CALIFORNIA COASTAL COMMISSION

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



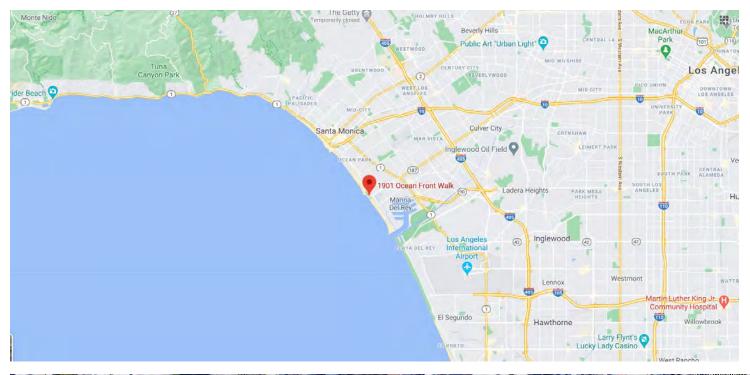
W16b

5-85-249-A1 (KEENAN)

NOVEMBER 4, 2020

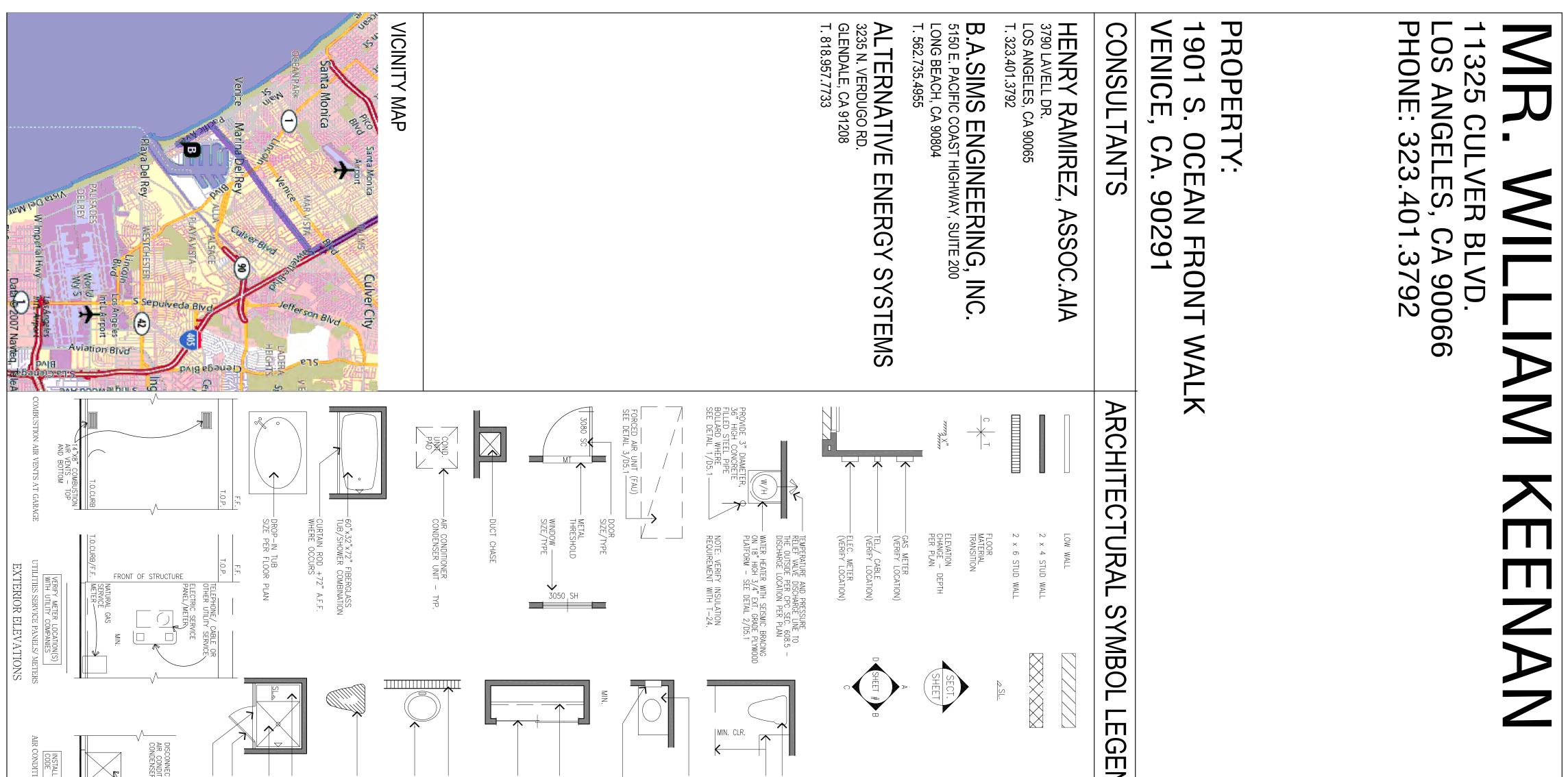
EXHIBITS

- Exhibit 1 Vicinity Map and Project Location
- Exhibit 2 Project Plans



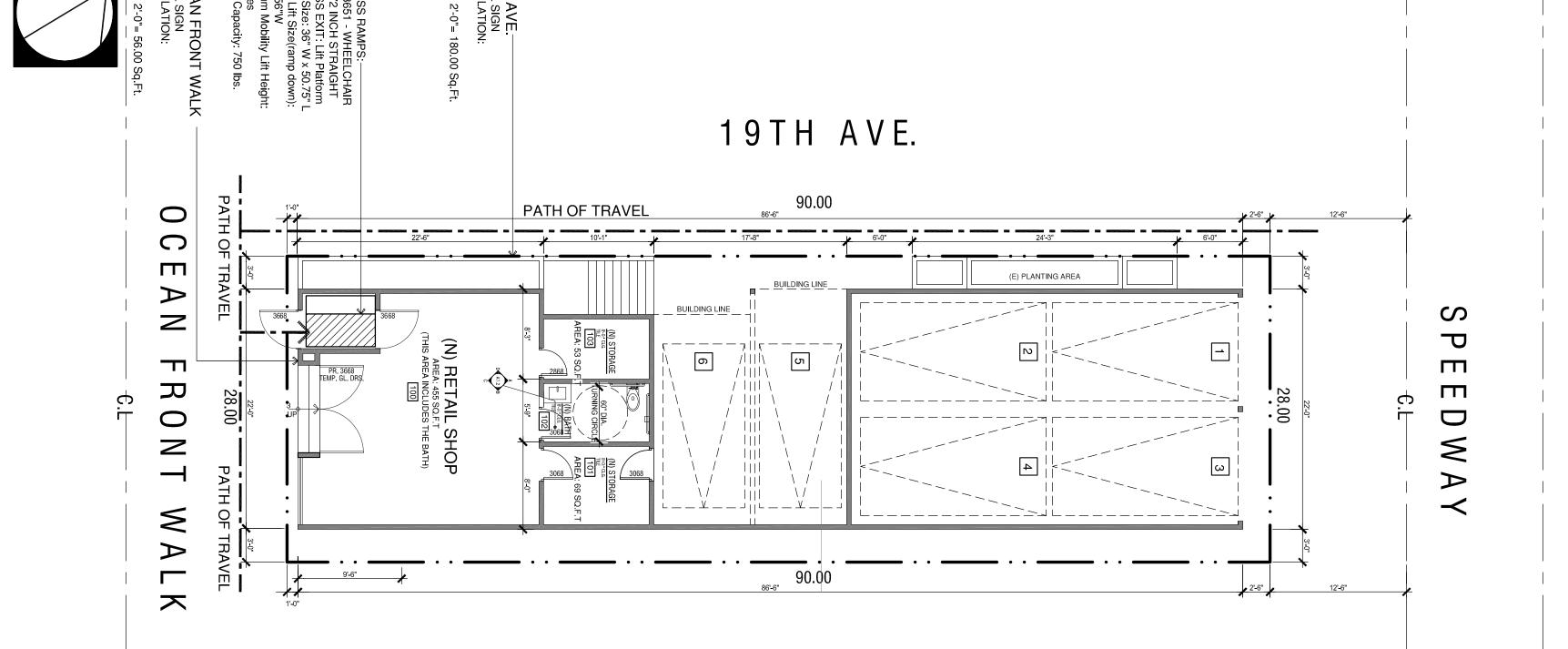


California Coastal Commission CDP 5-85-249-A1 Exhibit 1



AND ENCLOSURE 		SHELF AND POLE DOOR SIZE PER PLAN AT PEDESTAL SINK		WATER CLOSET UNE OF OBSTRUCTION	MARKER INTERIOR ELEVATION KEY (SEE SHEET INDEX FOR SHEET NUMBERS)	NEW WALL SHELF ABOVE SLOPE TO DRAIN 1/4" PER FOOT MIN. U.N.O.	ND	
NOTES: 1. THIS PROJE AN INCENTIVE AN INCENTIVE 2. THE BUILDI OCCUPANCY ORIGINALLY F 6-CAR ATTAC	Owner's s Addresses	NOTE: Adamy change o This certifietes that, so far as a requirements of the Municipal Issued 110-2-72 Issued 110-2-72 Two st 2 apari 6 pari R-1 oc	CERTIF Address of af 1.		GROUND LEVEL IN TYPE RETAIL STORAGE (STORAGE AREA I	UNITS INFO: UNIT 1 2 3 4	S	A. BUILDING OCCUPANCY GROUP B. TYPE OF CONSTRUCTION : VA C. GOVERNING CODES: All work s all applicable sections of the folio 1. LABC 2017 2. CBC 2016 5. CBC 2016 D. PROJECT AREA: Lot Area: First Level Second Level Fourth Level Fourth Level Fourth Level COTAL AREA: U E. PARKING: (E) 6 Parking Spaces F. BUILDING HEIGHT (E) 35'-0" ZONING : R3-1
HED G	K & E Development 3106 Pacific Avenu Marina Del Rey, Ca B&S Form B-95a-2600 Sheet Sets-4-7	CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC CERTIFIC	ICATE (Ground Level Info: Type Area Retail 446.07 Sq.Ft. Storage Area Includes 2 Areas- 78.1	AREA 1,08197 SQ.FT. 375.78 SQ.FT. 1,700.54 SQ.FT. 375.78 SQ.FT.	INFO:	BUILDING OCCUPANCY GROUP : R3/M/S2 TYPE OF CONSTRUCTION : VA GOVERNING CODES: All work shall comply with all applicable sections of the following codes: 1. LABC 2017 2. CBC 2016 3. LARC 2017 4. CRC 2016 PROJECT AREA: Lot Area: Second Level First Level Fourth Level Fourth Level Fourth Level Fourth Level FULDING Spaces LO GOVERNING: BUILDING HEIGHT (N) PARKING: BUILDING HEIGHT (N) MING : R3-1
