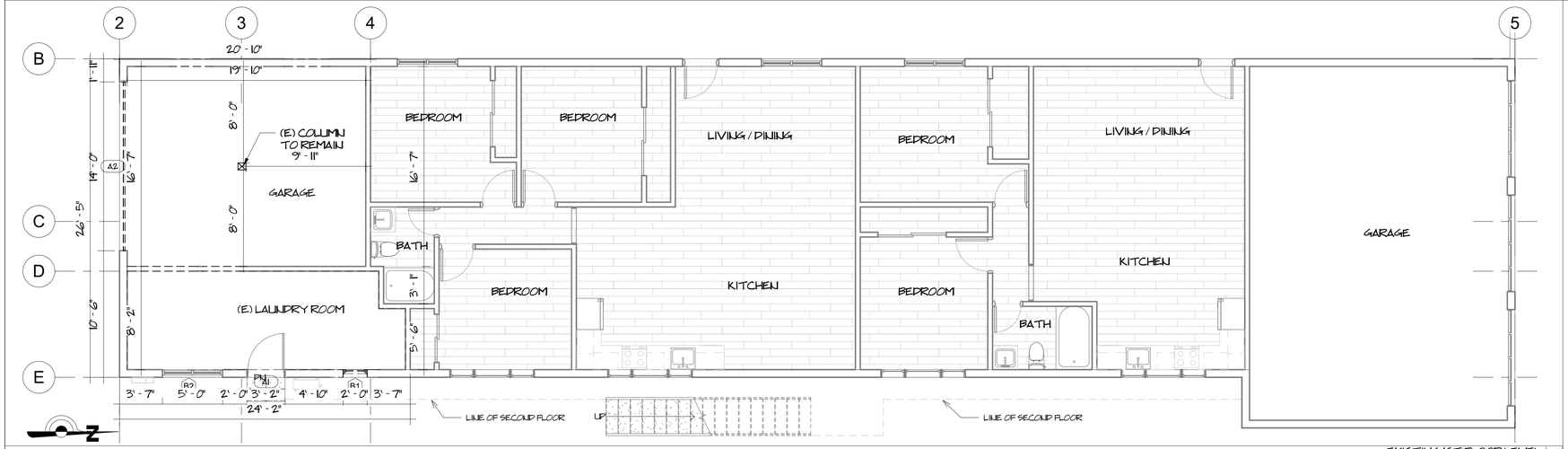
TITLE SHEET / SITE

PROJECT NUMBER	22-0030
DATE	04/12/2022
DRAWN BY	E.V
CHECKED BY	J.P.R

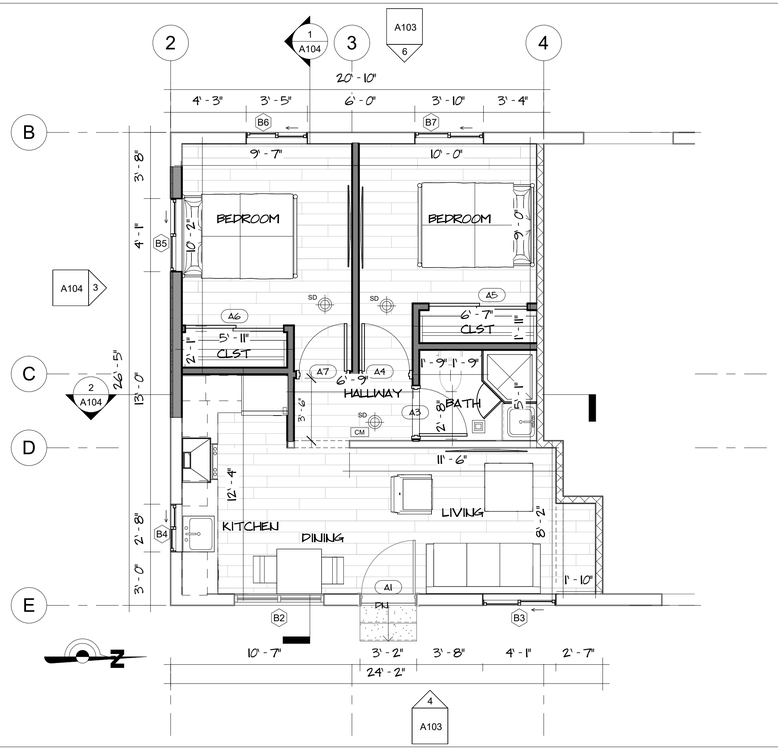
A101

SCALE A

27/03/2023 4:35:47 p. m.

