

CALIFORNIA COASTAL COMMISSION

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



W16b

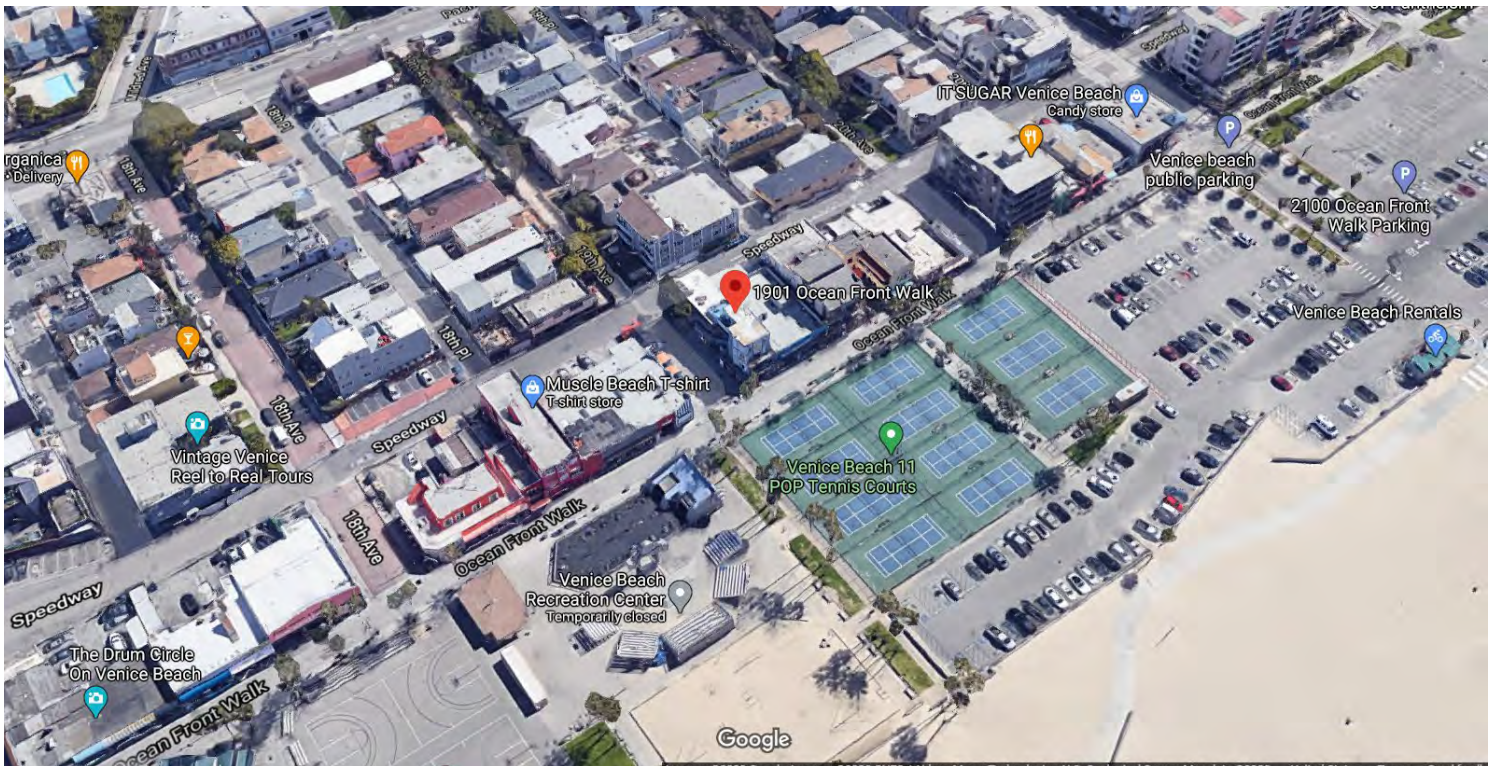
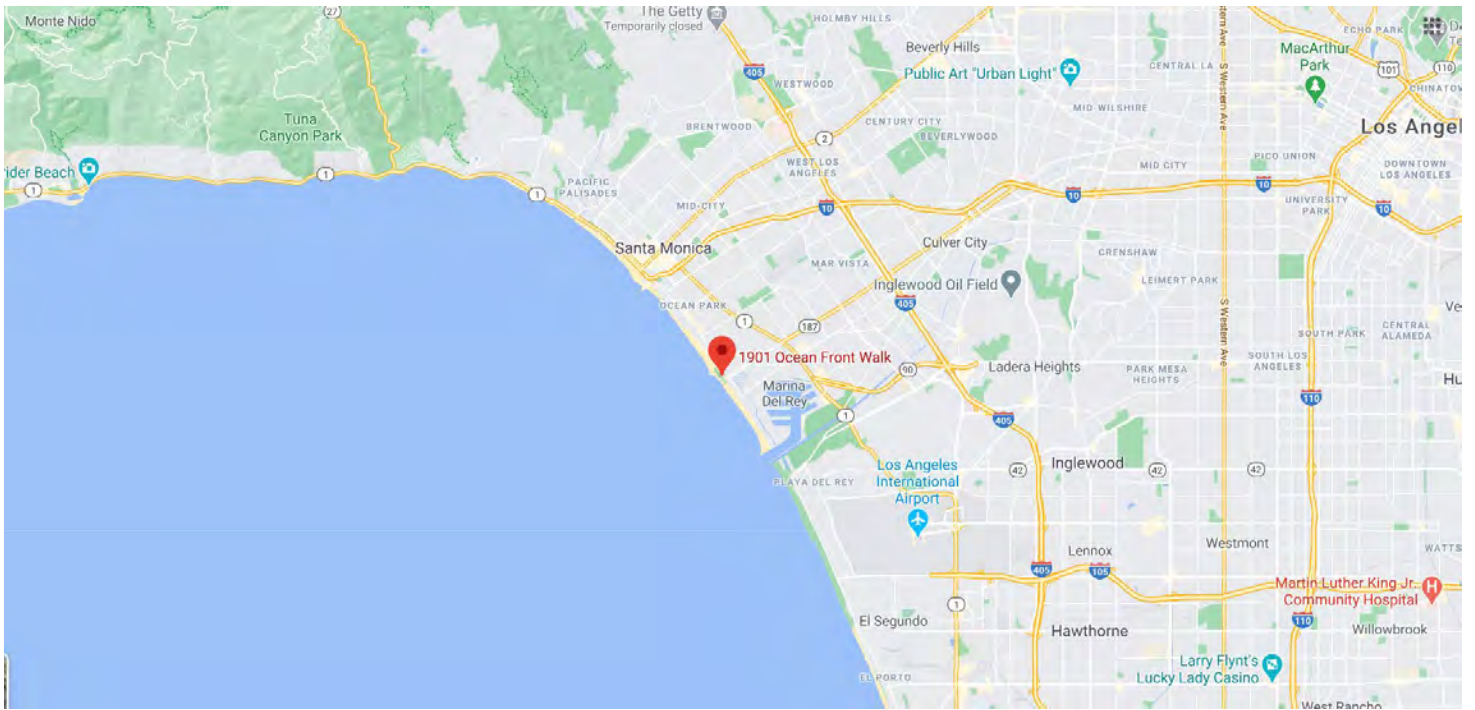
5-85-249-A1 (KEENAN)

