#### **CALIFORNIA COASTAL COMMISSION**

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



# W6b

## 5-21-0651 (JAY AND GIGI GOODFADER) SEPTEMBER 23, 2021

#### **EXHIBITS**

Exhibit 1—Project Location	2
Exhibit 2—Project Plans	3
Exhibit 3—Historic Deed Restriction (1984)	11

### **Exhibit 1—Project Location**





California Coastal Commission 5-21-0651 Exhibit 1 Page 1 of 1

# JAY AND GIGI GOODFADER PROJECT

PROJECT DESCRIPTION: FIRST AND SECOND FLOOR ADDITION AND REMODEL,
THIRD STORY AND ROOF DECK ADDITIONS



LOT AREA C	ALCULATIONS	
LOT AREA:	2,852.1 s.f.	
EXISTING BUILDING:	2,130 s.f.	
	(E) BUILT	(N) ADDITION
GARAGE:	382 s.f.	
FIRST FLOOR DWELLING:	678 s.f.	309 s.f.
SECOND FLOOR DWELLING:	466 s.f.	354 s.f.
GUEST ROOM:	409 s.f.	
THIRD FLOOR:	0 s.f.	808 s.f.
PENTHOUSE /STAIRWAY:	0 s.f.	40 s.f.
TOTAL: (E)	1,935 s.f.	(N) 1,511 s.f.
l .		

GRAND TOTAL: 3,446 s.f.

- 6		1 1	OOVERVOILE
s.f.		0.0	SURVEY
s.f.		A-1	(E) & (N) PLOT PLANS
).1.		A-2	(E) FLOOR PLANS
	(N) ADDITION	A-3	(N) 1st & 2nd FLOOR PLANS
	· /	A-3.5	(N) 3rd & ROOF PLANS
		A-4	(N) FRONT & REAR ELEVATIONS
	309 s.f.	A-4.5	(N) EAST & WEST ELEVATIONS
		A-5	DOOR & WINDOW SCHEDULES
	354 s.f.	S-1	FOUNDATION PLAN / 1ST FLOOR FRAMING PLANS
		S-2	SECOND & THIRD FRAMING PLANS
		S-3	ROOF FRAMING PLANS
	808 s.f.	S-4	CROSS SECTIONS
		S-5	STRUCTURAL DETAILS
	40 s.f.	S-6	STRUCTURAL NOTES
	/NI) 4 F44 - 5	HFX1	
	(N) 1,511 s.f.	HFX2	FRAMING DETAILS FLOOR SYSTEM DETAILS
		G-1	GREEN NOTES
		T-24	ENERGY CALCULATIONS

SHEET INDEX

	De	City of Los Angeles epartment of City Planning
	P	12/21/2018 ARCEL PROFILE REPORT
PROPERTY ADDRESSES	Account and interspent	111111111111111111111111111111111111111
411 E LINNIE CL	and Names	8865A145-626
	Lathert training	2862.1 (sq ft)
ZIP CODES	Timerica MiniStatis Chia	MAGE 671 - GRID HS
90291	Administration of the ARTHUR	AT27006002
	Test	BHORT LINE BEACH VENICE CANAL SURDIVISION NO. 1
RECENT ACTIVITY	May Reference	W 87-126127
DIR-2008-4703-DI	Stort.	
	SM.	•
CASE NUMBERS	Add that the Bellement	Aure
CPC-2014-1458-SP	Map Street	TIM-SA145
CPC-2005-8252-CA	Market Street Selection	
CPC-2000-4048-CA	Community Plan Area	Verke
CPC-1998-119	Area Planning Commission	West Los Angeles
CPC-1987-848-ICO	Neighborhood Council	Verico
CPC-1984-226-SP	Council District	CD 11 - Miles Borrin
CPC-1968-21980	Census Tract #	2738.02
CPC-1964-17620	LADRS District Office	West Los Angeles
ORD-175894	Planning and Zoning Information	
ORD-175693	Special Notes	None
ORD-172097	Zoring	RW-10
ORD-172019	Zoning information (Z1)	25-1874 Los Angeles Cosstal Transportation Corridor
ORD-168999		23-2273 Verice Coestel Zone
ORD-141800		21-2406 Director's Interpretation of the Venice SP for Small Lot.
ORD 141547		Subdivisio
ORD-130335		21-3452 Transit Priority Area in the City of Los Angeles
DIR-2014-2824-DI	General Plan Land Use	Low Medium II Residential
ENV-2014-1458-EIR-III-CII	General Plan Note(s)	Yes
ENV-2005-6253-ND	Hillside Area (Zoning Code)	No
ENV-2004-2691-CE	Specific Plan Area	Lee Angeles Coastal Transportation Corridor
ENV-2002-6836-SP	Suborea	None
ENV-2001-846-ND	Specific Plan Area	Verice Coastel Zone
	Subarea	Verice Cenals
	Special Land Use / Zoning	None
	Design Review Board	No
	Historic Preservation Review	No.
	Historic Preservation Overlay Zone	
	Other Historic Designations	None
	Other Historic Survey Information	None
	Mills Act Contract	None
	COO: Community Design Overlay	None
	CPIO: Community Plan Imp. Over	
	Subarea	None
	CUSU: Clean Up-Green Up	None
	NSO: Neighborhood Stabilization (	
	POD: Pedestrian Oriented Districts	
	RFA: Residential Floor Area Distri	
	SN: Sign District	No
This around in surject to	the terms and conditions as set furth on the we APN Area is provided "as is" from the Los Ang	Asia. For nore details, please refer to the terms and conditions at zimes ladly org- siss County's Public Works, Flood Control, Benefit Assessment.