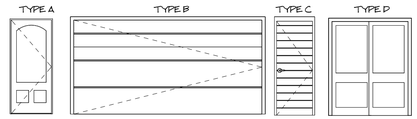


EXISTING 1ST FLOOR LEVEL
3/16" = 1'-0" | 1



PROPOSED 1ST FLOOR LEVEL
1/4" = 1'-0" | 2

DOOR SCHEDULE				
MARK	TYPE.	WIDTH	HEIGHT	CREATION PHASE.
A1	A	3' - 0"	7' - 0"	EXISTING
A2	B	14' - 0"	7' - 0"	EXISTING
A3	C	2' - 8"	7' - 0"	NEW CONSTRUCTION
A4	C	2' - 8"	7' - 0"	NEW CONSTRUCTION
A5	D	5' - 6"	6' - 8"	NEW CONSTRUCTION
A6	D	5' - 6"	6' - 8"	NEW CONSTRUCTION
A7	C	2' - 8"	7' - 0"	NEW CONSTRUCTION



WINDOWS SCHEDULE					
MARK	TYPE	WIDTH	HEIGHT	MATERIAL	CREATION PHASE
B1	1	2' - 0"	3' - 6"	ALUMINUM	EXISTING
B2	2	5' - 0"	4' - 0"	ALUMINUM	EXISTING
B3	2	4' - 1"	4' - 0"	ALUMINUM	NEW CONSTRUCTION
B4	2	2' - 8"	2' - 6"	ALUMINUM	NEW CONSTRUCTION
B5	2	4' - 1"	4' - 0"	ALUMINUM	NEW CONSTRUCTION
B6	2	3' - 5"	4' - 0"	ALUMINUM	NEW CONSTRUCTION
B7	2	3' - 10"	4' - 0"	ALUMINUM	NEW CONSTRUCTION

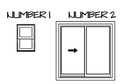


EXHIBIT "A"
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A. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS AS SHOWN. CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD

B. VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES

C. AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM SHALL BE PROVIDED IN THE NEW DWELLING UNIT(S) PER R313.2. A RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN NEW ATTACHED GARAGE PER R309.6

D. SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.

E. SEE TITLE 24 FOR INSULATION

F. ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH LIGHTING, PLUMBING, AND MECHANICAL PLANS AND INFORM ARCHITECT OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS, VOLUME CEILINGS AND NON-STRUCTURAL FRAMING SHALL BE INCLUDED IN BID

G. REFER TO REFLECTED CEILING PLANS, BUILDING SECTIONS, AND INTERIOR ELEVATIONS FOR VOLUME CEILINGS

H. ALL EXTERIOR STUDS SHALL BE 2X6 FRAMING OR MULTIPLE ROWS OF 2X6 FRAMING UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE 2X6 FRAMING UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATION ARE PER STRUCTURAL

I. PROVIDE DRAFT STOPS AS REQUIRED IN SECTION R302.11 OF THE 2013 CRC OR CURRENT BUILDING CODE: ENCLOSED SPACES IN STUD WALLS, PARTITIONS, AND FURRED WALLS SHALL HAVE FIRE STOPS AT TOP AND BOTTOM AND AT MID POINT IN WALLS MORE THAN 10 FEET HIGH

J. CONTRACTOR SHALL PROVIDE ALL REQUIRED SHIMMING SO THAT FINISH FLOOR MATERIALS ALIGN AT THE SAME ELEVATION, UNLESS OTHERWISE NOTED

K. CONTRACTOR SHALL COORDINATE ALL WINDOW AND DOOR ROUGH OPENING WITH MANUFACTURER

L. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS ACCORDING TO SECTION R310 OF THE 2013 CRC: MINIMUM 24 INCHES CLEAR HEIGHT, 20 INCHES CLEAR WIDTH: 5.7 SQ. FT. MINIMUM AREA (5.0 SQ. FT. AT GRADE), AND 44 INCHES MAXIMUM TO WINDOW SILL

