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



5-21-0877 (NORTH VENICE BOARDWALK, LLC)

APRIL 21, 2022

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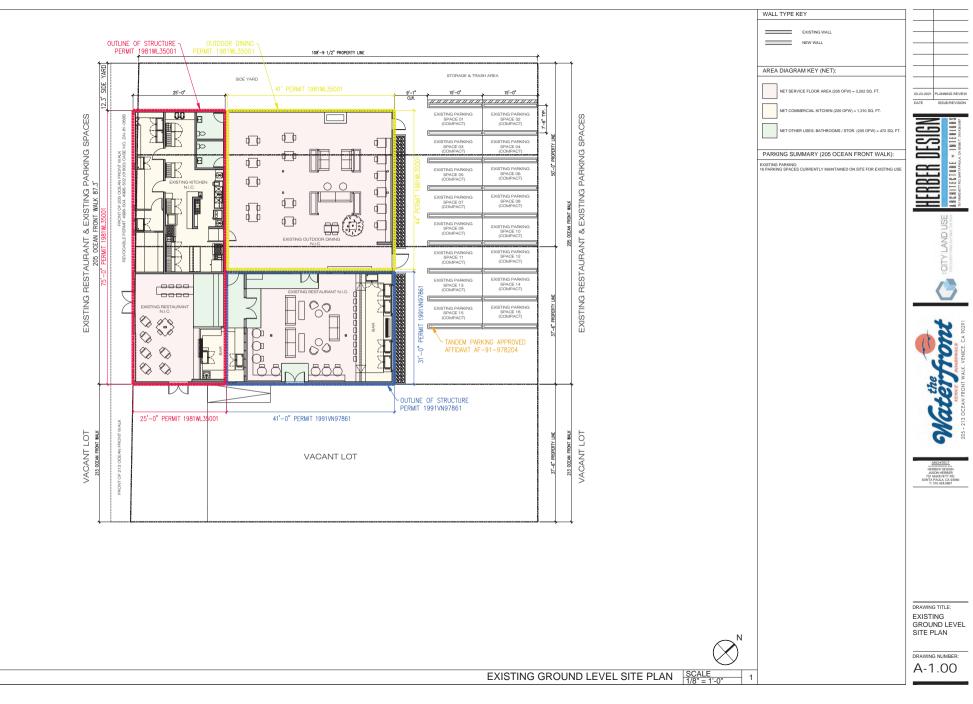
Exhibit 1 – Vicinity Map

