

CALIFORNIA COASTAL COMMISSION

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



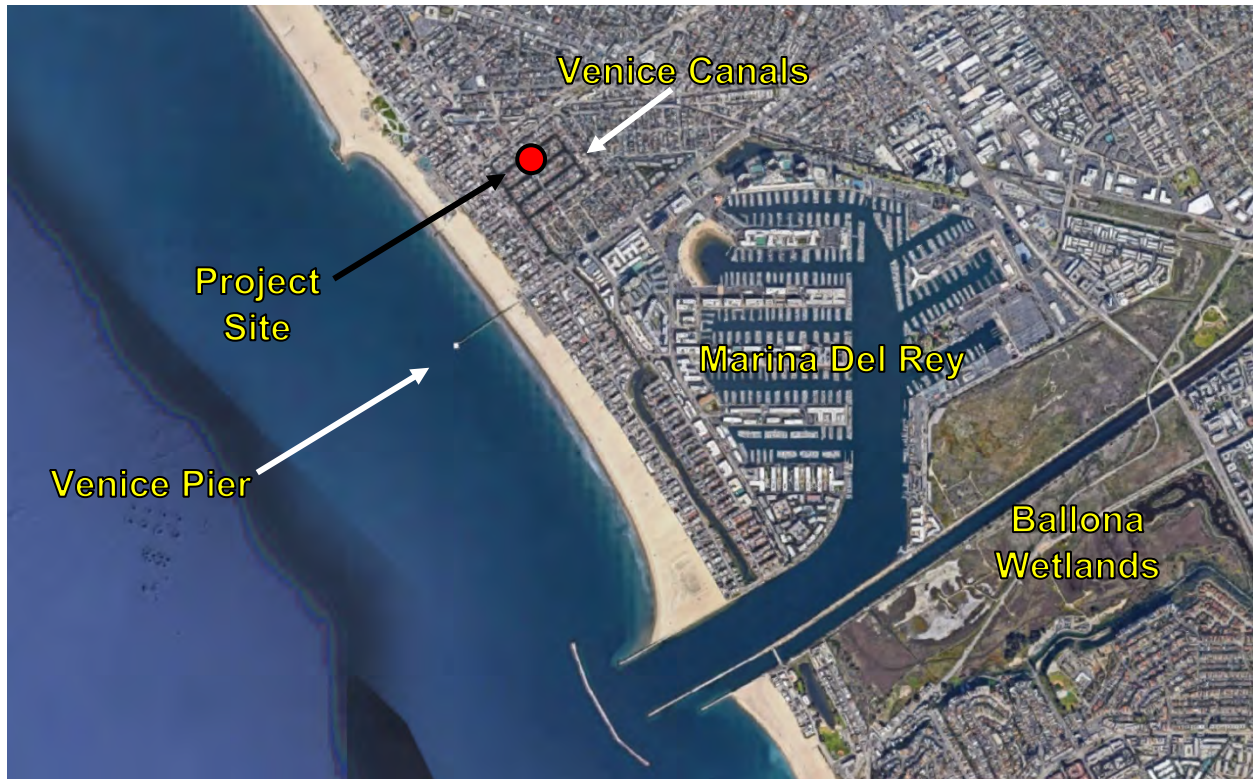
W6b

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

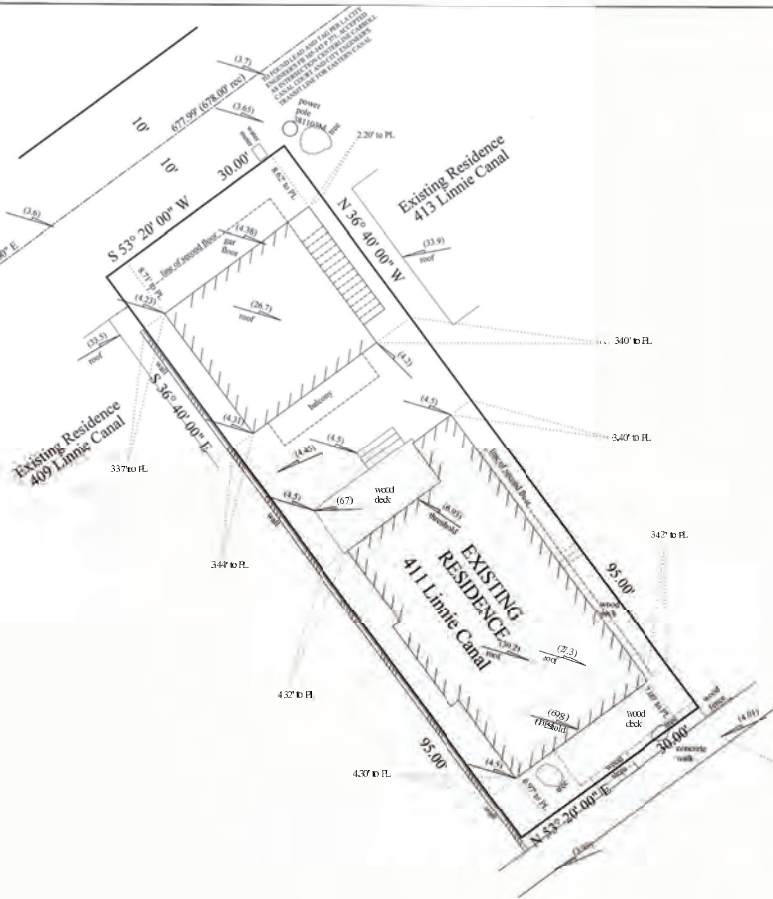
EXHIBITS

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

Exhibit 1—Project Location



CARROLL CANAL COURT
N 63° 20' 00" E



SCALE: 1" = 8'

PLANS APPROVED
Version Specific Plan Sign Off (VSC)
Not required by
Case No. 2003-5172-00P
Reviewer: [Signature]
Project: Planning Bureau
City of Los Angeles Planning Dept.
Date: 5/5/78