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

PROJECT INFO:

TO CONVERT A REC. ROOM INTO A RETAIL SHOP
IN A BUILDING WITH 12 APARTMENTS AND 2 GUEST
ROOMS LOCATED AT:
1991 S. OCEAN FRONT WALK
VENICE, CA 90291
BLOCK : 3
LOT : 1
TRACT SHORT LINE SUBDIVISION No1
APN: 4226.012.001

FOR:

MR. WILLIAM KEENAN
William E. Keenan Living Trust
11325 CULVER BLVD.
LOS ANGELES, CA
90065

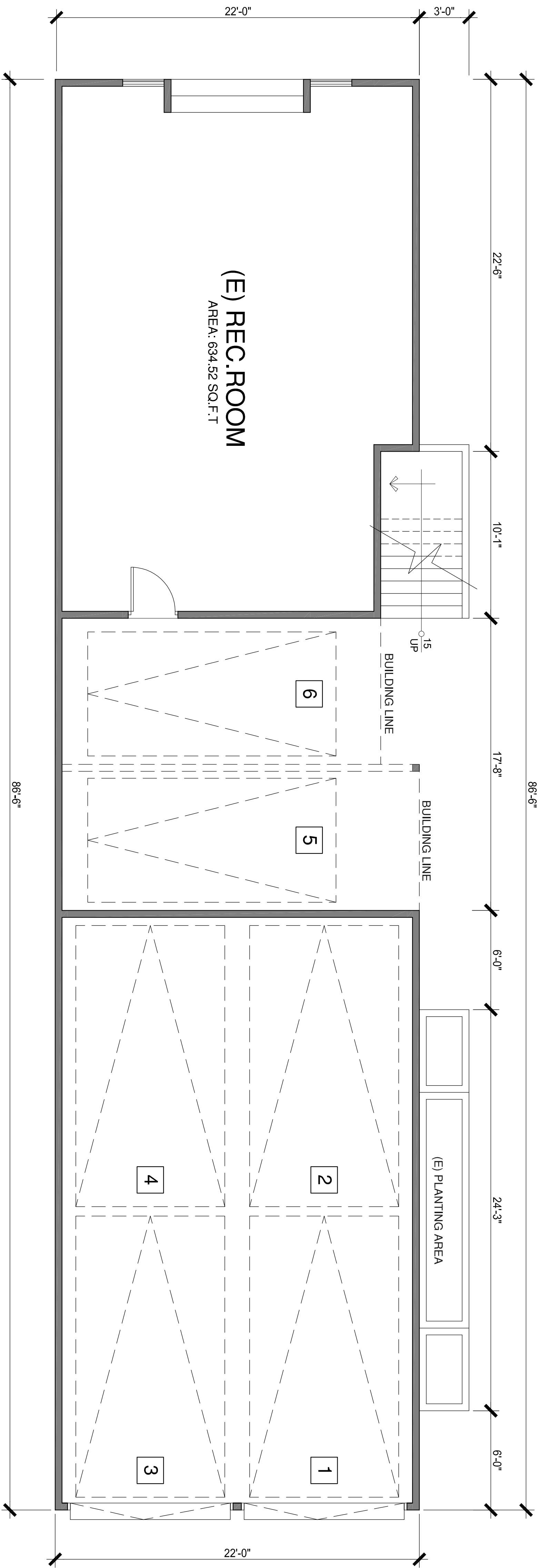
REVISIONS:

DATE	OBSERVATION
02.03.20	CDP - Coastal Commission

DATE:

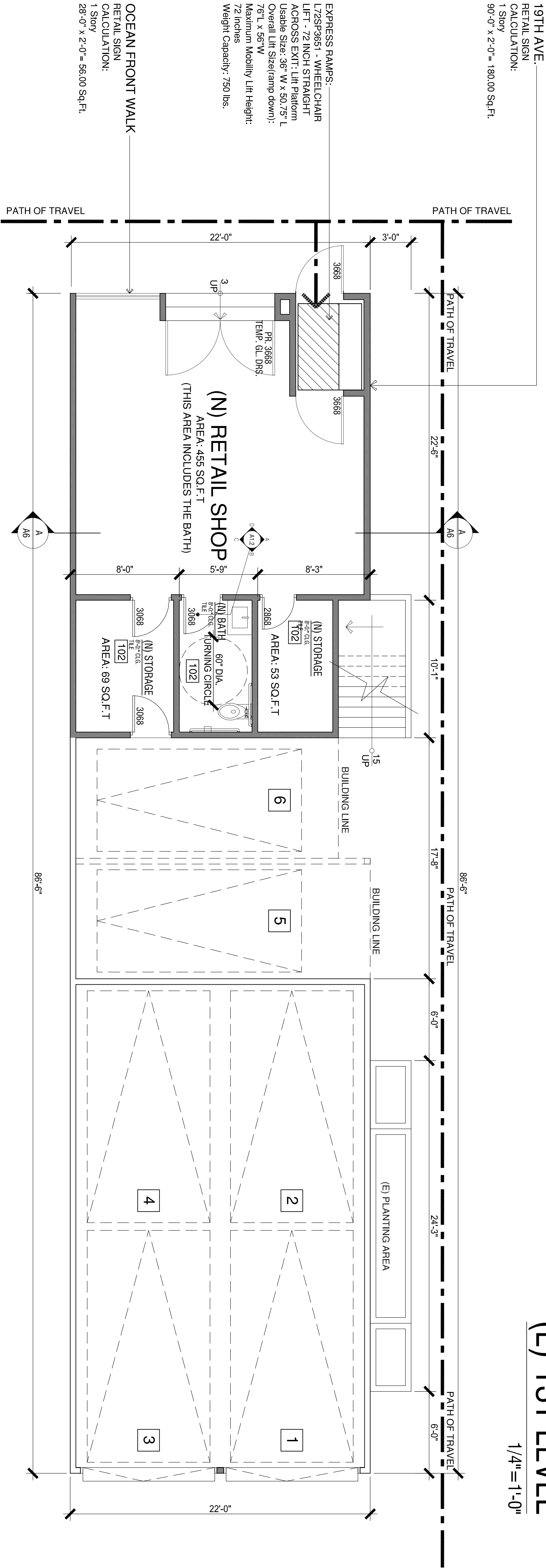
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A1



(E) 1ST LEVEL

1/4" = 1'-0"



(N) 1ST LEVEL

1/4" = 1'-0"