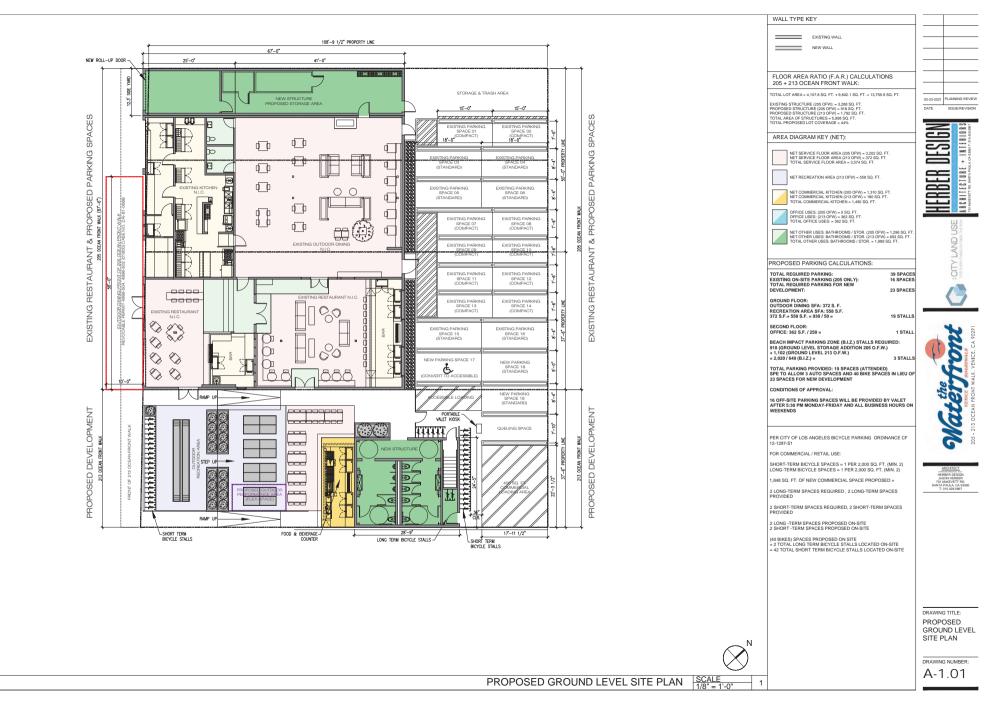


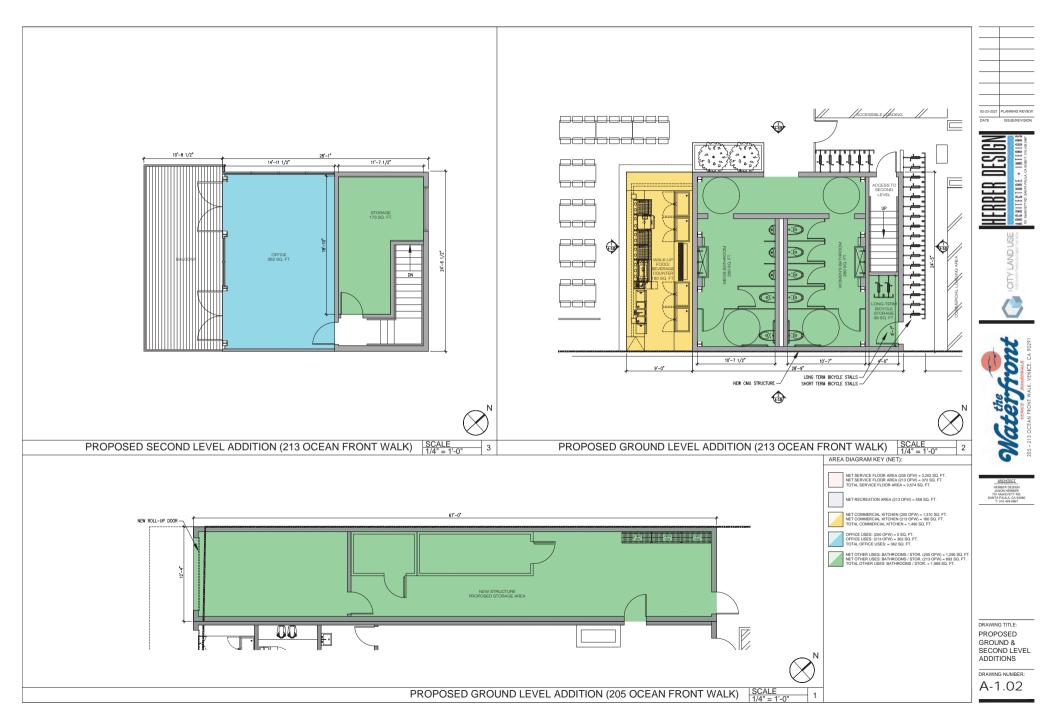


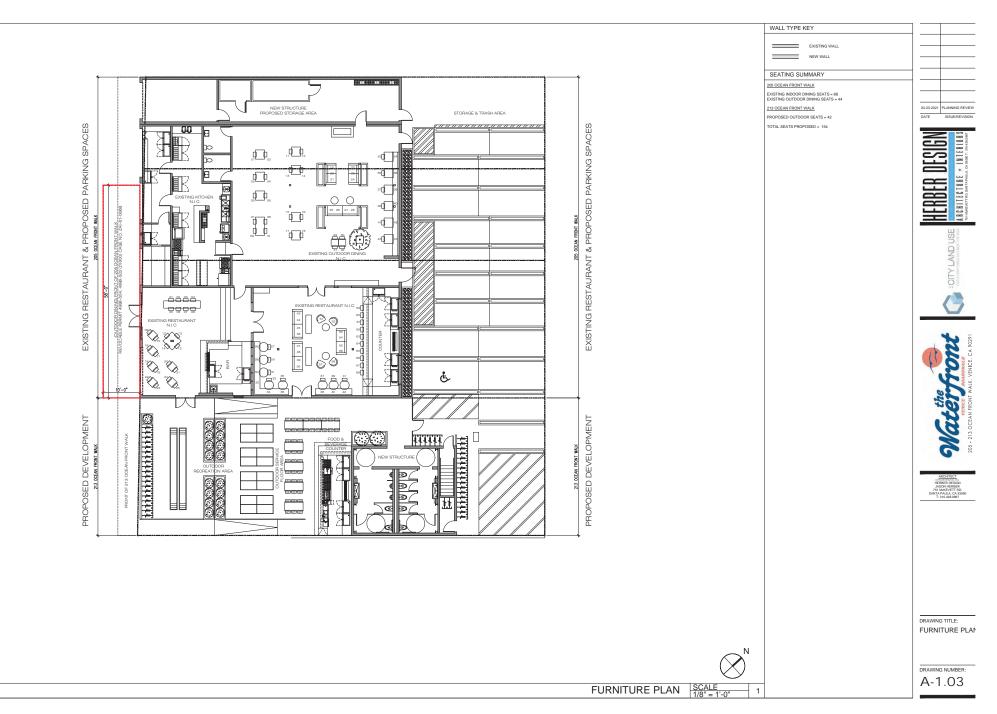
Exhibit 2 – Project Plans

PROJECT INFORMATION			DRAWING L	ST		
	213 OCEAN FRONT WALK	N	DRAWING: A-0-00	TITLE: INDEX & SITE INFORMATION	03-23-2021 PLANNING	
OWNER:	VENICE, CA 90291 NORTH VENICE BOARDWALK LLC.		A-1-00	EXISTING SITE PLAN	0	
	09-5A141 83		A-1-01 A-1-02	EXISTING & PROPOSED SITE PLAN GROUND & SECOND LEVEL FLOOR PLANS (213) 0	
APN: 4	4286030003		A-1-03 A-1.04	FURNITURE PLAN VALET PARKING PATH MAP	0	_
SPECIFIC PLAN: N SUB-AREA: N	VENICE COASTAL ZONE		A-1-05	VALET PARKING LOT PLAN	0	
TRACT: 0	GOLDEN BAY TRACT		A-3-00	ROOF PLAN EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS	0	
	3LK 2 203		A-3-01	EXTERIOR ELEVATIONS	0	03-23-2021 PLANNING REVIEW
	M B 2-15					DATE ISSUE/REVISION
	C1-1					
	VACANT LAND TYPE III-A					D III II S
NUMBER OF STORIES: 2	2					
	Г.В.D. = 4,157.8 SQ. FT.	I I I I I I I I I I I I I I I I I I I				DESIGN
PROPOSED USE: F	RESTAURANT					
	MAXIMUM OCCUPANCY NOT TO					
	EXCEED 200 PERSONS					
EXISTING FLOOR AREA RATIO (F.A.R.) CAL	CULATIONS 205 OCEAN FRONT WALK:					
TOTAL LOT AREA = 9,602.1 SQ. FT.						HERBER ARCHITECTURE
EXISTING STRUCTURE:	1) - 2 200 SO ET		STRUCTURAL: DRAWING:			Ш Xon
TOTAL GROUND LEVEL (GROSS AREA EXISTING OUTDOOR DINING (GROSS			510411110.			C C C
TOTAL LOT COVERAGE = 34%			<u> </u>			AND
PROPOSED FLOOR AREA RATIO (F.A.R.) CA	ALCULATIONS 205 OCEAN FRONT WALK:					CITY LAND
TOTAL LOT AREA = 9,602.1 SQ. FT.						FORE