FOUND LEAD AND TAG
IS 4170, no record, 5.0'
OFFSET TO PROPERTY
LINE

LINNIE CANAL
N 63° 20' 00" E

BENCH MARK

TOP OF EXISTING SEWER MAINTENANCE HOLE AT CARROLL CANAL COURT
AND EASTERN CANAL.

ELEVATION 4.20

City of Los Angeles
Digital Sewer Wye Map 106-5445-TITLE
Original Sewer Wye Map 7188-2



TOPOGRAPHIC SURVEY

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

SURVEYOR
JAY AND GIGI GOODFADER
L.S. License 7243-18
Phone: 310-367-0027

SCALE: 1" = 8'

DATE: 7-22-2008

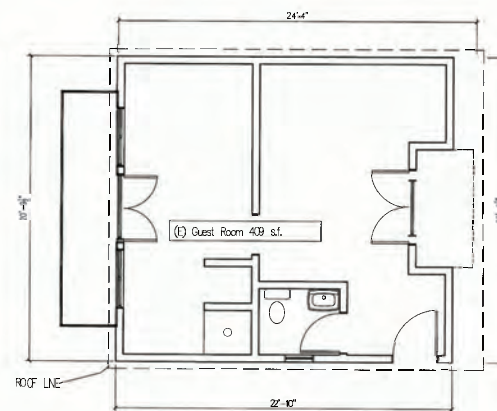
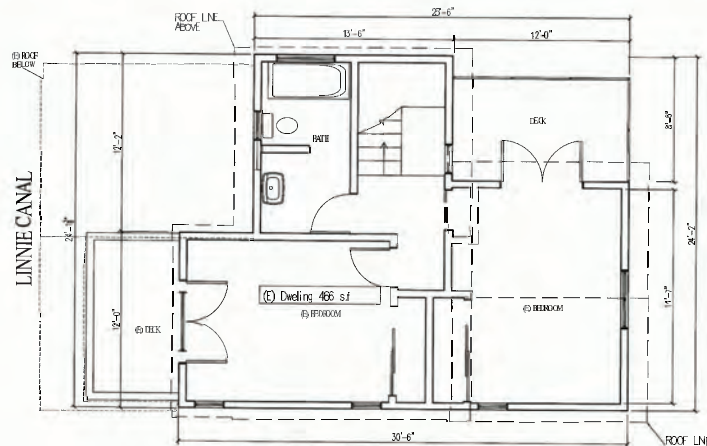
DRAWN BY: CMG

JOB No.