G. FOR ALL PLUMBING FIXTURES AND APPLIANCES VERIFY WITH INTERIOR DESIGNER

H. REQUIRED PARKING AREA IS TO BE 18' X 19' CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN SEVEN (7) FEET ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION (MBMC 10.64.100 C)

I. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

J. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION

K. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED (R303.7 & R303.8)

L. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

WALL TYPE

- NEW 2X6 @ 16" O.C EXTERIOR AND PLUMING WALLS
- NEW 2X4 @ 16" O.C INTERIOR PARTITION WALLS
- DEMOLISHED WALL
- EXISTING WALL
- ONE HOUR FIRE AND SOUND RATED WALL STC-50 (SEE PAGE S-1)

CMA — CARBON MONOXIDE DETECTOR

SD — SMOKE DETECTOR

FLUSH CEILING EXHAUST FAN
ENERGY STAR & HUMIDISTAT DUCTED TO OUTSIDE
VENTILATION OF 50 CU.FT./MIN.
PROVIDE 20/50 CFM WITH A HUMIDISTAT

SKEDIO STUDIO + PARTNERS
16306 BLACKHAWK ST
GRANADA HILLS CA 91344
(818) 644 34 34
WWW.SKEDIOSTUDIO.COM

NO.	DESCRIPTION	DATE

342 W 11TH ST
SAN PEDRO CA. 90731

342 W 11TH ST

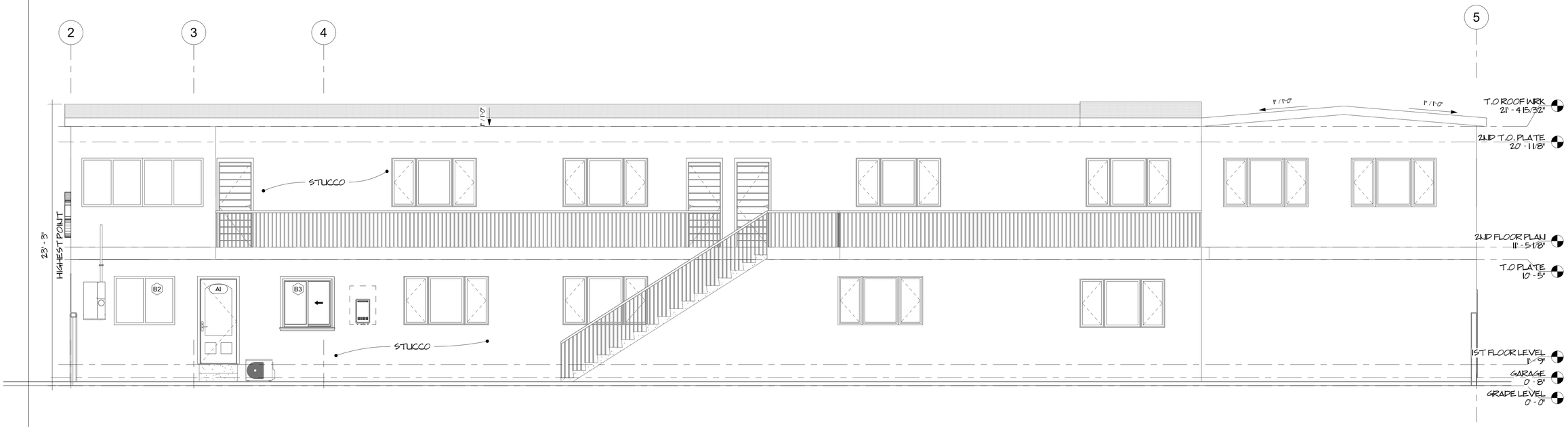
FLOOR PLAN

PROJECT NUMBER	22-0030
DATE	04/12/2022
DRAWN BY	E.V
CHECKED BY	J.P.R

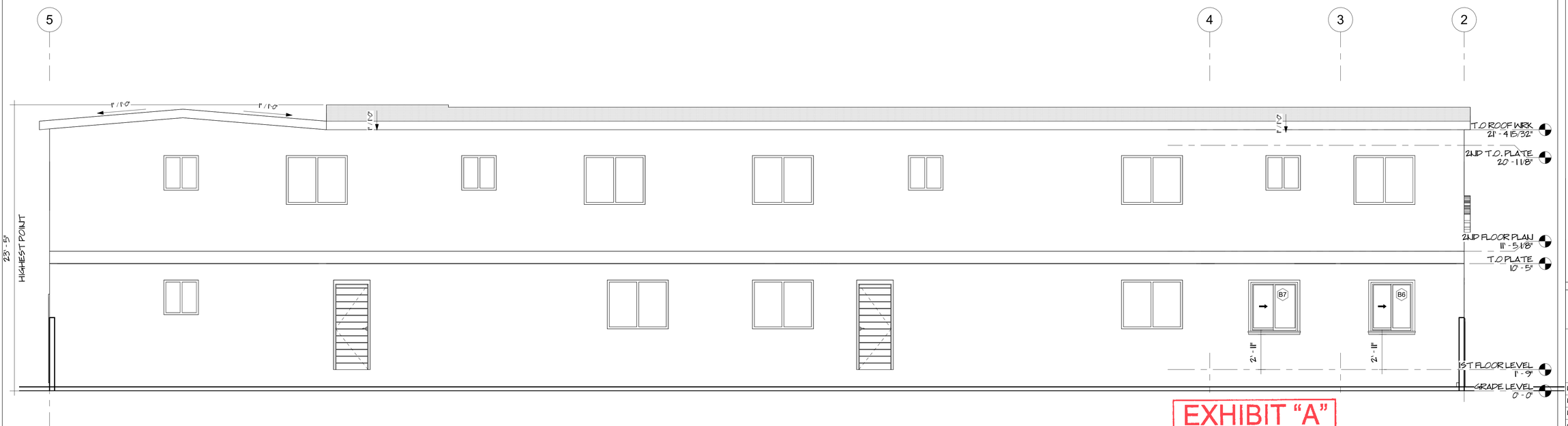
A102

SCALE As indicated

27/03/2023 4:35:51 p. m.



PROPOSED EAST
1/4" = 1'-0" | 4



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Case No. DIR-2022-7681-CDP-MEL-HCA