EXISTING STRUCTURE (GROSS AREA PROPOSED STORAGE STRUCTURE =						
TOTAL GROSS AREA = 4,206 SQ. FT.	510 50.11.	213 OCEAN ERONT-WALK IR A COMPOSITION				
TOTAL LOT COVERAGE = 44%		111-0.12	LOCATION	MAP		
FLOOR AREA RATIO (F.A.R.) CALCULATION	S 213 OCEAN FRONT WALK:	205 - 213 OCEAN FRONT WALK. VENICE, CA 90291 OMERAN				
FAR IS CALCULATED TO THE OUTSID			4			^{\$02}
STRUCTURE AND INCLUDES INTERIO FO AS "LOT COVERAGE" (GROSS ARE		IMAGE OF EXISTING SITE:		Vigethes O Viscourse 5 Core		
				P Ann Start Street, Start Context P Index Tops Start Context P Context Context P Index Tops Start Context P Contexts Context P Context Context P Context P Context Context P Context	Construction of the second sec	
OT AREA = 4,157.8 SQ. FT. PROPOSED DEVELOPMENT:				And		
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SECOND LEVEL (GROSS AREA) = 690				· · · · · ·		Z Z Z
TOTAL GROSS AREA = 1,792 SQ. FT.					All Board Inter	
ALLOWABLE F.A.R. = 0.5 TO 1 FOR RE					17.1	
LLOWABLE GROSS AREA = 2,078.9 S ROPOSED: 1,792 < 2,078.9 (ALLOWED				to and the second	Biotified Parades Grand & Venter - Sectore Count from A. P P Parades Descriptions	
OTAL LOT COVERAGE = 27%	5)					
FLOOR AREA RATIO (F.A.R.) CALCULATION		*			Destination for the second	S S
					· · · · · · · · · · · · · · · · · · ·	
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PROPOSED STRUCTURE (205 OFW) =			1 7			SANTA PAULA, CA 93060 T: 310.428.0867
PROPOSED STRUCTURE (213 OFW) = FOTAL AREA OF STRUCTURES = 5,99	8 SQ. FT.					
TOTAL PROPOSED LOT COVERAGE =	44%		VICINITY M	<u>\P</u>		