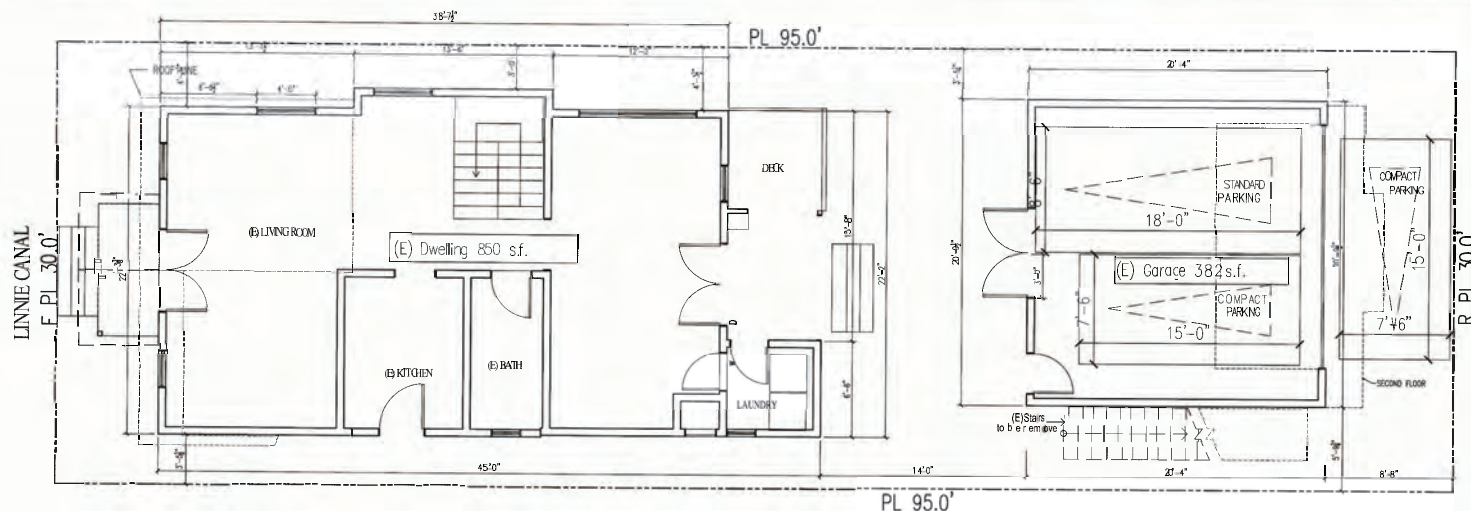
SHEET 1

OF 1

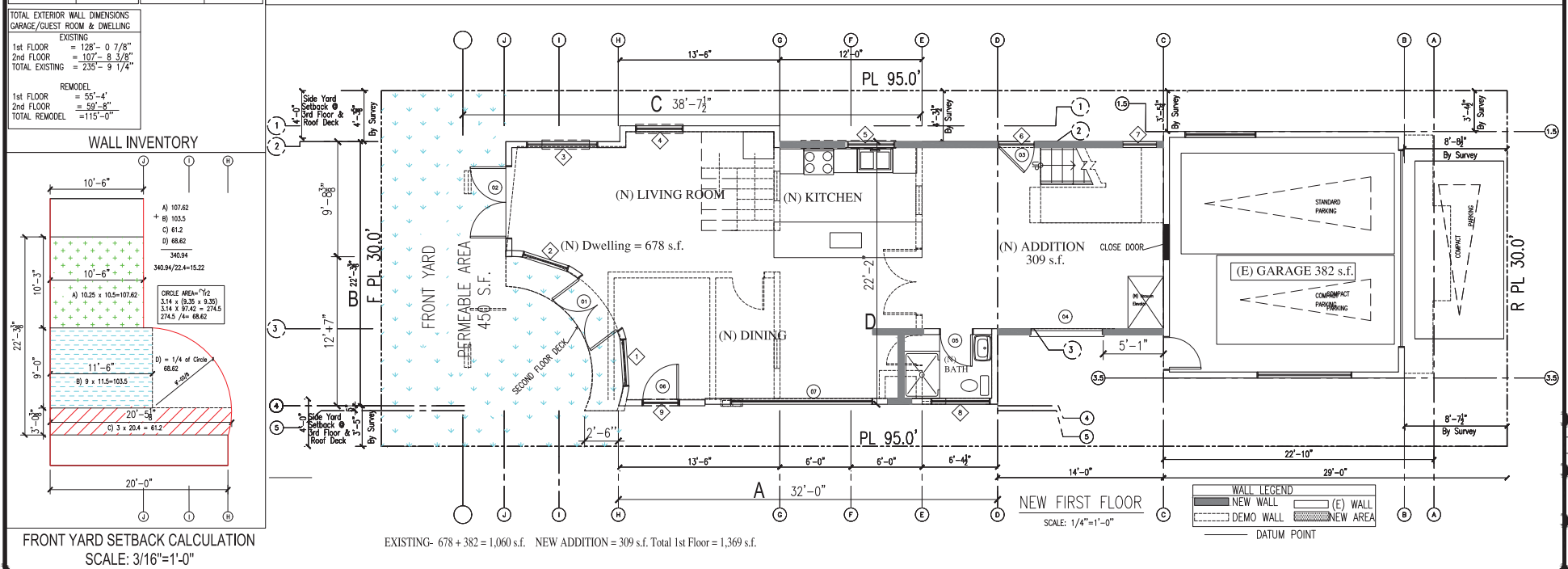
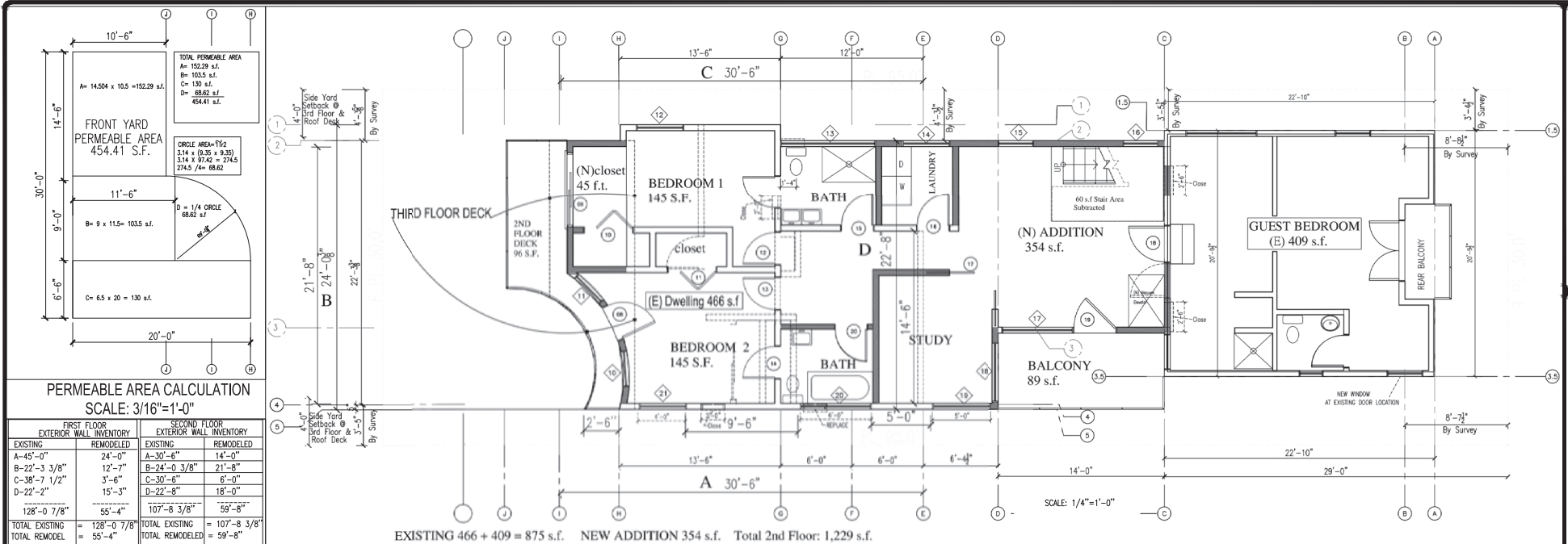