	GRAND
Sitrectscape	No.
Adaptive Reuse Incentive Area	Non
Affordable Housing Linkage Fee	
Residential Market Area	Hyl
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier1
CRA - Community Redevelopment Agency	Nore
Central City Parking	No.
Downtown Parking	No.
Building Line	Non
500 Ft Suhool Zone	No.
500 Ft Park Zone	Active: Canal Park
Assessor Information	
Assessor Parcel No. (APN)	422/000002
APN Area (Co. Public World)*	0.0(5 (ac)
Use Code	0103 - Residential - Single Family Residence
Assessed Land Val.	\$1,02,862
Assessed Improvement Val.	\$39,213
Last Owner Change	04(0)2010
Last Sale Amount	\$1,75,913
Tax Rate Area	67
Deed Ref No. (Oily Clerk)	56671
	416'06
	3-300
	117503-4
Building 1	
Year Built	160
Building Class	DRI
Number of Units	1
Number of Bedmoms	3
Number of Bathrooms	2
Building Square Footage	1.404.0 (sq 1)
Building 2	No rate for building 2
Dulding 3	No rate for building 3
Building 4	No rate for building 4
Building 5	No rate for building 5
Additional Information	No talk for boliding is
Airport Hazard	None
Crastil Zone	Coastal Zone Commission Authority
	Dua Jurisdictional Coastal Zone
Famiand	Ans Not Mapped
Ultion Agriculture Incentive Zone	AEI
Very High Fire Hazard Severity Zone	No.
Fire District No. 1	No.
Flood Zone	Nore No.
Watercourse	
Hiszantous Waste / Border Zone Properties	No.
Methane Hazard Site	Mekane Zone
High Wind Velocity Areas	No.
Special Grading Area (BOE Basic Grid Map A- 13377)	
Ol Wells	Nore
Selumic Hazards	
Active Foult Near-Source Zone	
Nearest Fault (Distance in km)	5.65752
ms and conditions as set forth on the website. For no	re-deble, places refer to the terms and conditions at rimes locity ong builde Nodes. Found Control Report Research
tree is provided "as is" from the Los Angeles County's	ting thing I am an an an an and an

	Nearest Fault (Name):	Santa Monica Fault
	Region	Transverse Ranges and Los Angeles Basin
	Foult Type	8
	Slip Rate (mm/year)	1.00000000
	Stip Geometry	Left Lateral - Raverse - Oblique
	Sto Type	Moderately / Pronty Constrained
	Down Dip Width (km)	13.0000000
	Rupture Top	0.0000000
	Rupture Sottom	13.0000000
	Dip Angle (degrees)	-75,000,00000
	Maximum Magnitude	6.6000000
	Alguist Prior Fault Zone	No.
	Landvide	No.
	Lipsefaction	Yes
	Profesionary Fault Rupture Study Area	No.
		Yes
	Tsunani Irundelion Zone	Yes
	Economic Development Areas	
	Business Improvement District	None
	Ceparturity Zona	No.
	Promise Zone	None
	Ronewal Community	No.
	Revtelization Zone	None
	State Enterprise Zone	None
	Targeted Neighborhood Initiative	Nuro
	Housing	
	Direct all Inquiries to	Housing+Community Investment Department
	Telephone	(866) 557-7368
	Website	Milly//fhold is lacity.org
		No.
	Rent Stabilization Ordinance (RSO)	
	Rent Statistics Ordinance (RSO) Ellis Act Properly	No No
	Ellis Act Property	
	Ellis Act Property Public Sufety	
	Ellis Act Property  Public Safety  Police Information	No.
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	Ellis Act Properly Protein Solvey Pulse Information Durases Division / Station	No West Pacifo
	Ellis Act Properly  Public Soferty  Public Information  Director / Stration  Reporting Cleanist	No West Pacifo
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and process of the state of the	Elin Al Pringray  (Public Salvery  Public Information  Description  Description  Reporting Dated  Reporting	No.  What  Plant C  164  Why  A  A  A  A  A  A  A  A  A  A  A  A  A

Note: Information for ces	se summaries is notifiered from the Planning Department's Plan Case Tracking System (PCTS) database.
Case Number:	CPC-2014-1456-5P
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENOMENTS)
Project Descriptions(4)	SPECIFIC PLAN AMENDMENT
Case Number	CPC-2005-0252-CA
Required Action(s):	CA-CODE AMENDACINT
Project Descriptions(ii)	AN ORIGINALCE ESTABLISHING PERMANENT REGULATIONS MPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	OPC 2000-4548-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(a):	
Case Number:	QPC1998-119
Required Action(s):	Data Not Available
Project Descriptions(a):	
Case Number:	GPC-1987-648-ICO
Required Action(s):	CO. INTERIM CONTROL ORDINANCE
Project Descriptions(ii)	INTERIM CONTROL ORGINANCE FOR THE ENTRE VENICE COASTAL ZONE WHICH WILL TEMPORAR LY PERMIT ONLY
	BUILDING DEVELOPMENT WHICH ISIN CONFORMANCE WITH REGULATIONS SUBSTANTIALLY BASED ON THE CALIFORNIA COASTAL COMMISSIONS INTERPRETIVE GUIDELINES FOR THE AREA
Case Number:	CPC-1964-226-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENOMENTS)
Project Descriptions(ii)	Data Not Available
Case Number:	OPC-1968-21980
Required Action(s):	Date Not Available
Project Descriptions(ii)	
Case Number:	CPC-1964-17629
Required Action(s):	Data Not Available
Project Descriptions(ii):	
Case Number:	DR-2014-3824-DI
Required Action(s):	DI-DIRECTOR OF PLANNING INTERPRETATION
Project Descriptions(ii).	DIRECTOR'S INTERPRETATION OF A SPECIFIC PLAN PURSUINT TO LAWC SECTION 11.5.7.H. THE INTERPRETATION SHALL ONLY BE APPLICABLE TO THE VENICE COASTAL SPECIFIC PLAN.
Case Number:	EW-2014-1456-ER-0E-CE
Required Action(s):	SE-STATUTORY EXEMPTIONS
	CE-CATEGORICAL EXEMPTION
	ER-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(ii)	ENVIRONMENTAL IMPACT REPORT
Case Number:	EW-20054253AD
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(4)	AN ORIGINATE ESTABLISHMO PERMANENT RESULATIONS MPLEMENTING THE MELLO AGT IN THE GOAGTAL 20NE.
Case Number:	EW-2004-2891-CB
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(4)	SMALL LOT/TOWNHOME ORDINANCE
Case Number:	EW/300048365P
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENOMENTS)
Project Descriptions(II)	VENICE COASTAL SPECIFIC PLAN AMENOMENT prepared and idopted by the City Planning Dept. in accordance with the Coastal Act provisions and guidelines.
Case Number:	ENV-3001-846-ND
Required Action(s):	NP-NEGATIVE DECLARATION
Project Descriptions(ii)	
DATA NOT AVAIL	ABLE
ORD-175694	
DRD-175693	
ORD-172897	
ORD-172019	
	subject to the terms and conditions as set fulfill on the website. For more delire, please refer to the terms and conditions at ximas lacity ong (*) - APN Areas a processed has bit from the Los Anguies County's Public Vorks, Flood Control, Baself Assassment.