NET AREA CALCULATIONS 213 OCEAN FRO	NT WALK:					
*NET AREA IS "FLOOR AREA" WITHIN	N A STRUCTURE AND DOES NOT					
INCLUDE EXTERIOR OR INTERIOR W						
COMMERCIAL KITCHEN AREA = 180	SQ. FT.			And a final datas		
BATHROOMS / STORAGE / OTHER U	SES = 693 SQ. FT.					
OFFICE USE = 362 SQ FT		PROJECT DESCRIPTION:	-		- mar - mar	
180 SQ. FT. + 693 SQ. FT. + 362 SQ. F	T. = 1,235 SQ. FT. (NET AREA)	"AFTER THE FACT PERMIT" FOR NEW ADDITION OF A 918 SQ. FT. STORAGE STRUCTURE TO AN EXISTING 3,288 SQ. FT.	1			DRAWING TITLE: INDEX &
PROPOSED GROSS AREA = 1,792 SC		RESTAURANT AND BAR WITH AN EXISTING 1,805 SQ. FT. OUTDOOR DINING AREA		The start of the s	a human 1	
PROPOSED NET AREA = 1,235 SQ. F	Т.	NEW CONSTRUCTION OF A 2-STORY, 1,792 SQ. FT. ACCESSORY BUILDING WHICH WILL INCLUDE A 180 SQ. FT. BEACH			P Different interest	GENERAL NOTES
ADDITIONAL OUTDOOR AREAS (NET) COUNTED TOWARDS	FRONT WALK-UP COUNTER WITH A 372 SQ. FT. OUTDOOR SIT-DOWN DINING AREA, A 558 SQ. FT. OUTDOOR RECREATION			day series Q	
PARKING, BUT NOT INCLUDED IN F./		AREA, AND A NEW 10-STALL RESTROOM FACILITY ON THE GROUND FLOOR. THE SECOND FLOOR WILL CONSIST OF			12 11	
SERVICE FLOOR AREA = 372 SQ. FT		RESTAURANT STORAGE AND OFFICE AREAS. 29 ON-SITE PARKING SPACES PROVIDED (AUTO & BIKE). THE APPLICANT IS		N FRONT WALK	19/1 2/	DRAWING NUMBER:
22		REQUESTING A ZONE VARIANCE, A SPECIFIC PLAN EXCEPTION, AND A NEW CUB FOR FULL-LINE ALCOHOL WITH LIVE	213 OCE/	IN FRONT WALK		A-0-00
RECREATION AREA = 558 SQ. FT.		MUSIC.				11000