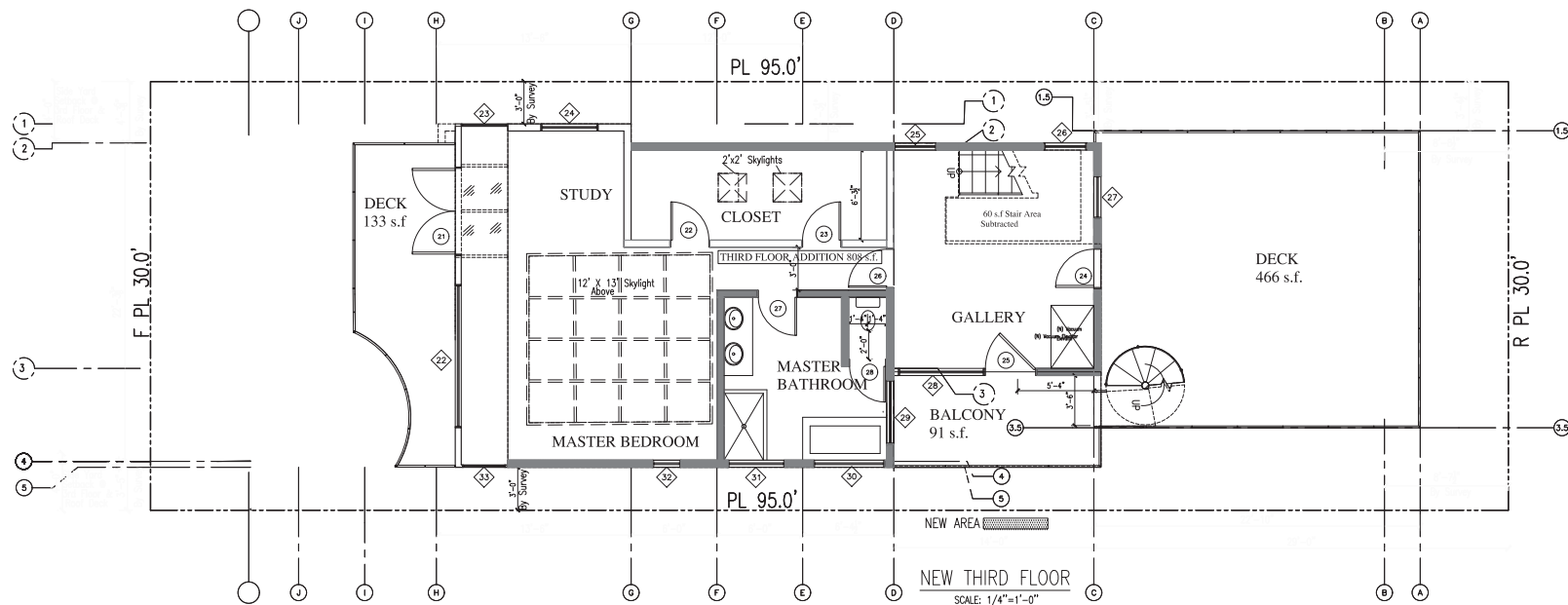
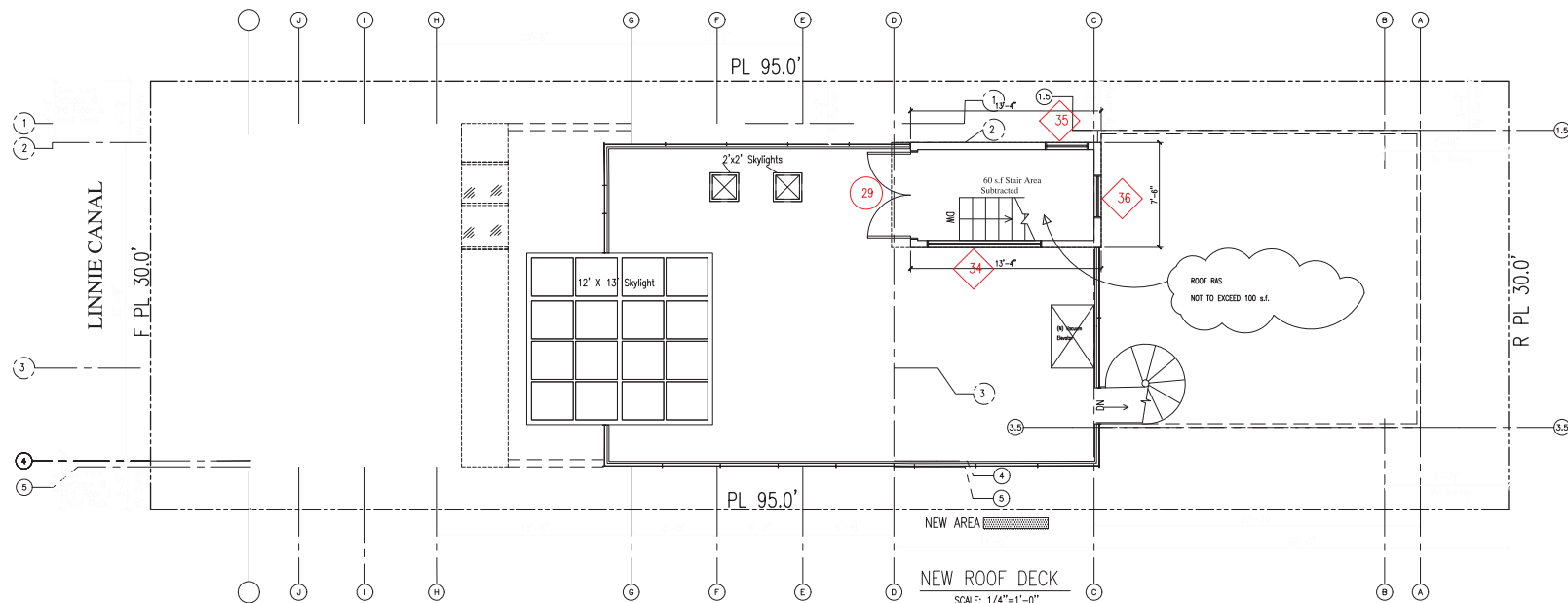
PLANS APPROVED
 Verdict Specific Plan Sign Off (VSC)
 as required by
 Case No. 2018-0017-CEP
 Planner: [Signature]
 Project Engineer: [Signature]
 City of Los Angeles Planning Dept.
 Date: 7/14/19