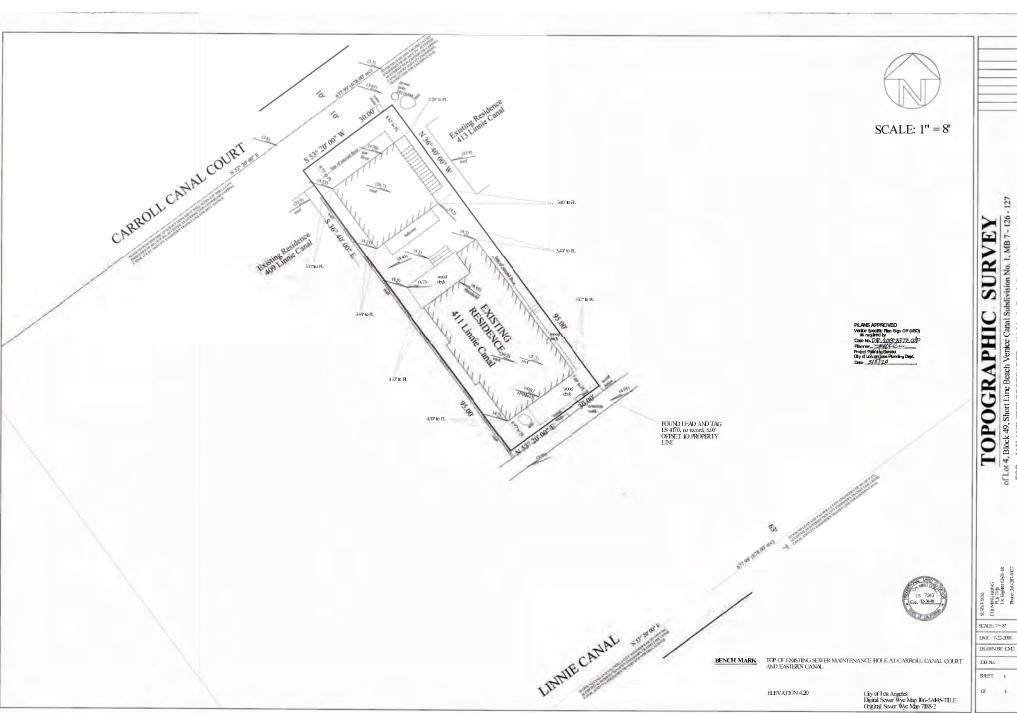
Gibson Design & Build
1818 18" St. Santa Monica, CA 90404
Tel: 213.445-5211
email: john@ibsondesienbuild.com

ND GIGI GOODFADER

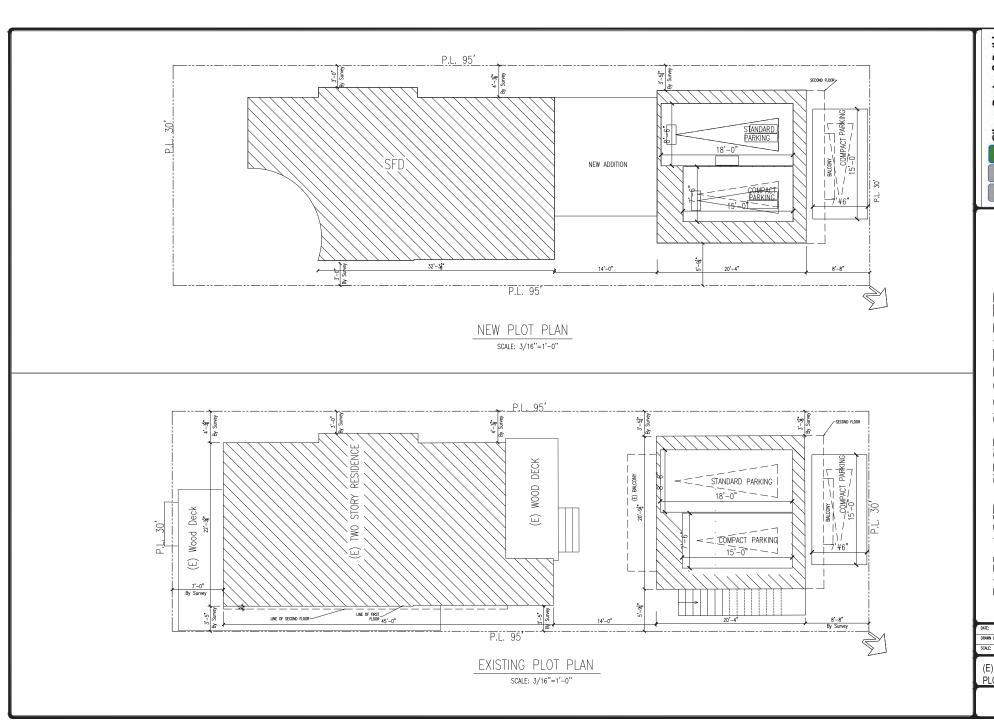
DATE: 8/19/21
DRIWN BY: J.G.
SCALE: 1/4"=1'-0