A.P.N. 4226.012.001

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CDP 5-85-249-A1

Exhibit 2 p. 3 of 6

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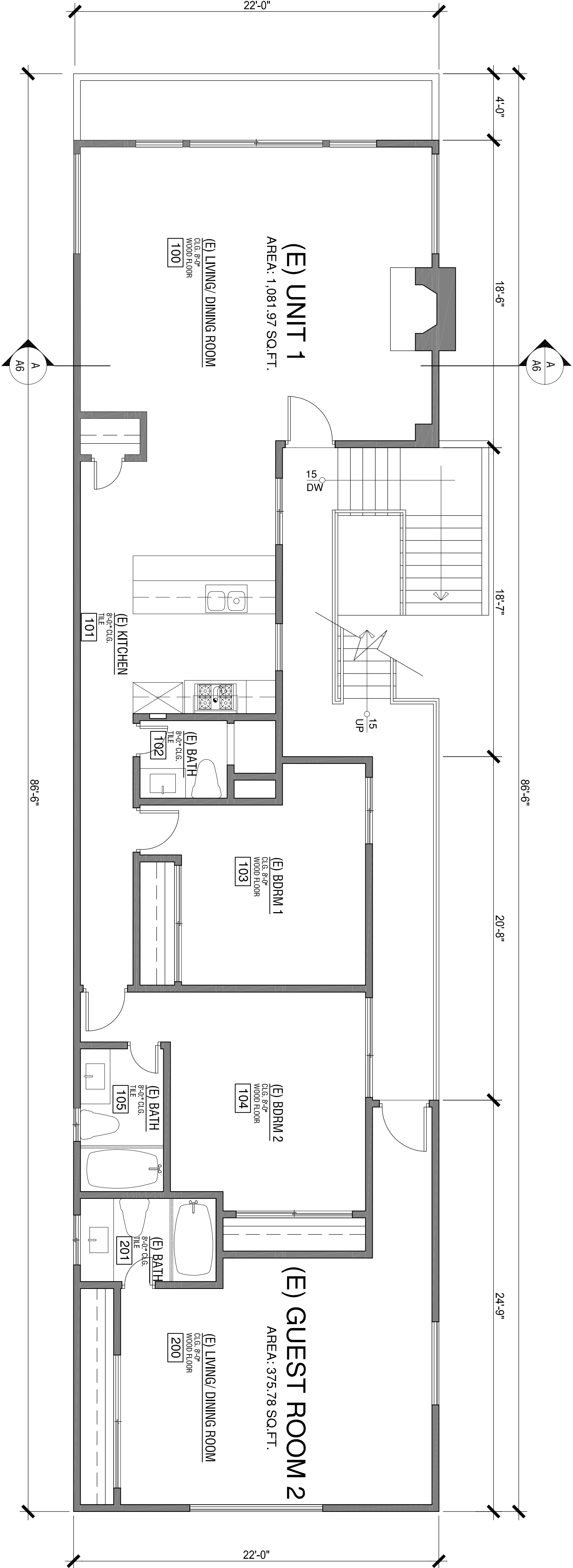
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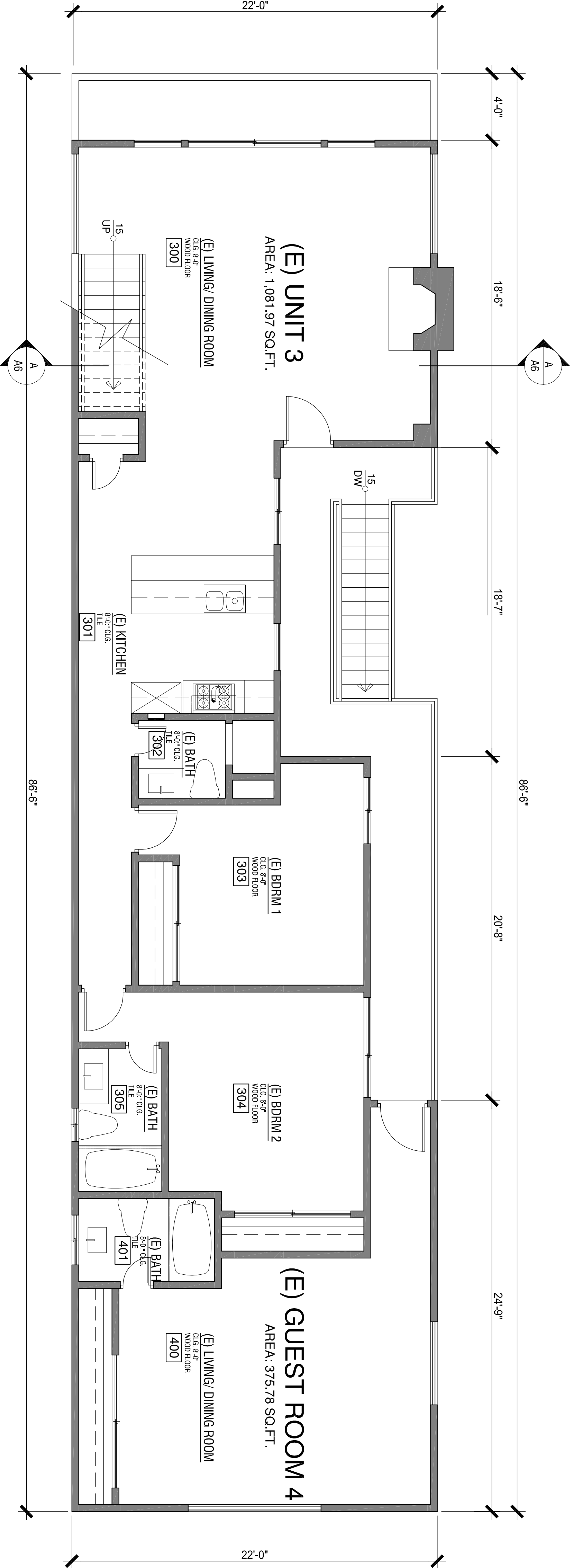
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A2



(E) 2ND LEVEL

1/4" = 1'-0"



(E) 3RD LEVEL

1/4" = 1'-0"

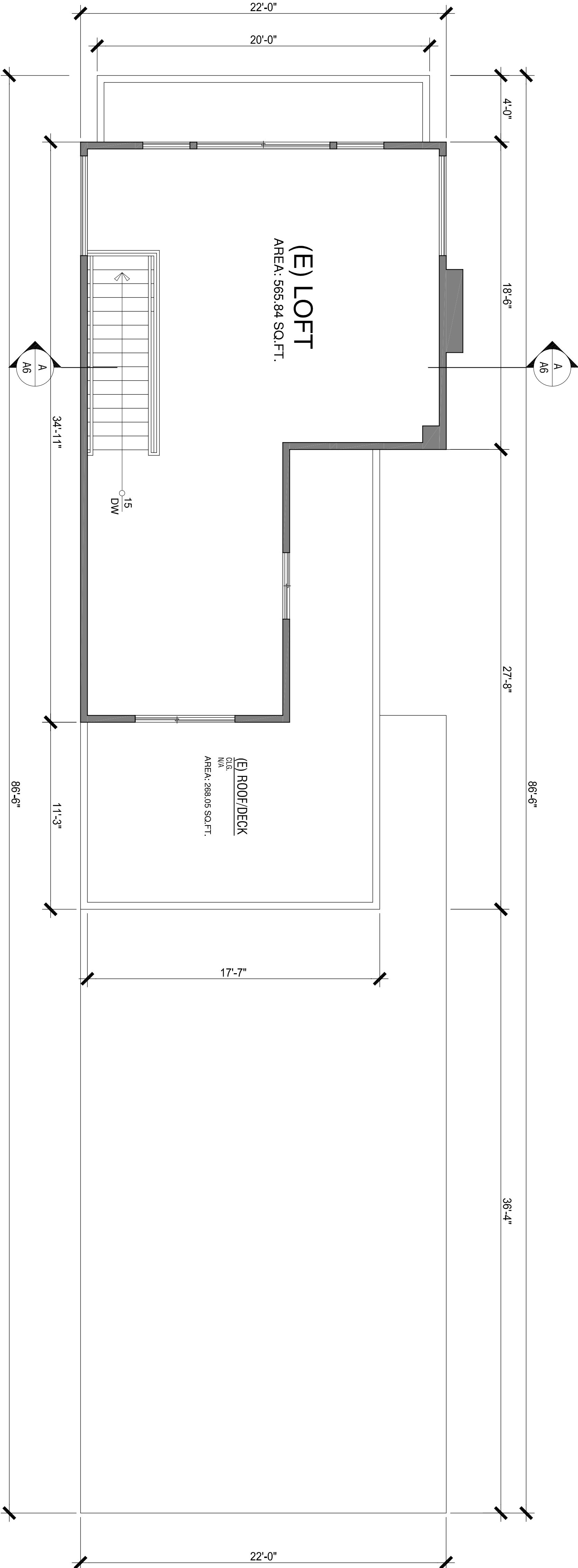
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FOR:

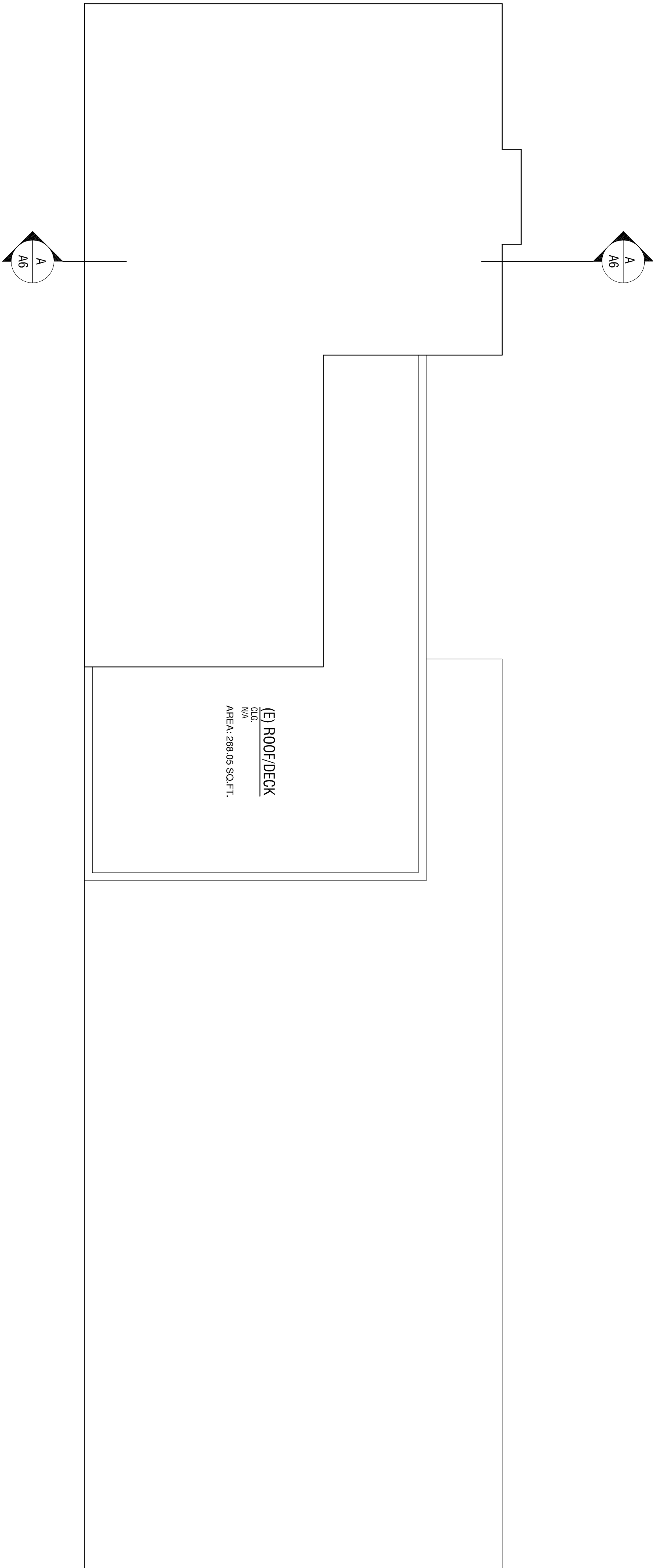
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(E) 4TH LEVEL

1/4" = 1'-0"



(E) ROOF PLAN

1/4" = 1'-0"