100% PRIVATELY CREDIT, AND IT IS ERMIT SHOWS TH/ SSUED ON 10.02.7 TTED AS A DUPLE ARAGE.	opment Avenue Rey, Californ: 90291 Sheet Sel5-4-71 (C-10)	CERTIFICATE OF LOS CERTIFICATE OF LOS r occupancy must be appri- by or made known to the undersign by or made known to the undersign the undersign the space of the option of the option of the option of the option of the option of the option of the option of the option of the option of the option of the option of the option of the option of the option of the option of the option of the option of the option of th	OCCUF		Location in Buildi 1st Level 1st Level 78.09 Sq.ft. and 110.36 S	UNIT TYPE 2-BEDROOM GUEST ROOM 2-BEDROOM + LOFT GUEST ROOM		Vith 2,532.20 Sq.Ft. 1,562.31 Sq.Ft. 1,562.31 Sq.Ft. 618.57 Sq.Ft. 1,165.45 Sq.Ft. 1,165.45 Sq.Ft. (N) NO CHANGE (N) NO CHANGE
-Y FUNDED, AND IT IS NOT REC IS NOT PUBLIC HOUSING. HAT THE CERTIFICATE OF 2.72, AND THE BUILDING WAS -EX WITH 2 GUEST ROOMS AN	1a A	oved by the Department of ed, the building at the above addre ts. 1, (Building Code)—for followin WLA 88978/72 WLA 88978/72 X 221, duplex rooms, d and provided	ANCY		DING SQ.FT.)	DESIGNATION MARKET RATE MARKET RATE MARKET RATE		INDEX: C.S. COVER SHEET P1 PLANNING APPROVAL 1 P2 PLANNING APPROVAL 2 P3 PLANNING APPROVAL 3 A1 (E) AND (N) GROUND LEVEL A2 (E) FIRST AND SECOND LEVELS A3 (E) LOFT AND SUN DECK LEVELS (E) SOUTH AND NORTH ELEVATIONS S1 STRUCTURAL NOTES S2 FRAMING PLAN S3 TYPICAL DETAILS
NOT RECEIVING SING. E OF NG WAS OOMS AN A	R. MENDENHALL:bp	of Building and Safety, sy compiles with the applicable g occupancies:				Location in Building 2nd Level 2nd Level 3rd and 4th Levels 3rd Level		VELS EVATIONS EVATIONS
		EXPRESS RAMPS L72SP3651 - WHE LIFT - 72 INCH STF ACROSS EXIT: Lift Usable Size: 36" W Overall Lift Size(rar 76"L x 56"W Maximum Mobility L 72 inches Weight Capacity: 7 MetralL SIGN CALCULATION: 1 Story 28'-0" x 2'-0"= 56.0	19TH AVE. RETAIL SIGN CALCULATION: 1 Story 90'-0" x 2'-0"= 180.					PLOT PL