COVER SHEET

A-0



of Lot 4, Block 49, Short Line Beach Venice Canal Subdivision No. 1, MB 7 - 126 - 127 FOR: JAY AND GIGI GOODFADER, 411 Linnie Canal, Los Angeles, CA 90291



Gibson Design & Build
1818 18" St. Santa Monica, CA 90404
Tel: 213-445-2611
email: john@gibsondesignbuild.com

AY AND GIGI GOODFADER
411 E LINNIE CANAL. VENICE, CA 90291

DATE: 8/19/21
DRIVEN BY: J.G.
SCALE: 1/4"=1'-0'

(E) & (N) PLOT PLANS

A-1

24'-4"

(E) Guest Room 409 s.f.

ROOF LINE

LINNIE CANAL. GIGI AND JAY

DRAWN BY: JG. SCALE: 1/4"=1'-0"

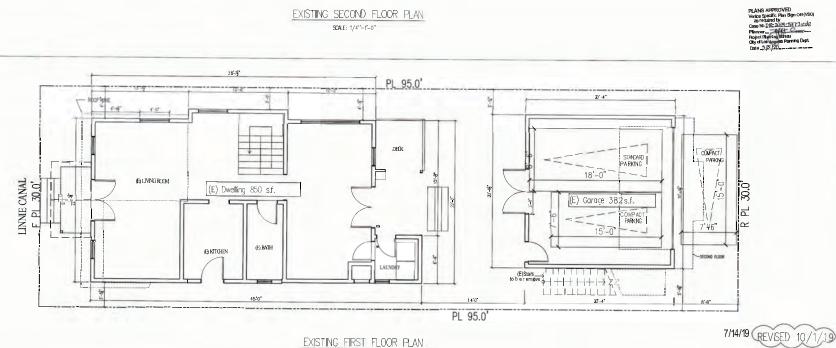
**EXISTING** FLOOR PLANS

A-2

12'-0" (E) Dwelling 466 s.f (C) BELINDOM ⊕ UHK

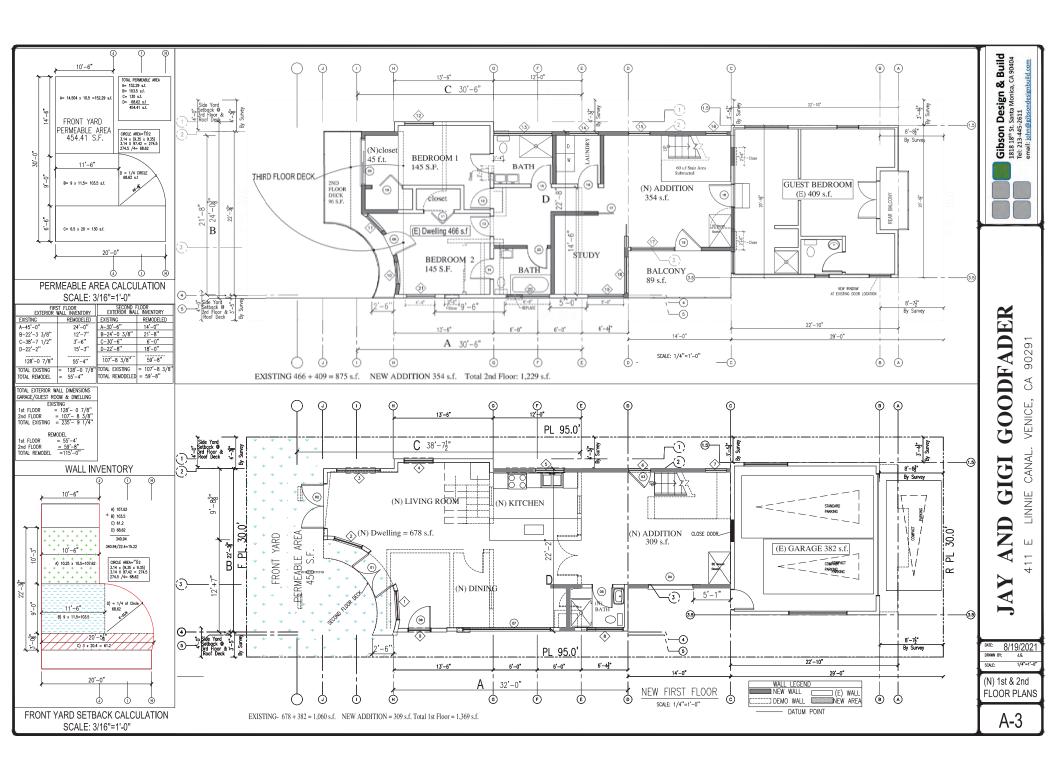
LINNIE CANAL

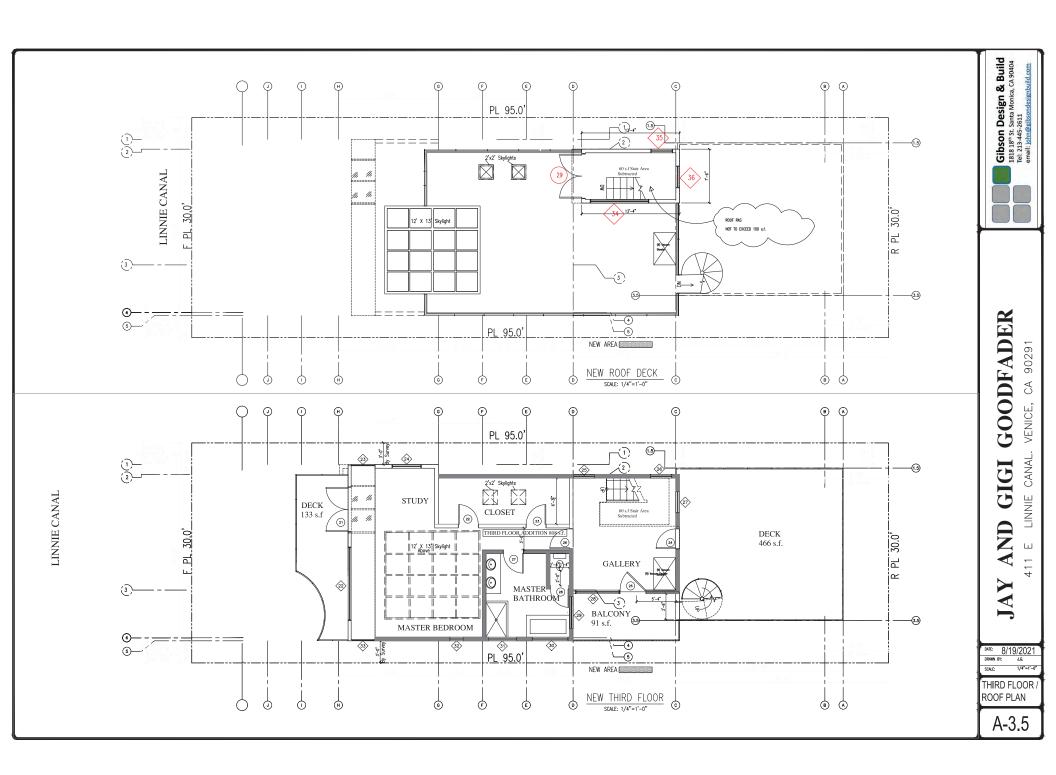
EXISTING SECOND FLOOR PLAN SOALE: 1/4"=1"-0"

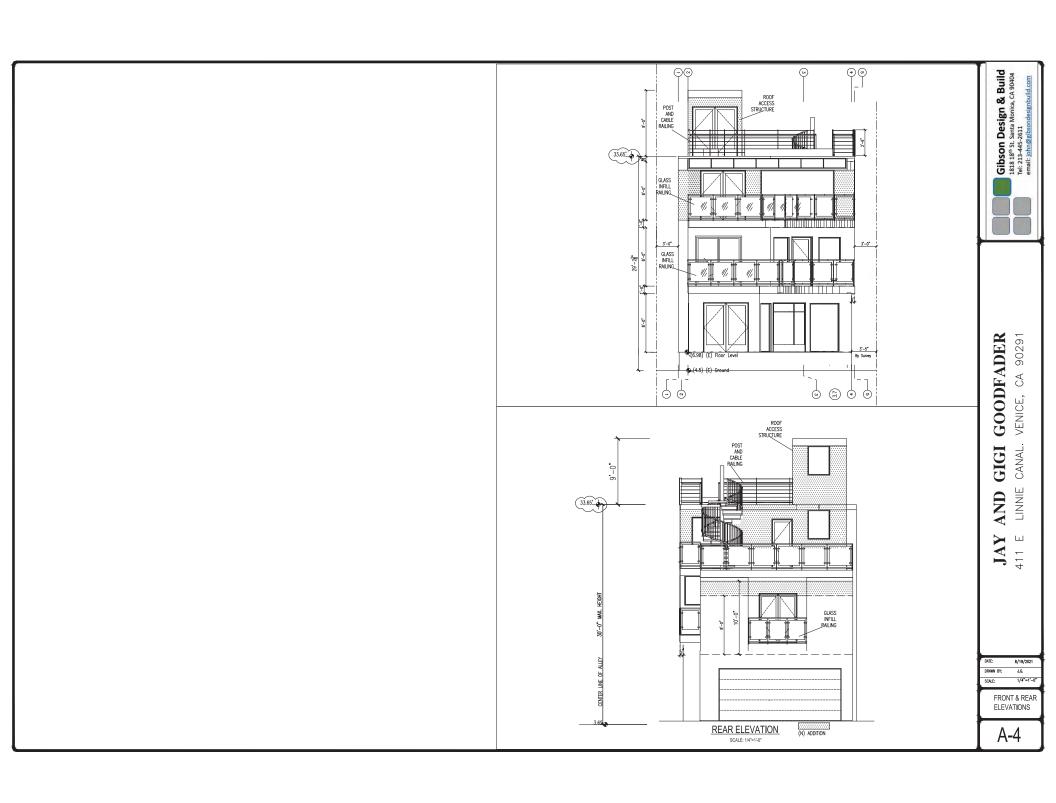


EXISTING FIRST FLOOR PLAN

SCALE: 1/4\*=1-0"