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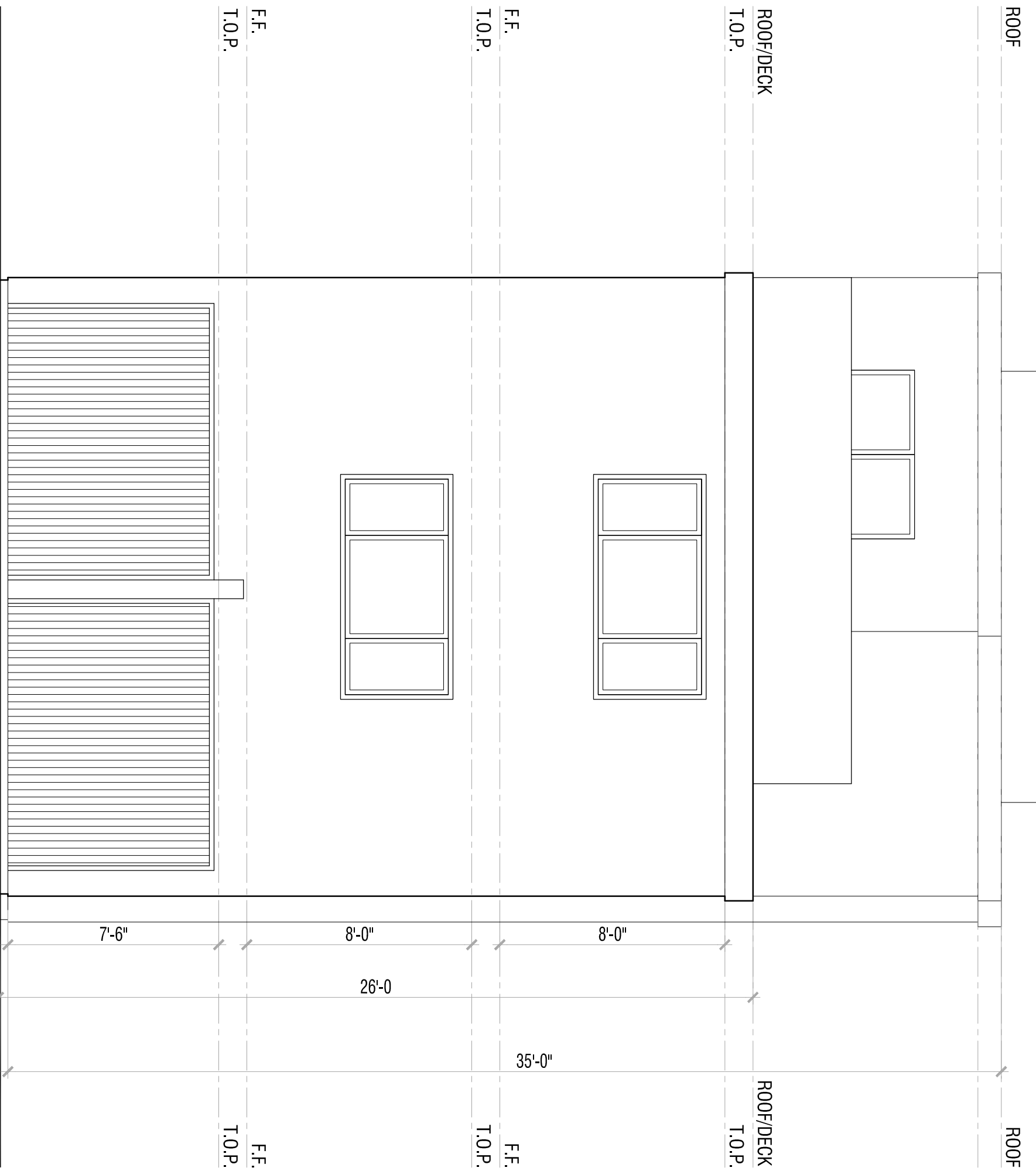
FOR:

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90066

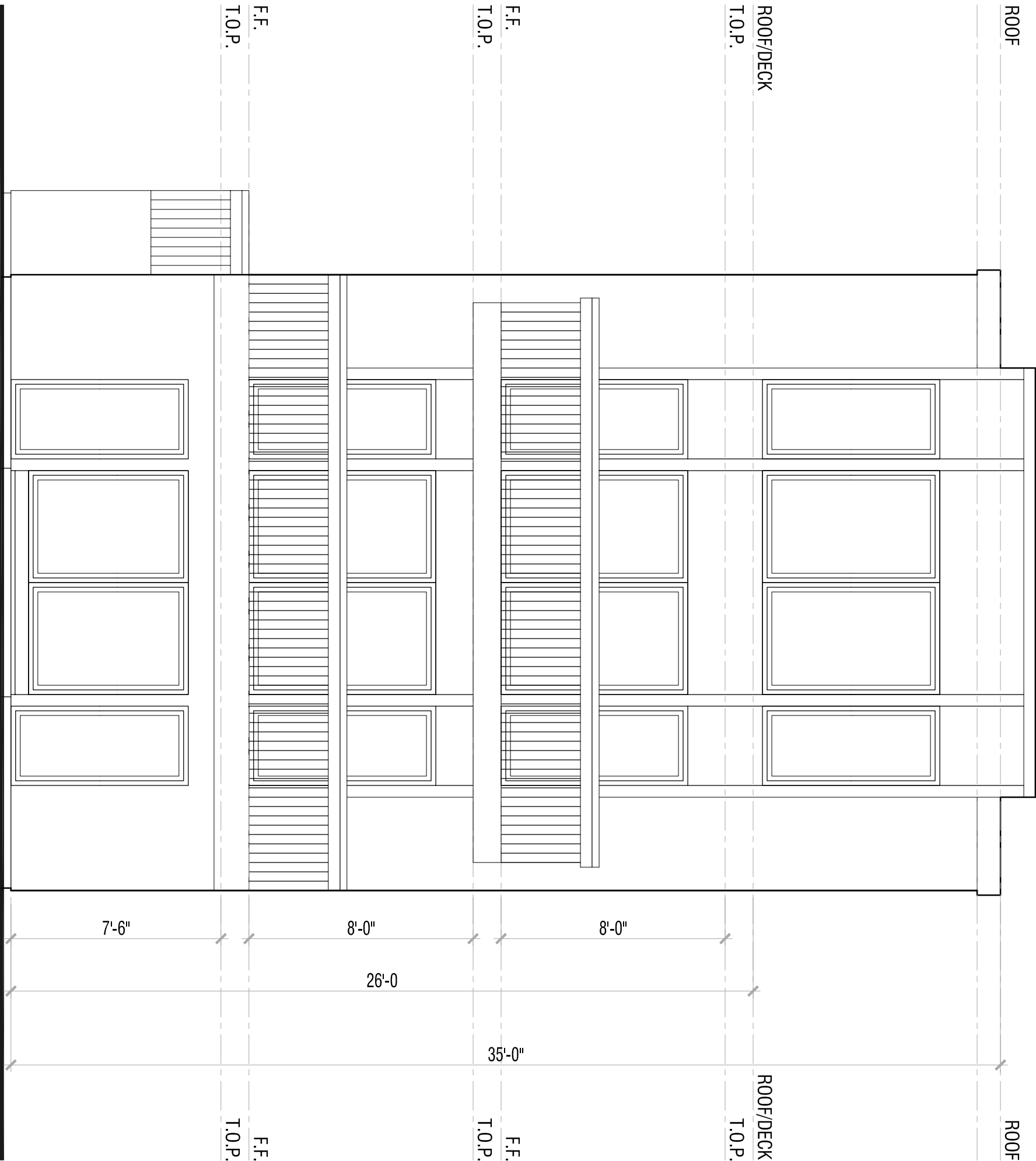
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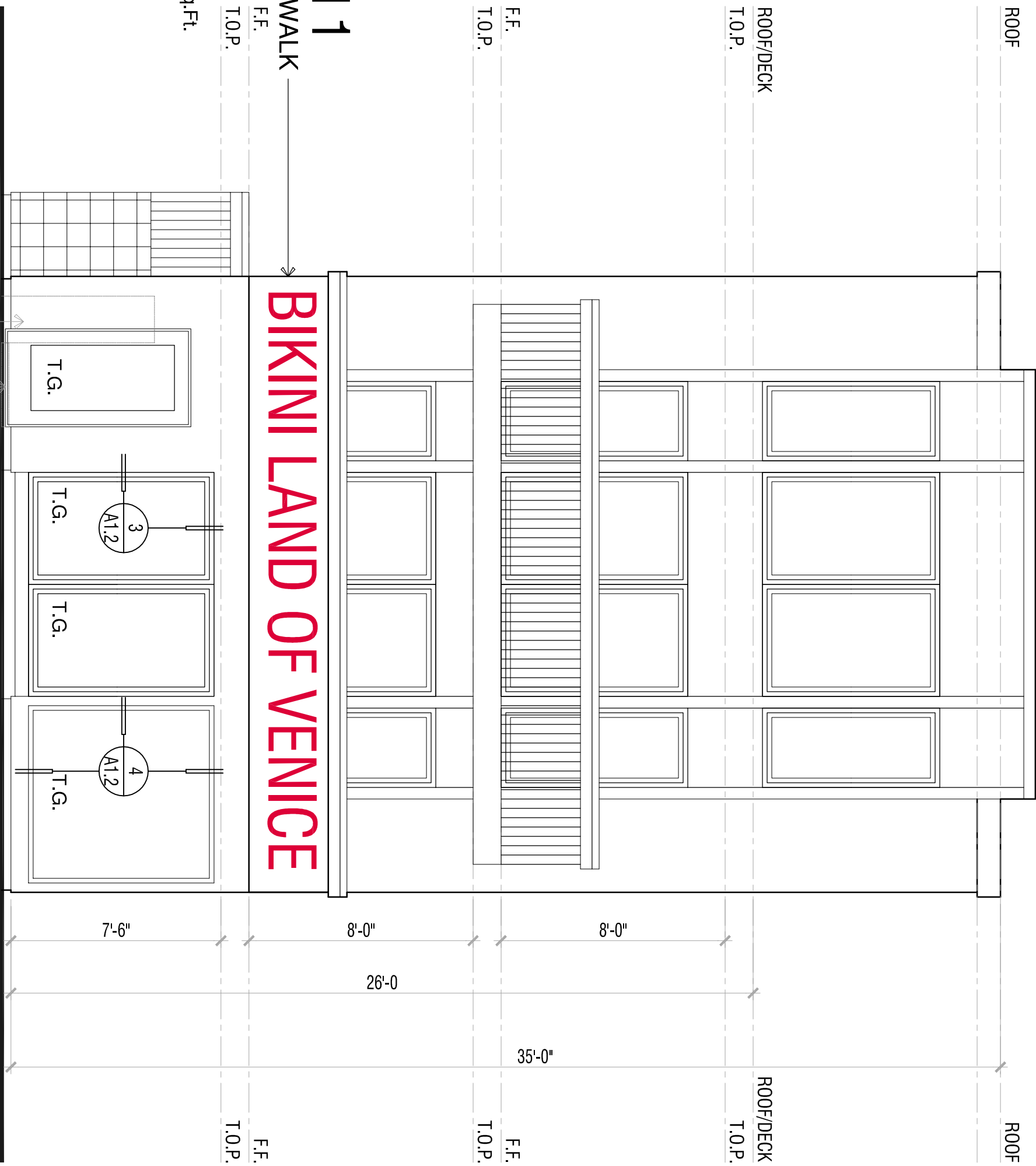
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SOUTH ELEVATION
SPEEDWAY ST.
(EXISTING) **REAR**
SCALE: 1/4"=1'-0"



NORTH ELEVATION
OCEAN FRONT WALK
(EXISTING) **FRONT**
SCALE: 1/4"=1'-0"



NORTH ELEVATION
OCEAN FRONT WALK
(NEW) **FRONT**
SCALE: 1/4"=1'-0"

NEW SIGN 1
OCEAN FRONT WALK →
BIKINI LAND OF VENICE
RETAIL SIGN
CALCULATION:
1 Story
28'-0" x 2'-0" = 56.00 Sq.Ft.