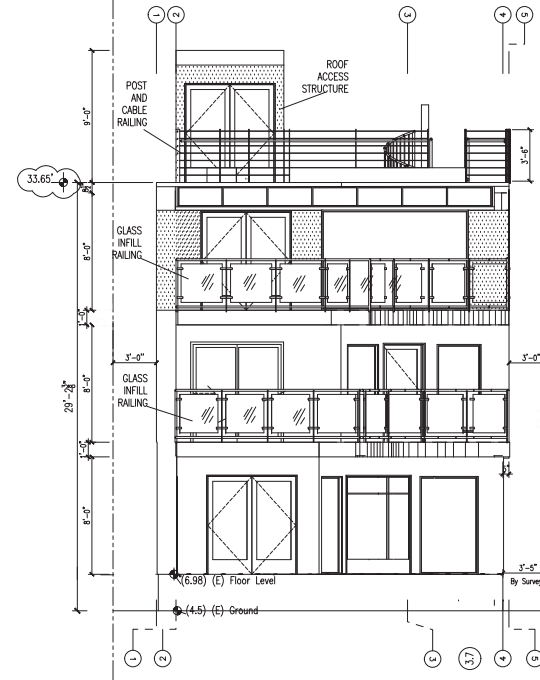
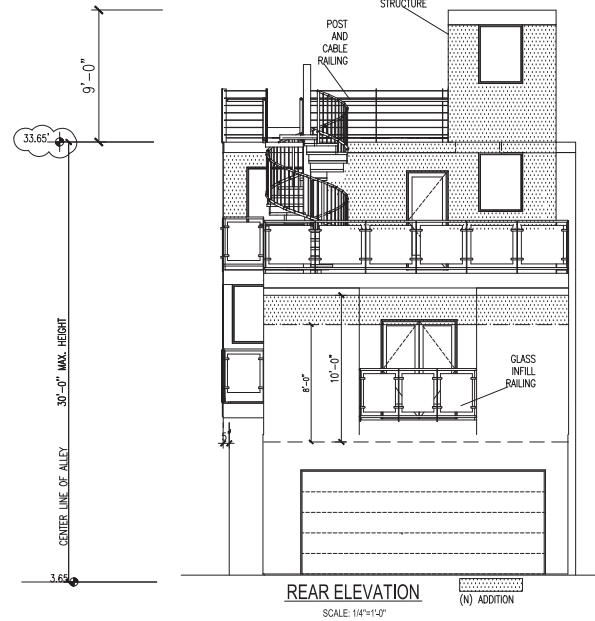