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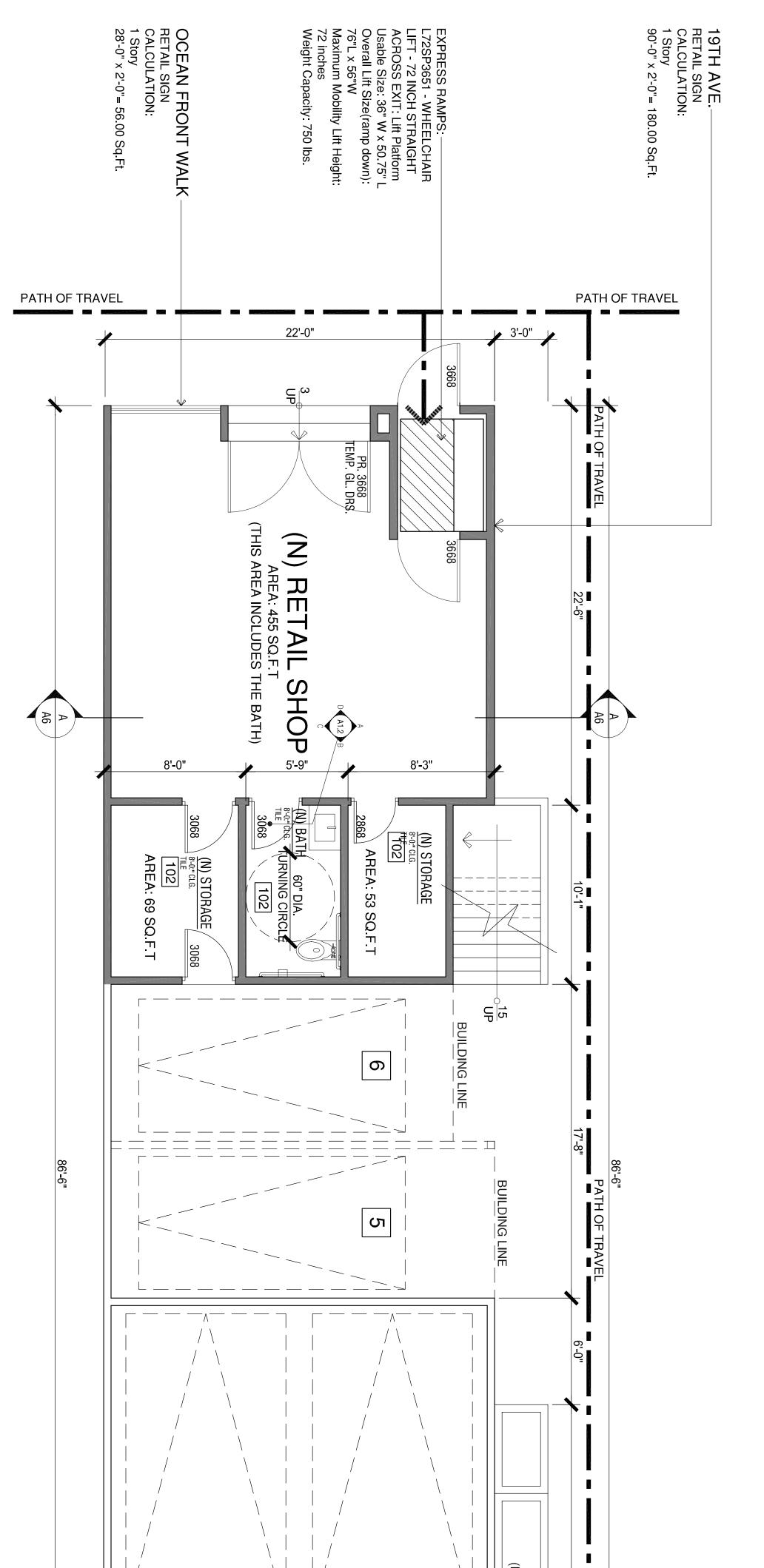
A.P.N. 4226.012.001

		A.P.N. 4226.012.001	
REVISIONS: DATE 02.03.20 DATE: 02.03.20 C.S.	FOR: MR. WILLIAM KEENAN William E. Keenan Living Trust 11325 CULVER BLVD. LOS ANGELES, CA 90066	PROJECT NEDNA BUILDING WITH 2 ADARTMENTS AND 2 GUES ROOMS LOCATED AT:1915. COEAN FRONT WALK VENCE: CA 390291 BLOCK : 3 LOT : 11975. SHORT LINE SUBDIVISION No1 ART: SHORT LINE SUBDIVISION No1 APN: 4226.012.001	STORE AND A CONTRACT OF A CONT