PROPOSED WEST
1/4" = 1'-0" | 6

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NO.	DESCRIPTION	DATE

342 W 11TH ST
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342 W 11TH ST

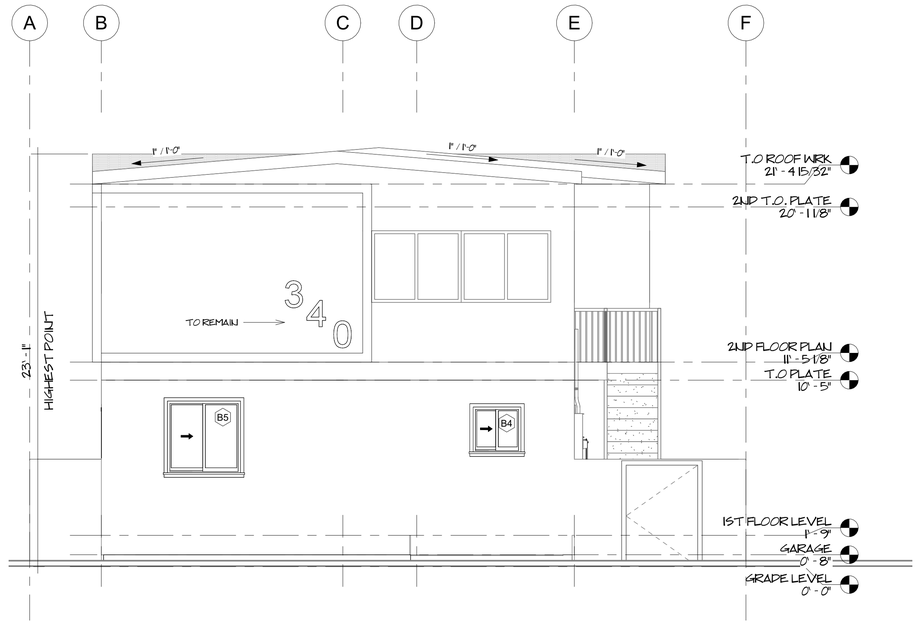
ELEVATIONS

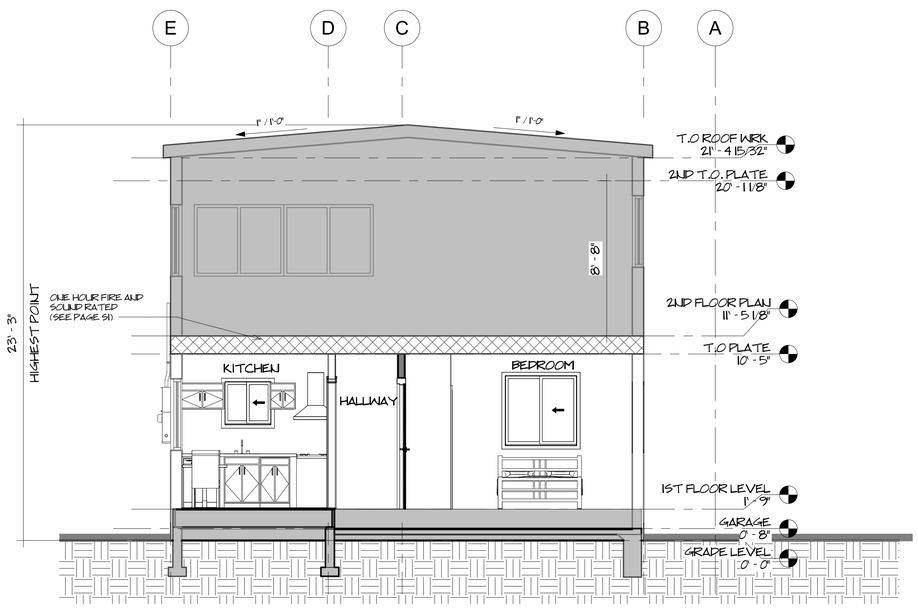
PROJECT NUMBER	22-0030
DATE	04/12/2022
DRAWN BY	E.V
CHECKED BY	J.D.R

A103

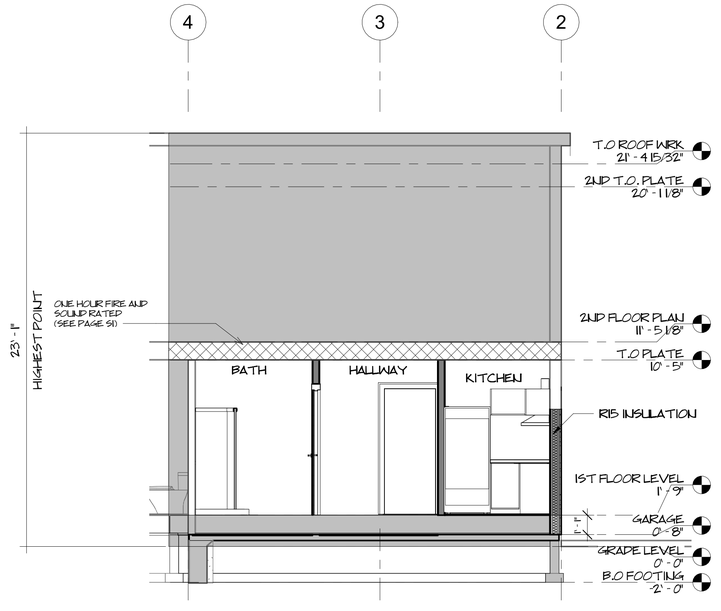
SCALE 1/4" = 1'-0"

27/03/2023 4:35:53 p. m.





SECTION 1
1/4" = 1'-0" | 1



SECTION 2
1/4" = 1'-0" | 2

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NO.	DESCRIPTION	DATE

342 W 11TH ST
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342 W 11TH ST

ELEVATION / SECTION

PROJECT NUMBER	22-0030
DATE	04/12/2022
DRAWN BY	E.V
CHECKED BY	J.P.R

A104

SCALE 1/4" = 1'-0"

27/03/2023 4:35:57 p. m.