EXPRESS RAMPS: L72SP3651 -
WHEELCHAIR LIFT - 72 INCH
STRAIGHT ACROSS EXIT: Lift Platform
Usable Size: 36" W x 50.75" L
Overall Lift Size(ramp down): 76" L x
56" W
Maximum Mobility Lift Height: 72 inches
Weight Capacity: 750 lbs.

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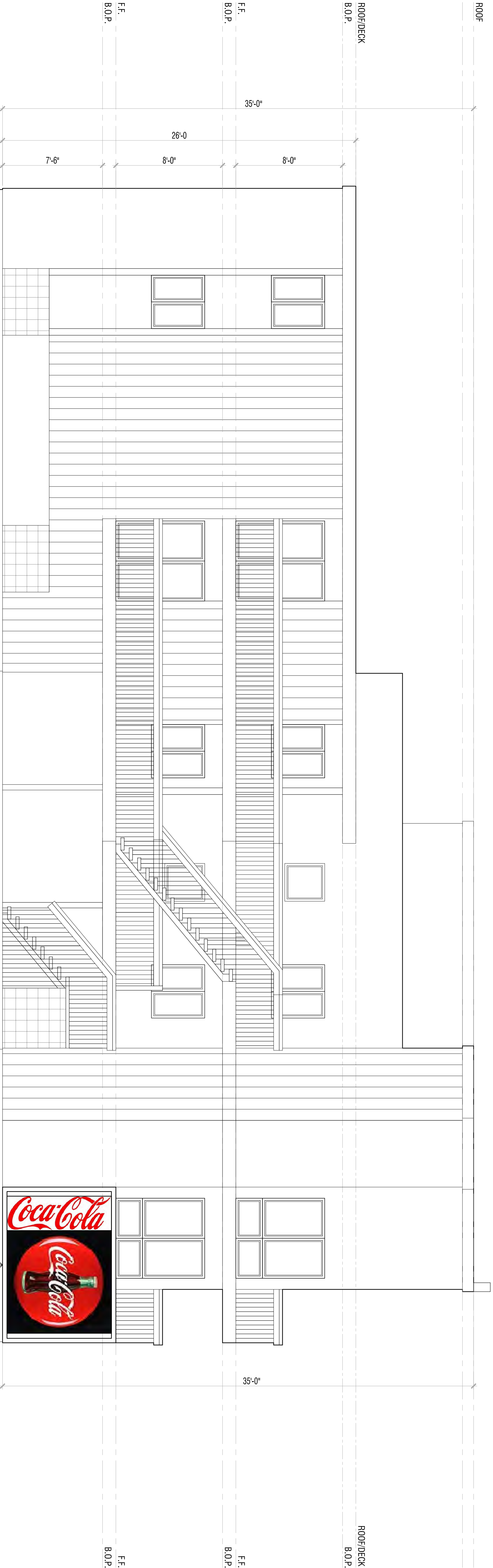
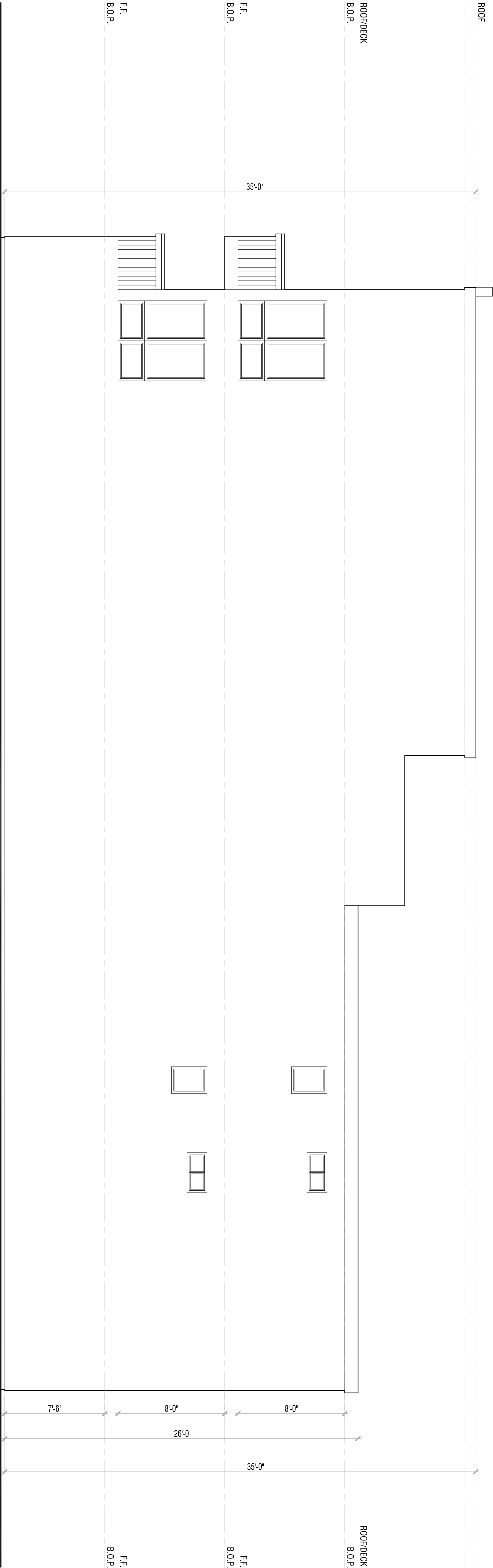
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IN A BUILDING WITH 12 APARTMENTS AND 2 GUEST
ROOMS (LOOKED AT):
1991 S. OCEAN FRONT WALK
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19TH ST.
EAST ELEVATION

NEW SIGN 2

(EXISTING) SIDE
SCALE: 1/4"=1'-0"

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