SCALE

- -

1/8"



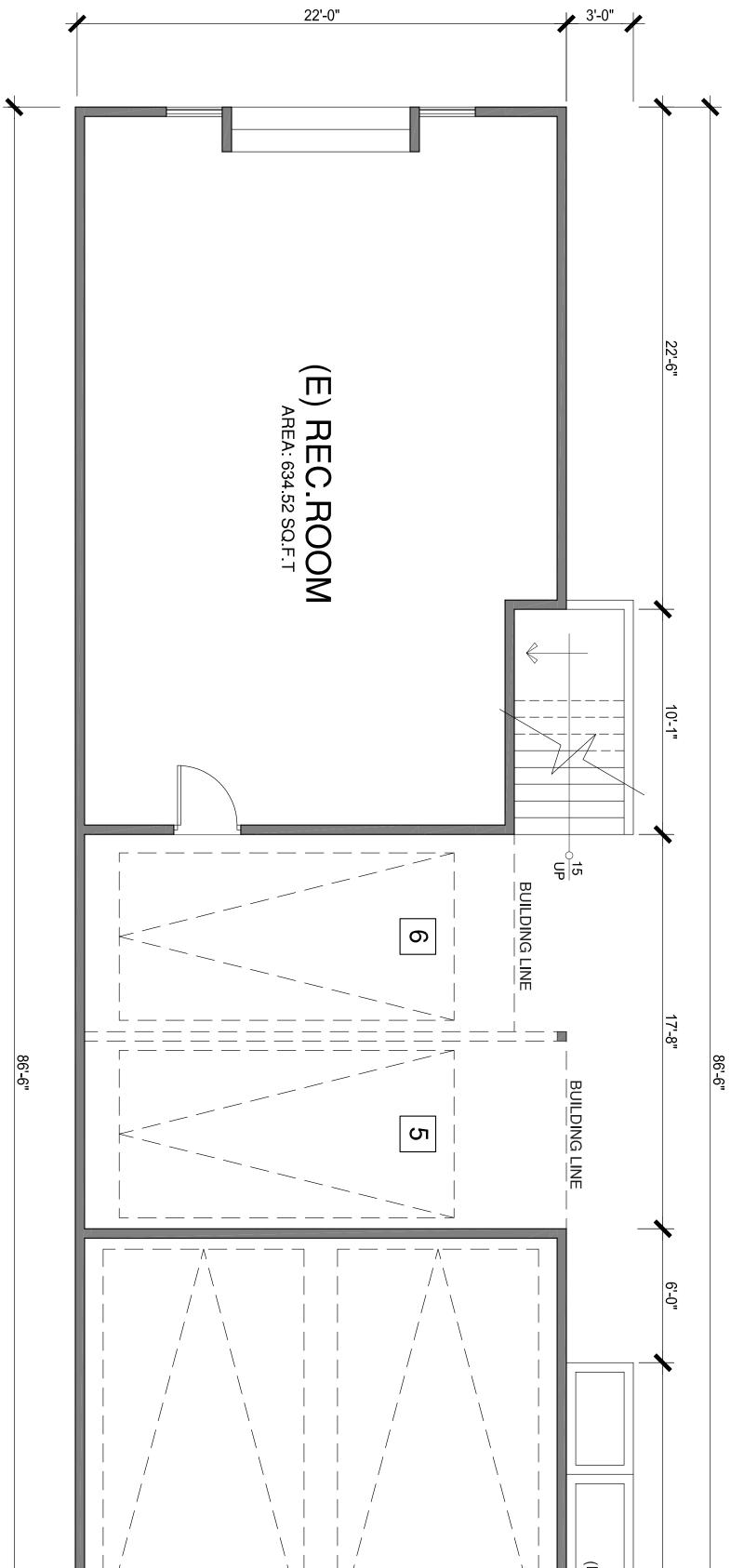