7/14/19 (REVISED 10/1/19)



LINNIE CANAL





DATE: 8/19/2021
DRAWN BY: J.G.
SCALE: 1/4"=1'-0"

FRONT & REAR
ELEVATIONS

A-4

JAY AND GIGI GOODFADER
411 E LINNIE CANAL, VENICE, CA 90291

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

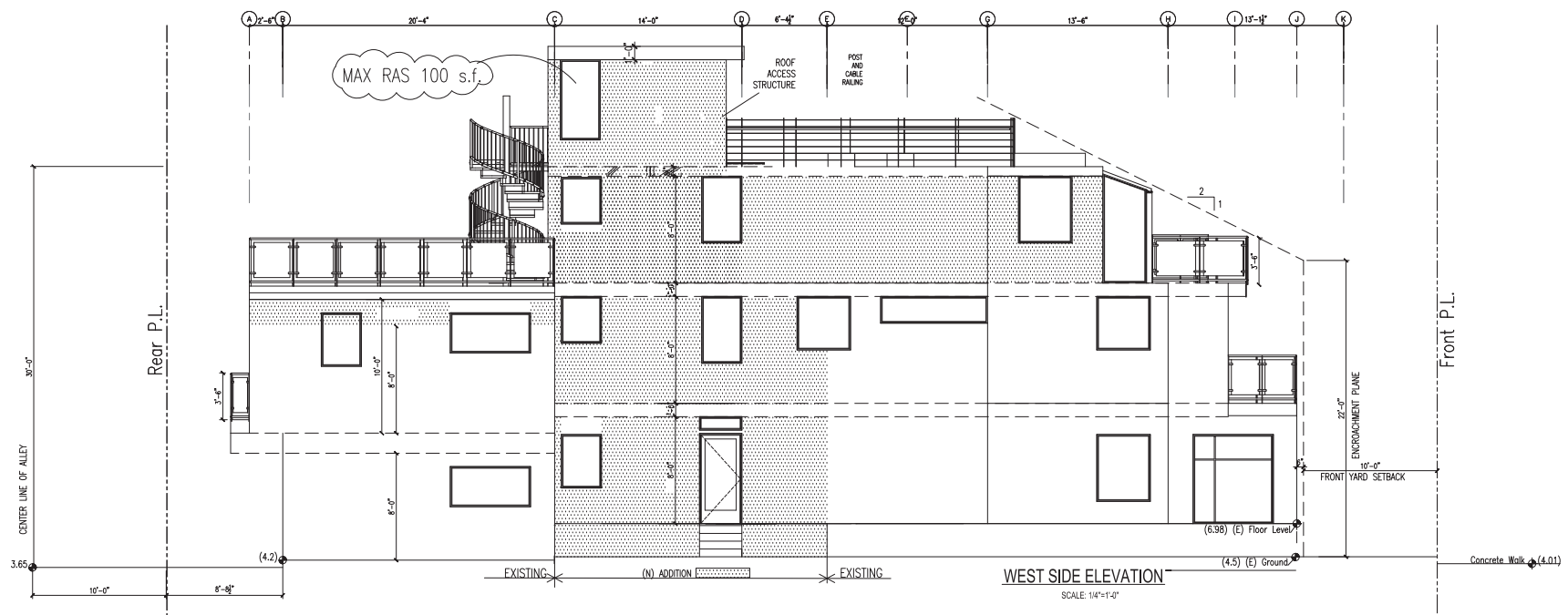
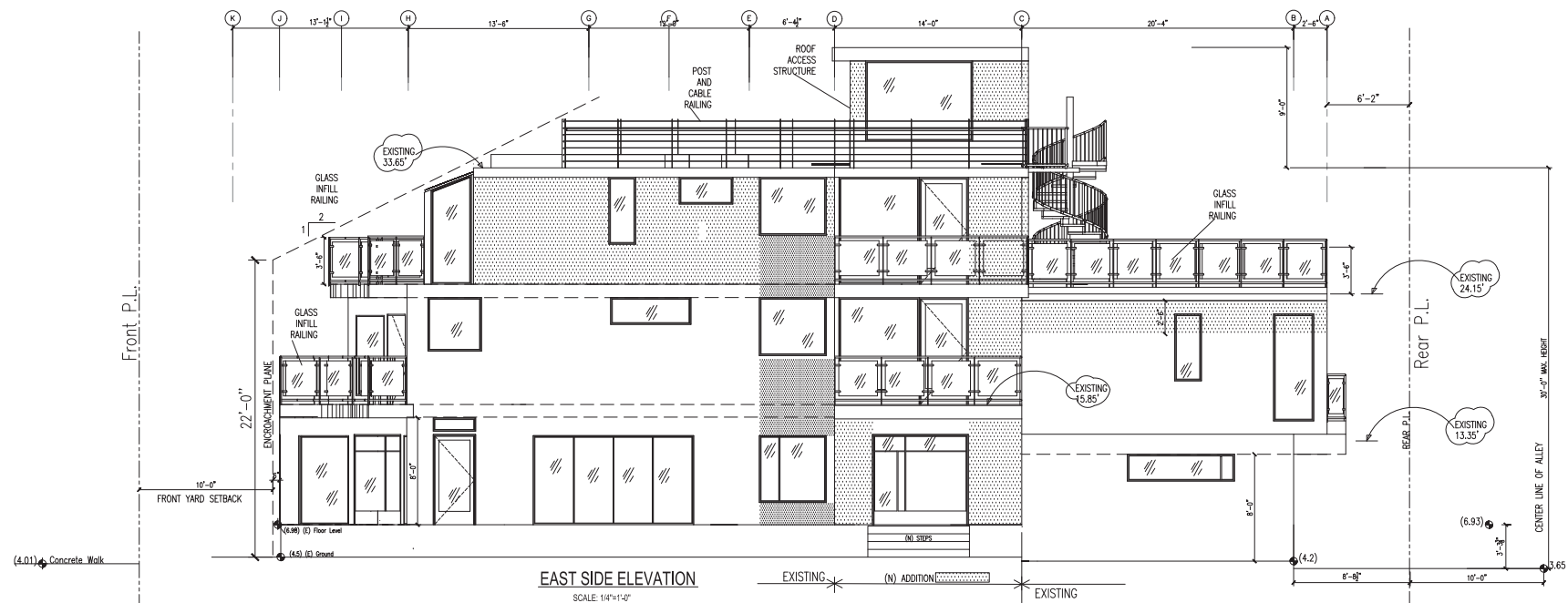