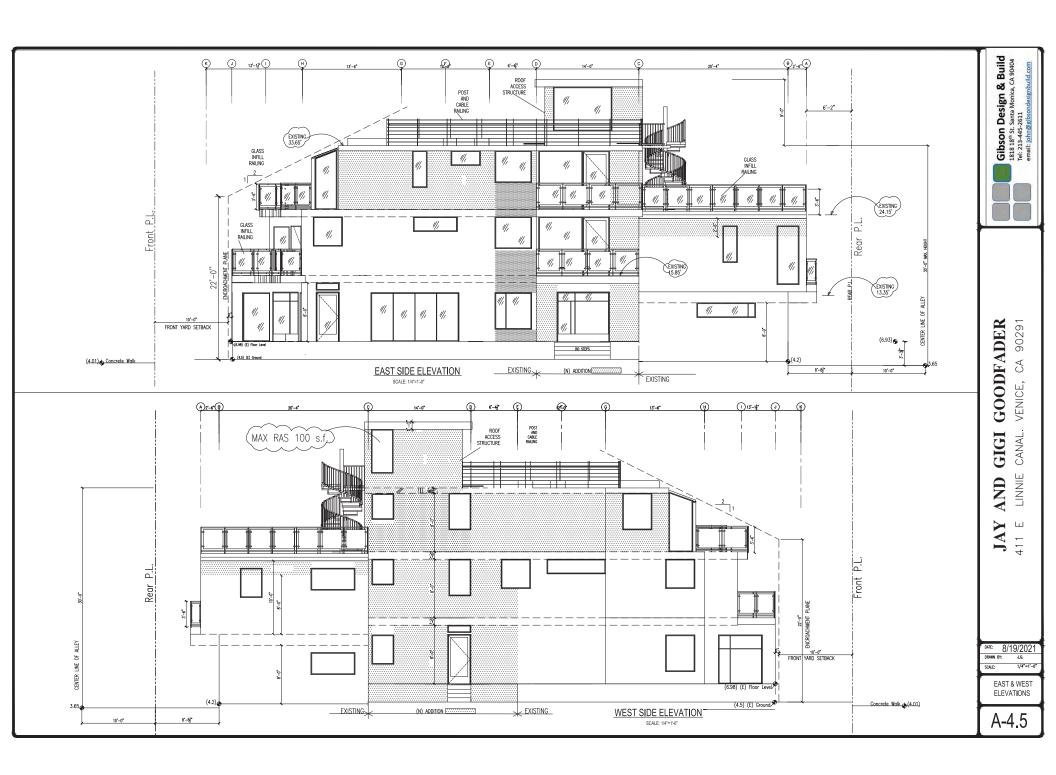


Exhibit 3—Historic Deed Restriction (1984)

State of California, George Deukmejian, Governor APR. 3/15/84

California Coastal Commission SOUTH COAST DISTRICT 245 West Broadway, Suite 380 P.O. Box 1450 Long Beach, California 90801-1450 (213) 590-5071

**SEE SUBSEOUENT PAGE** CONDITIONS, FINDINGS, ETC. MODIFIED

Page 1 Date: February 29, 1984

5-84-64 Permit Application No.

BA:qh

#### ADMINISTRATIVE PERMIT

APPLICANT:

Bob Machatka, 411 Linnie Canal, Venice

PROJECT DESCRIPTION:

Construct second story addition to existing

single family dwelling.

PROJECT LOCATION:

411 Linnie Canal, Venice

EXECUTIVE DIRECTOR'S DETERMINATION:

Pursuant to PRC Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

Additional reasons for this determination, and for any special conditions, may be discussed on the reverse (Page 2).

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meetting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place: Thursday, March 15, 1984, at 9:00 a.m. Grosvenor Airport Inn, 380 South Airport Blvd. South San Francisco, CA 94080

IMPORTANT - Before you may proceed with development the following must occur:

For this permit to become effective you must sign Page 2 of the enclosed duplicate acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development.

> MICHAEL L. FISCHER Executive Director

	i	Page	2	of	3
Permit	Application	No.	5-	-84-	-64

#### STANDARD CONDITIONS:

- Botice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
- 2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
- 3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
- 4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
- 5. <u>Inspections</u>. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
- Assignment. The permit may be assigned to any qualified person, provided assignes files with the Commission an affidavit accepting all terms and conditions of the permit.
- 7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

#### EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The standard conditions for the Venice Canals area are imposed on this permit in order to insure consistency with previous Commission actions and the Coastal Act.

#### SPECIAL CONDITIONS:

(SEE PAGE 3)

#### ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

App 11	cant'	s 51	gnature
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#### SPECIAL CONDITIONS:

Prior to authorization of permit, the applicant shall submit revised plans for the review and approval of the Executive Director that provide:

- 1. Drainage plans providing for a 100 cubic foot french drain or other water filtering device which provides equivalent on-site percolation.
- 2. Prior to authorization of permit, the applicant shall submit a deed restriction for recording, subject to the review and approval of the Executive Director. The deed restriction shall be recorded free of prior liens and encumbrances binding on heirs and assigns and shall provide for the maintenance of not less than 450 sq. ft. of pervious yard area in order to maintain water quality. This yard area shall be free of all structures except for fences and permeable decks at grade; and
- Prior to authorization of permit, the applicant shall submit plans, approved by the City Engineer for the reconstruction of the public right-of-way walkway, fronting the property, to its original 10-foot width. Such improvement may be temporary and consistent with the character of other similar existing temporary improvements to the public accessways, such as riprap wall and compacted decomposed granite walkway surface or similar material. The walkway may be planted with flowers or ground covers, provided that a minimum passageway of 5 feet is maintained. No other encroachments shall be permitted. All walkways shall be constructed under a permit issued by the City Engineer. The City Engineer may modify the design of the walkway if he determines it is in the best interest of the Reconstruction of the applicant's portion of the walkway shall be completed prior to the issuance of a certificate of occupancy by the City of Los Angeles. If the walkway is currently improved to a standard acceptable to the City Engineer as a temporary improvement, no further improvement will be required.

The documents needed to comply with Condition 2 will be sent to you from our San Francisco office AFTER the Commission meeting. When you receive the documents, if you have any questions please contact Debbie Benrubi at (415) 543-8555.