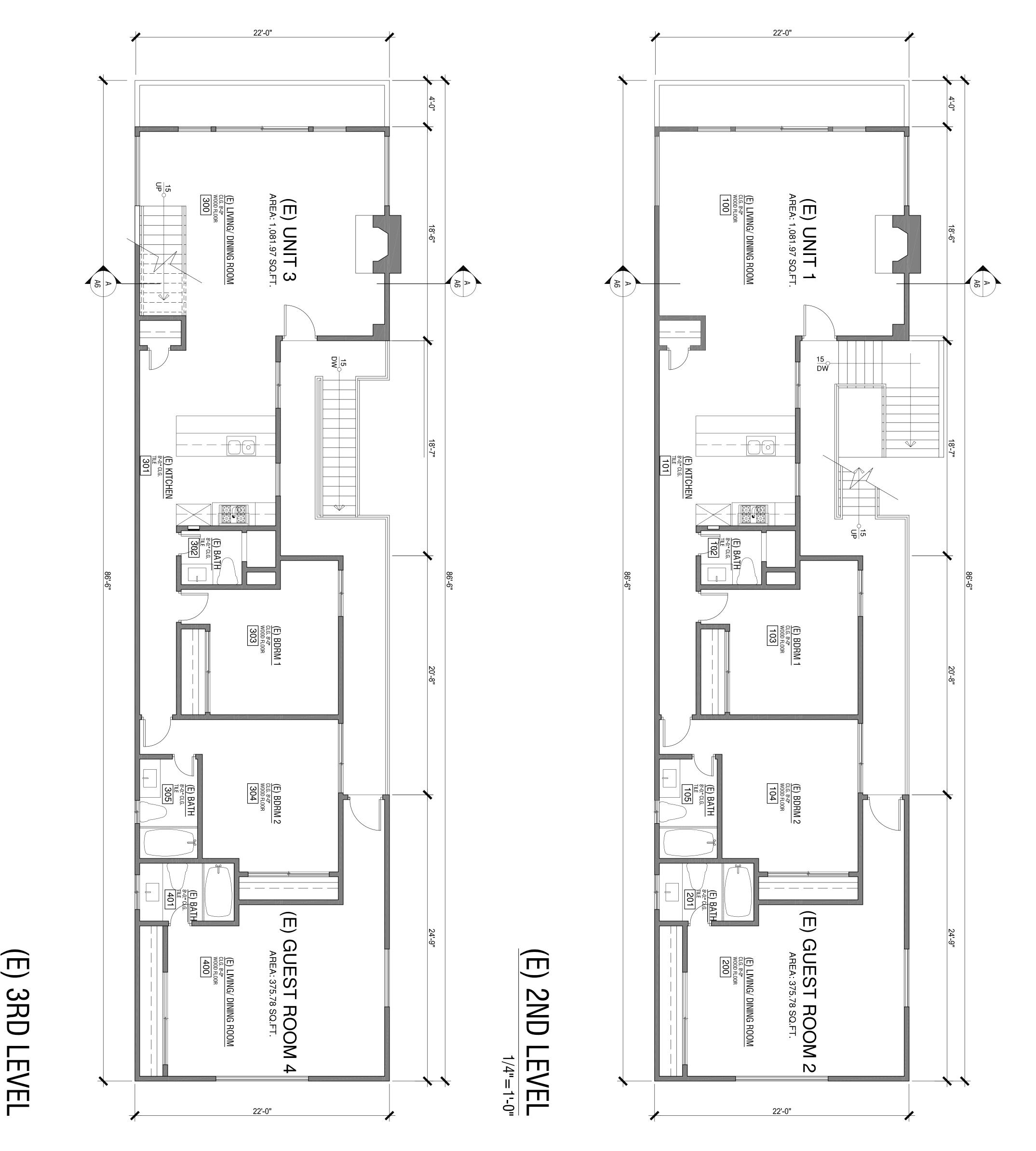
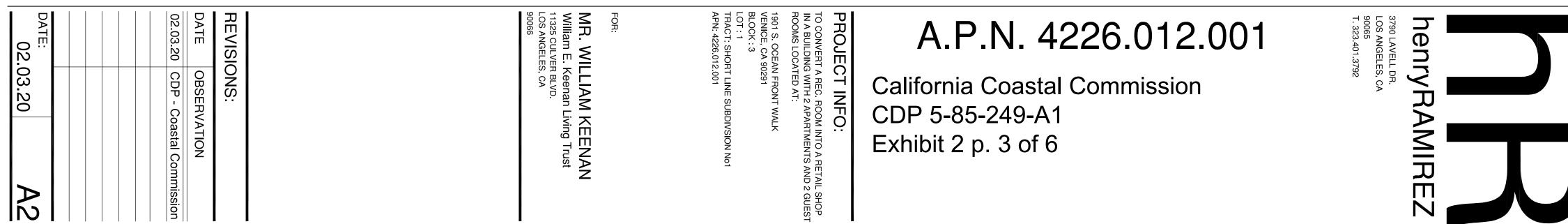