Exhibit 3—Historic Deed Restriction (1984)

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 SUBSEQUENT PAGE
CONDITIONS, FINDINGS, ETC.
MODIFIED

Page 1 of 3

Date: February 29, 1984

Permit Application No. 5-84-64 BA:gh

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 meeting. 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

by:

Bill Allayard / R77



STANDARD CONDITIONS:

1. Notice 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. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee 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.

Applicant's Signature

Date of Signing

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
3. 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 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 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 att

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 1. A rear setback (from the alley or road) of not less than 9 feet or other provision for guest parking shall be maintained.
- out 2. 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.
2. Prior to authorization of Permit ~~Authorization~~, 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 ~~adjacent to the canal 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 3. 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 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.

LEGAL DOCUMENT FILE CHECKLIST

FILE NO. 5-84-64

APPLICANT: Bob Machatka
411 Linnie Canz
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

Transmitted to applicant/agent for recordation

C. EVIDENCE OF RECORDATION

Supplemental Title Report Received

5-29-84

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 needs legal.
DR needs exhibit.

RECORDING REQUESTED BY AND RETURN TO:
STATE OF CALIFORNIA
CALIFORNIA COASTAL COMMISSION
631 HOWARD STREET, FOURTH FLOOR
SAN FRANCISCO, CALIFORNIA 94105

84- 37188

| | |
|---------|---|
| FEE \$9 | B |
| 6 | |

DEED RESTRICTION

I. WHEREAS,

ROBERT MACHATKA

_____, hereinafter referred to
as Owner(s), is the record owner of the following real property:

LOT 4 IN BLOCK 49, SHORT LINE BEACH VENICE

CANAL SUBDIVISION No. 1, IN THE CITY OF LOS

ANGELES, AS PER MAP RECORDED IN BOOK 7,

PAGE 126 OF MAPS, IN THE OFFICE OF THE COUNTY

hereinafter referred to as the subject property; and

RECORDER OF
SAID COUNTY

II. WHEREAS, the California Coastal Commission is acting on

behalf of the People of the State of California; and

III. WHEREAS, the subject property is located within the coastal

zone as defined in Section 30103 of the California Public Resources Code

(hereinafter referred to as the California Coastal Act); and

IV. WHEREAS, pursuant to the California Coastal Act of 1976, the

Owner applied to the California Coastal Commission for a coastal

development permit for the development on the subject property described

above; and

V. WHEREAS, coastal development permit No. 5-84-64 was

granted on March 15, 1984 by the California Coastal Commission;

and

VI. WHEREAS, coastal development permit No. 5-84-64 was

subject to the terms and conditions including but not limited to the

following condition:

SEE PAGE 2

//

//

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31' MIN. 2 P.M. MAY 29 1984
PAST.