Changes See at

#### SPECIAL CONDITIONS:

Prior to authorization of Permit Authorization, the applicant shall submit revised plans for the review and approval of the Executive Director that provide:

out

feet or other provision for guest parking shall be maintained.

out

In order to provide a setback for access and to preserve water quality a 450 sq. ft. yard area shall be maintained between the canal property line and the front of the structure. No fill or building extensions shall be placed in or over the area with the exception of fences or permeable decks at grade. In no case shall said areas be less than 10 feet in width. Fences in front yard areas shall not exceed 42 inches in height.

ok

✓.1. Drainage plans providing for a 100 cubic foot french drain or other water filtering device which provides equivalent on-site percolation.

shall submit a deed restriction for recording, subject to the review and approval of the Executive Director. The deed restriction shall be recorded free of prior liens and encumbrances binding on heirs and assigns and shall provide for the maintenance of not less than 450 sq. ft. of pervious yard area adjacent to the sanal property line in order to maintain an access corridor and water quality. This yard area shall be free of all structures except for fences and permeable decks at grade; and

ok

Prior to authorization of Permit Authorization, the applicant shall submit plans, approved by the City Engineer for the reconstruction of the public right-of-way walkway, fronting the property, to its original 10-foot width. Such improvement may be temporary and consistent with the character of other similar existing temporary improvements to the public accessways, such as riprap wall and compacted decomposed granite walkway surface or similar material. The walkway may be planted with flowers or ground covers, provided that a minimum passageway of 5 feet is maintained. No other encroachments shall be permitted. All walkways shall be constructed under a permit issued by the City Engineer. The City Engineer may modify the design of the walkway if he determines it is in the best interest of the City. Reconstruction of the applicant's portion of the walkway shall be completed prior to the issuance of a certificate of occupancy by the City of Los Angeles. If the walkway is currently improved to a standard acceptable to the City Engineer as a temporary improvement, no further improvement will be required.

The documents needed to comply with Condition will be sent to you from our San Francisco office AFTER the Commission meeting. When you receive the documents, if you have any questions please contact Debbie Benrubi at (415) 543-8555.

#### LEGAL DOCUMENT FILE CHECKLIST

FILE NO. 5-84-64

APPLICANT: Bob Machatta 411 Linnie Canal Venice 90291 213-823-0794

AGENT: Toby Watson 214 Main St Venice, Ca. 90291 213-399-1415

TYPE OF LEGAL INSTRUMENT REQUIRED (2) DR Venice maint

3-29-84 A. MEMO AND SAMPLE DOCUMENT(S) SENT TO APPLICANT/AGENT

B. COMMISSION APPROVAL

Final Document Certified

5-18-84 Transmitt

Transmitted to applicant/agent for recordation

C. EVIDENCE OF RECORDATION

Supplemental Title Report Received

Legal Instrument Recorded

D. COMMISSION ACTION

6-4-84

Notification to issue permit

NOTES:

3-15: BA -to DB: they are revising condition. Wait til I receive it.

SA much legal.

DR medo exhibit.

1	RECORDING REQUESTER BY AND RETURN TO: 84-37188  STATE OF CALIFORNIA CALIFORNIA COASTAL COMMISSION 631 HOWARD STREET, FOURTH FLOOR SAN FRANCISCO, CALIFORNIA 94105
2	DEED RESTRICTION FEE \$9 B
3	I. WHEREAS, ROBERT MACHATKA
4	, hereinafter referred to
5	as Owner(s), is the record owner of the following real property:
6	LOT 4 IN BLOCK 49, SHORT LINE BEACH VENICE
7	CANAL SUBDIVISION NO.1, IN THE CITY OF LOS
8	ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 126 OF MAPS, IN THE OFFICE OF THE COUNTY
9	hereinafter referred to as the subject property; and RECORDER &
10	II. WHEREAS, the California Coastal Commission is acting on
11	behalf of the People of the State of California; and
12	III. WHEREAS, the subject property is located within the coastal
13	zone as defined in SEction 30103 of the California Public Resources Code
14	(hereinafter referred to as the California Coastal Act); and
15	IV. WHEREAS, pursuant to the California Coastal Act of 1976, the
16	Owner applied to the California Coastal Commission for a coastal
17	development permit for the development on the subject property described
18	above; and
19	V. WHEREAS, coastal development permit No. 5-84-64 was
20	granted on March 15, 1984 by the California Coastal Commission;
21	and
22	VI. WHEREAS, coastal development permit No5_8/1-6/1 was
23	subject to the terms and conditions including but not limited to the
24	following condition:
25	SEE PAGE 2 RECORDED IN OFFICIAL RECORDS
26	RECORDER'S OFFICE LOS ANGELES COUNTY
27	CALIFORNIA  31 MIN. 2 P.M. MAY 29 1984 PAST.

COURT PAPER
STATE OF CALIFORNIA
STD. 113 (REV. 8-72)
OSP

2. Prior to authorization of permit, the applicant shall submit a deed ] restriction for recording, subject to the review and approval of the Executive Director. The deed restriction shall be recorded free of prior 2 liens and encumbrances binding on heirs and assigns and shall provide for the maintenance of not less than 450 square feet of pervious yard area 3 in order to maintain water quality. This yard area shall be free of all structures except for fences and permeable decks at grade. 4 //5 //6 // 7 //8 // //10 //11 //12 //13 // 14 15 WHEREAS, the Commission found that but for the imposition of 16 the above condition the proposed development could not be found consistent 17 with the provisions of the California Coastal Act of 1976 and that a permit 18 could therefore not have been granted; and 19 VIII. WHEREAS, it is intended that this Deed Restriction is irrevocable and shall constitute enforceable restrictions; and 20 21 IX. WHEREAS, Owner has elected to comply with the condition 22 imposed by Permit No. 5-84-64 so as to enable Owner to undertake 23 the development authorized by the permit. 24 NOW, THEREFORE, in consideration of the granting of Permit No. 5-84-64 25 to the Owner by the California Coastal Commission, the Owner hereby 26 irrevocably covenants with the California Coastal Commission that there be 27 and hereby is created the following restrictions on the use and enjoyment

OURT PAPER TATE OF CALIFORNIA TD. 113 (REV 8-72) of said subject property, to be attached to and become a part of the deed to the property. The undersigned Owner, for himself/herself and for his/her heirs, assigns, and successors in interest, covenants and agrees that:

Not less than 450 square feet of pervious yard area shall be maintained for water quality. This yard area shall be free of all structures except for fences and permeable decks at grade. The yard area to be maintained is shown in Exhibit "A".