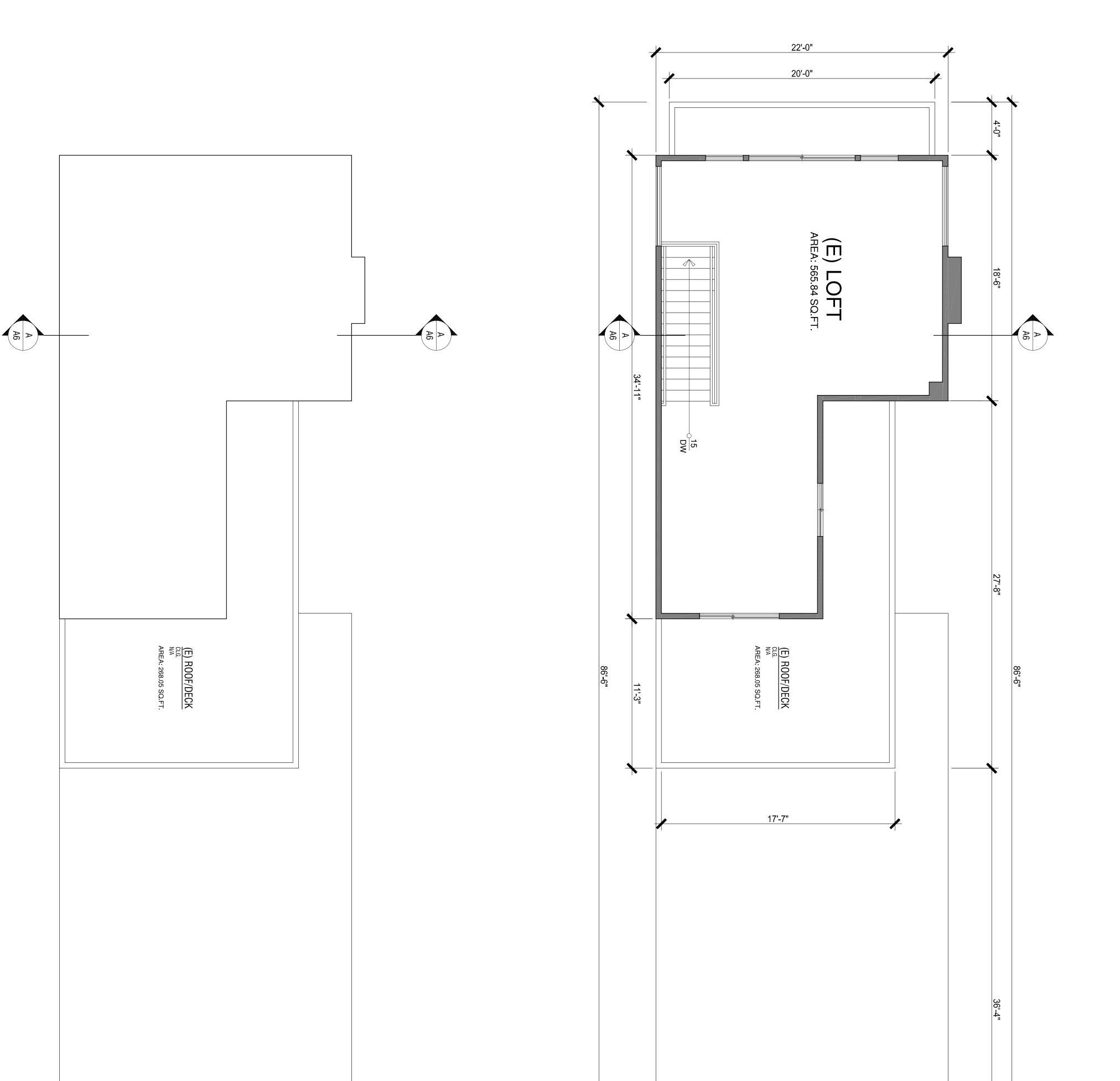
	Image: 1 mining and 1 mini		Image: Constraint of the second state of the second sta	24'-3"
(N) 1ST LEVEL		(E) 1ST LEVEL		6 ⁻ -0 ⁻