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 square feet 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.

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VII. WHEREAS, the Commission found that but for the imposition of the above condition the proposed development could not be found consistent with the provisions of the California Coastal Act of 1976 and that a permit could therefore not have been granted; and

VIII. WHEREAS, it is intended that this Deed Restriction is irrevocable and shall constitute enforceable restrictions; and

IX. WHEREAS, Owner has elected to comply with the condition imposed by Permit No. 5-84-64 so as to enable Owner to undertake the development authorized by the permit.

NOW, THEREFORE, in consideration of the granting of Permit No. 5-84-64 to the Owner by the California Coastal Commission, the Owner hereby irrevocably covenants with the California Coastal Commission that there be and hereby is created the following restrictions on the use and enjoyment

1 of said subject property, to be attached to and become a part of the deed
2 to the property. The undersigned Owner, for himself/herself and for
3 his/her heirs, assigns, and successors in interest, covenants and agrees
4 that:

5 Not less than 450 square feet of pervious yard area shall be maintained for
6 water quality. This yard area shall be free of all structures except for
7 fences and permeable decks at grade. The yard area to be maintained is
8 shown in Exhibit "A".
9
10

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

19 //

20 //

21 //

22 //

23 //

24 //

25 //

26 //

27 //

84- 637188

Owner agrees to record this Deed Restriction in the Recorder's office for the County of LOS ANGELES as soon as possible after the date of its execution.

DATED: April 16, 1984

Robert Machatka
OWNER

ROBERT MACHATKA
TYPE OR PRINT NAME OF ABOVE

OWNER

TYPE OR PRINT NAME OF ABOVE

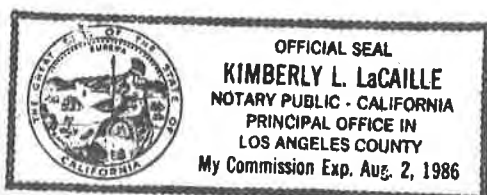
NOTE TO NOTARY PUBLIC: If you are notarizing the signatures of persons signing on behalf of a corporation, partnership, trust, etc., please use the correct notary jurat (acknowledgment) as explained in your Notary Public Law Book.

State of California, County of Los Angeles, ss

On this 16th day of April, in the year 1984,

before me Kimberly L. LaCaille, a Notary Public, personally appeared ROBERT MACHATKA,

~~personally known to me~~ or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed it.



Kimberly L. LaCaille
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

84- 637188

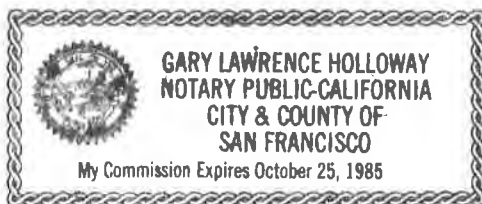
1 This is to certify that the deed restriction set forth above is hereby
2 acknowledged by the undersigned officer on behalf of the California Coastal
3 Commission pursuant to authority conferred by the California Coastal
4 Commission when it granted Coastal Development Permit No. 5-84-64
5 on March 15, 1984 and the California Coastal Commission consents to
6 recordation thereof by its duly authorized officer.

7 Dated: May 8, 1984

8 Cynthia K. Long
9 CYNTHIA R LONG STAFF COUNSEL
10 California Coastal Commission

11 STATE OF California)
12 COUNTY OF San Francisco) ss

13 On 8 May 1984, before me Gary Lawrence Holloway
14 a Notary Public, personally appeared Cynthia K. Long, personally known to
15 me to be (or proved to me on the basis of satisfactory evidence) to be the
16 person who executed this instrument as the Staff Counsel,
17 and authorized representative of the California Coastal Commission and
18 acknowledged to me that the California Coastal Commission executed it.



Gary Lawrence Holloway

84- 637188

CARPOLL CANAL COURT

30.0'

GARAGE

450 SQ. FT. OF YARD
TO BE PERVIOUS

95.0'

95.0'

HOUSE

84- 637188

MACHATKA PROPERTY
411 LINNIE CANAL
VENICE, CA. 90291

LEGAL:
LOT 4, BLOCK 49
SHORT LINE BEACH
VENICE CANAL SUB-
DIVISION NO. 1

30.0'

LINNIE CANAL

EXHIBIT "A"

5-24-84

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