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Said deed restriction shall remain in full force and effect during the period that said permit, or any modification or amendment thereof, remains effective, and during the period that the development authorized by said permit, or any modification of said development, remains in existence in or upon any part of, and thereby confers benefit upon, the subject property described herein, and to that extent, said deed restriction is hereby deemed and agreed by Owners to be a covenant running with the land, and shall bind Owners and all his/her assigns or successors in interest.

-3-

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84-637188

1	Owner agrees to record this Deed Restriction in the Recorder's office
2	for the County of Los ANGELES as soon as possible after
3	the date of its execution.
4	DATED: april 16, 1984
5	Kobar Machithe
6	OWNER
7	ROBERT MACHATKA TYPE OR PRINT NAME OF ABOVE
8	
9	OWNER
LO	TYPE OR PRINT NAME OF ABOVE
11	THE SKINING WILL ST ABOVE
L2	NOTE TO NOTARY PUBLIC: If you are notarizing the signatures of persons
13	signing on behalf of a corporation, partnership, trust, etc., please use
L4	
15	the correct notary jurat (acknowledgment) as explained in your Notary
	Public Law Book.
16	State of California, County of <u>Los Angeles</u> , ss
17	On this <u>l6th</u> day of <u>April</u> , in the year <u>1984</u> ,
18	before me <u>Kimberly L. LaCaille</u> , a Notary Public, personally
19	appearedROBERT MACHATKA,
so	presented by known to me on the basis of satisfactory
21	evidence) to be the person whose name is subscribed to this instrument, and
32	acknowledged that he/she executed it.
23	
24	)
25	OFFICIAL SEAL Semberly of La Caill
26	KIMBERLY L. LaCAILLE NOTARY PUBLIC - CALIFORNIA STATE  NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
27	PRINCIPAL OFFICE IN LOS ANGELES COUNTY My Commission Exp. Aug. 2, 1986

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OSP

84-637188

This is to certify that the deed restriction set forth above is hereby acknowledged by the undersigned officer on behalf of the California Coastal Commission pursuant to authority conferred by the California Coastal Commission when it granted Coastal Development Permit No. 3-84-64 on March 15,1984 and the California Coastal Commission consents to recordation thereof by its duly authorized officer.

Dated: May 8, 1984

CYNTHIA R LONG STAFF COOKSEL California Coastal Commission

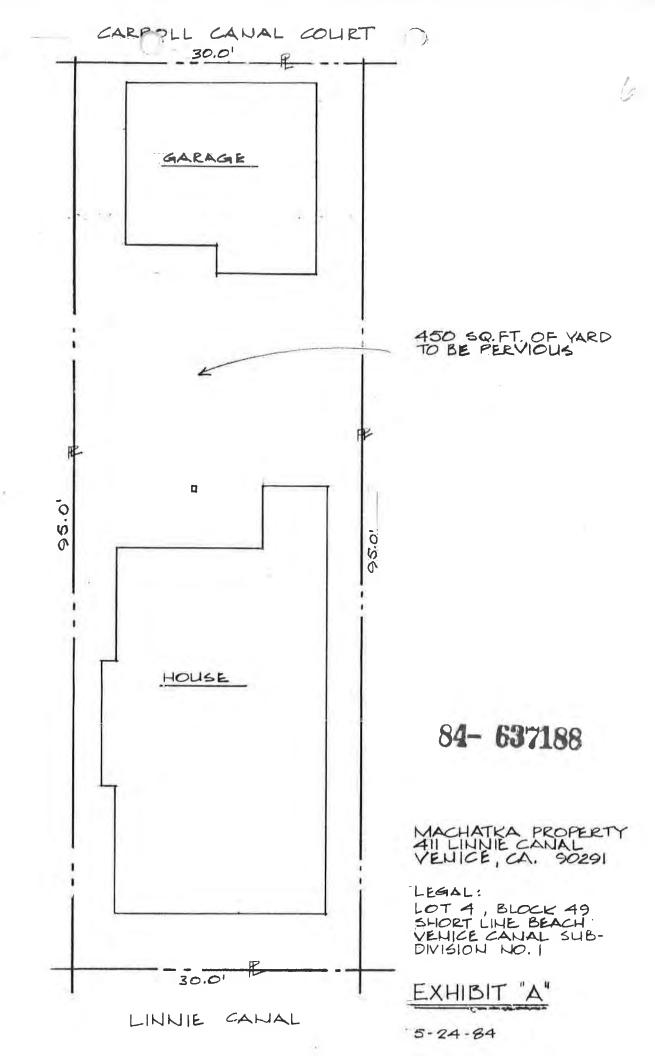
COUNTY OF San Plancier ) ss

a Notary Public, personally appeared , personally known to me to be (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as the TITLE and authorized representative of the California Coastal Commission and acknowledged to me that the California Coastal Commission executed it.



Dary Lawrence Holloway

84-637188



State of California, George Deukmejian, Governor

California Coastal Commission 631 Howard Street, 4th Floor San Francisco, California 94105 (415) 543-8555

May 9, 1984

Bob Machatka 411 Linnie Canal Venice, California 90291

Re: Permit no. 5-84-64

Dear Mr. Machatka,

Enclosed is the Deed Restriction which you submitted for review. Before recording it, please attach a map or sketch that shows the yard area to be maintained. This should be labelled "Exhibit A".

The Subordination Agreement, also enclosed, is ready for recording. I have attached an exhibit with the legal description on it. Please record the Agreement together with the Deed Restriction.

The documents should be recorded by the Los Angeles County Recorder's office. A final step will be send an updated title report of Guarantee from a title company showing that the restriction has been recorded and all prior liens have been subordinated. When I receive this report, I will notify our South Coast District office that the condition has been satisfied.

Please contact me if you have any questions.

Very truly yours,

Deborah Benrubi Legal Assistant

enclosures