	REVISI 02.03.20	FOR: MR. WI William E. 11325 CULVE LOS ANGELE 90066	PROJE TO CONVER IN A BUILDIN ROOMS LOC 1901 S. OCE VENICE, CA 1 BLOCK : 3 LOT : 1 TRACT: SHO APN: 4226.01	A.P.N. 4226.012.001	3790 LAVEL 90065 T. 323.401.3
e: 02.03.20	OBSERVATIO CDP - Coastal	LLIAM KE Keenan Living BLVD.	ECT INFO: RT A REC. ROOM IN NG WITH 2 APARTA CATED AT: CATED AT: EAN FRONT WALK 90291 ORT LINE SUBDIVSI	California Coastal Commission CDP 5-85-249-A1	LDR. ES, CA
A1	tal Commission	ENAN J Trust	ITO A RETAIL SHOP MENTS AND 2 GUEST	Exhibit 2 p. 2 of 6	





1/4"=1'-0"

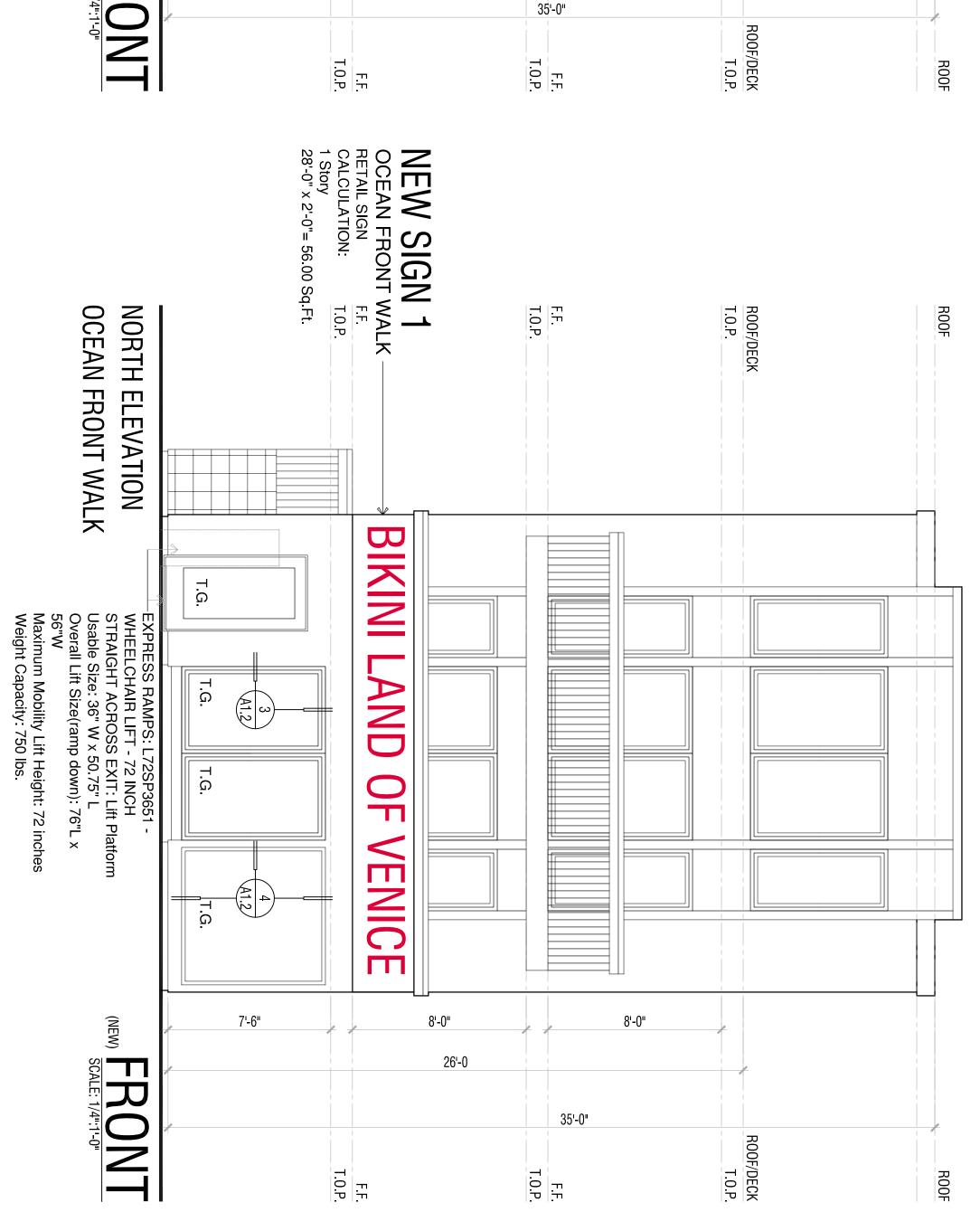


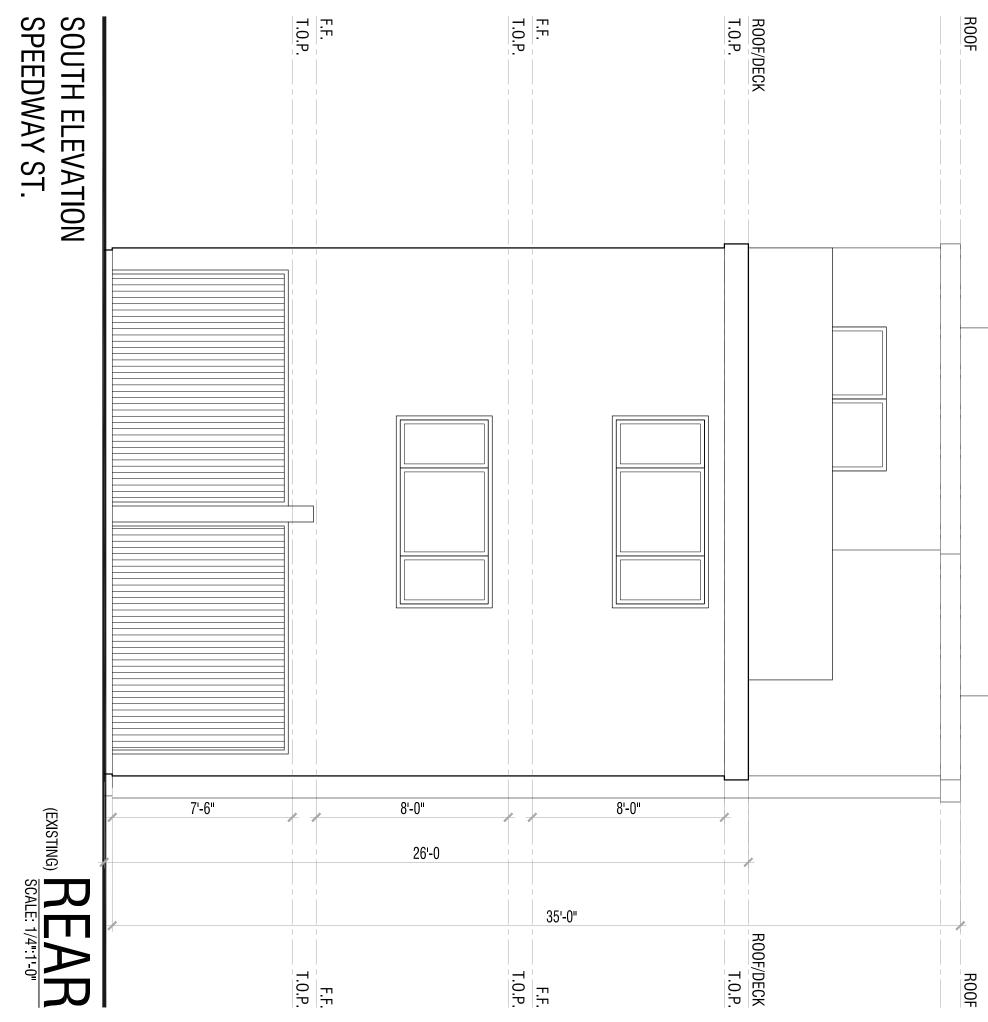
36'-4"

(E) ROOF PLAN 1/4"=1'-0"		(E) 4TH LEVEL 1/4"=1"-0"	22'-0"	
DATE OBSERVATION 02.03.20 CDP - Coastal Commission DATE: 02.03.20 DATE: A3	FOR: MR. WILLIAM KEENAN William E. Keenan Living Trust LOS ANGELES, CA 90066			T. 323.401.3792

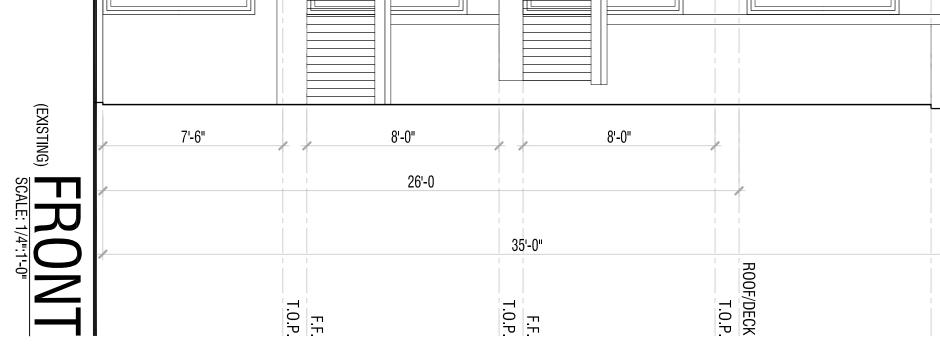
NORTH ELEVATION OCEAN FRONT WALK

T.O.P.	F.F. T.O.P.	ROOF/DECK T.O.P.	ROOF





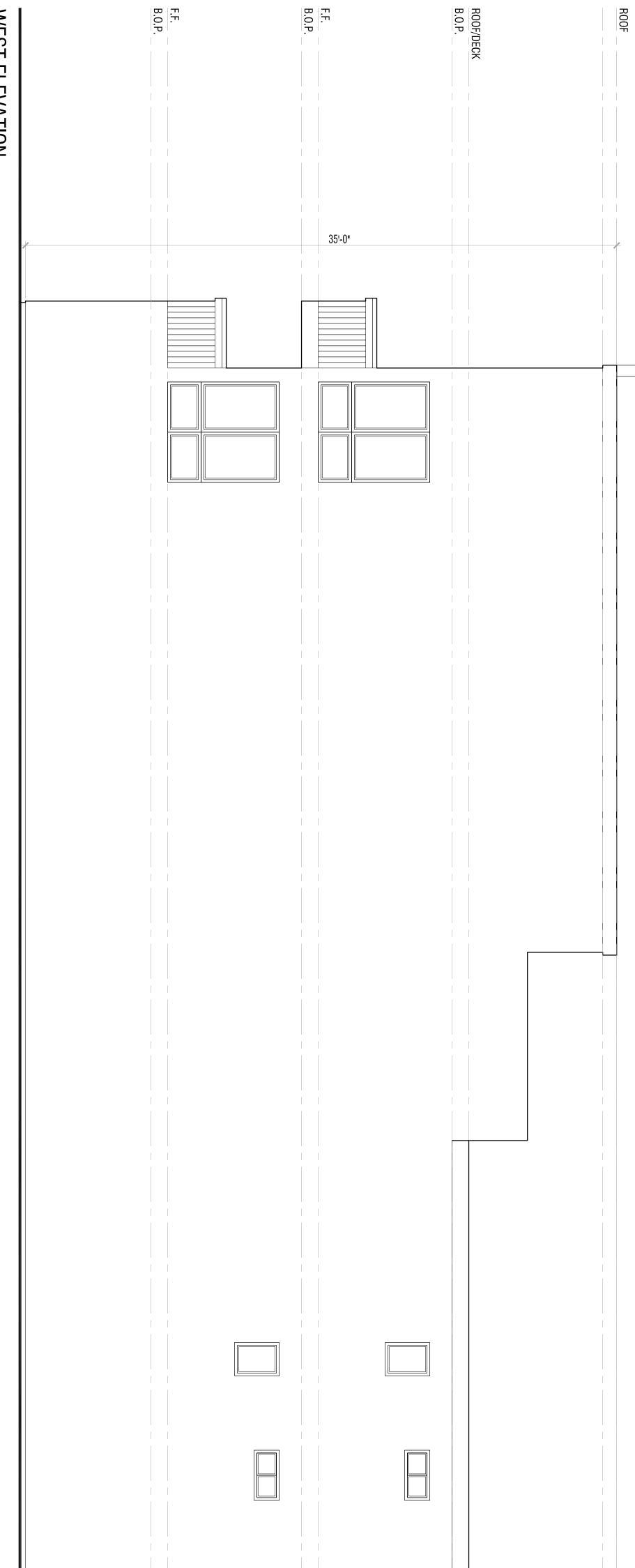




REVISIONS: DATE OBSERVATION 02.03.20 CDP - Coastal C DATE: 02.03.20 02.03.20 CDP - Coastal C	FOR: MR. WILLIAM KEEN William E. Keenan Living Tr 11325 CULVER BLVD. LOS ANGELES, CA 90066	A.P.N. 4226.012.001 PROJECT INFO N A BUILDING WITH 2 APARTMENT NOOMS LOCATED AT: 101 S. OCEAN FRONT VALK VENCE, CA 90291 BLOCK : 3 LOT : 1 TRACT: SHORT LINE SUBDIVISION APN: 4226.012.001	ST90 LAVELL DR. LOS ANGELES, CA 90065 T. 323.401.3792
A Commission	rust	A RETAIL SHOP UTS AND 2 GUEST	

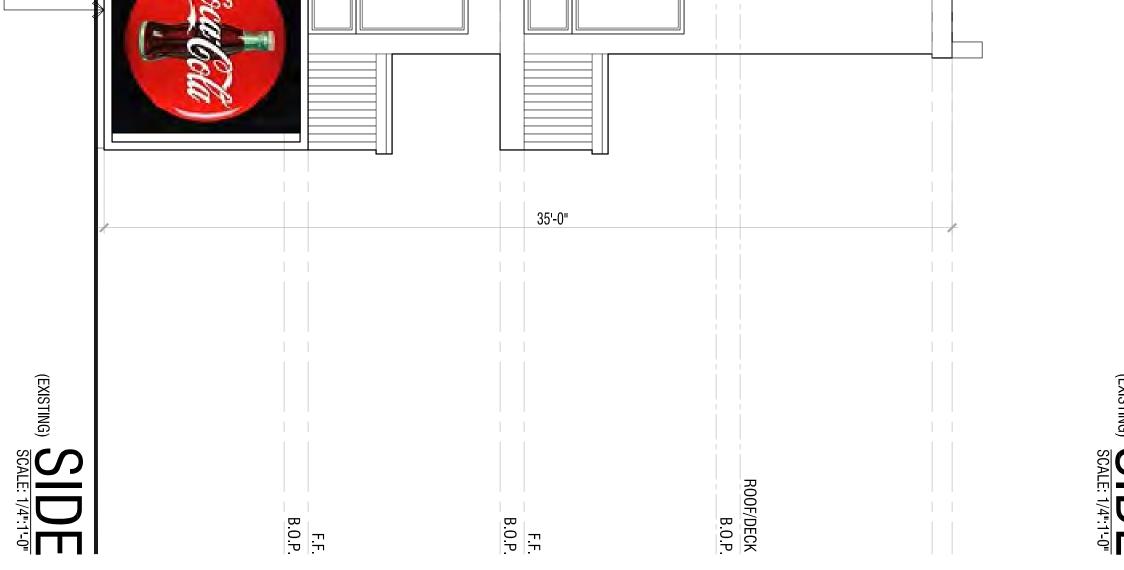


WEST ELEVATION



19TH AVE. RETAIL SIGN CALCULATION: 1 Story 90'-0" x 2'-0"= 180.00 Sq.Ft.

3



DATE: 02.03.20	REVISIONS: DATE OBSERVATIO 02.03.20 CDP - Coasta	FOR: MR. WILLIAM KEE William E. Keenan Living 11325 CULVER BLVD. LOS ANGELES, CA 90066	PROJECT INFO: TO CONVERT A REC. ROOM INT IN A BUILDING WITH 2 APARTMI ROOMS LOCATED AT: 1901 S. OCEAN FRONT WALK VENICE, CA 90291 BLOCK : 3 LOT : 1 TRACT: SHORT LINE SUBDIVSIC APN: 4226.012.001	A.P.N. 4226.012.001 California Coastal Commission CDP 5-85-249-A1 Exhibit 2 p. 6 of 6	And the second s
A5	al Commission	Trust	O A RETAIL SHOP ENTS AND 2 GUEST NN No1		

T-6" 8-0" 8-0" 7-6" 8-0" 8-0" 26-0 35-0" 80.0"