DRAWING TITLE:

VALET PARKING PATH MAP

DRAWING NUMBER: A-1.04

03-23-2021

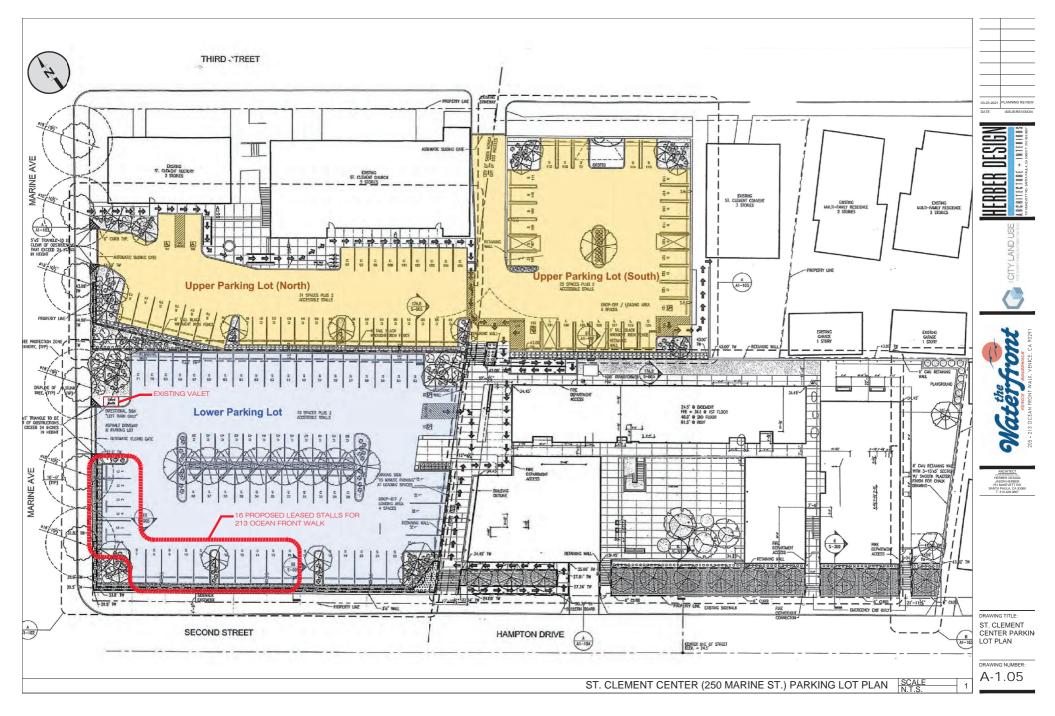
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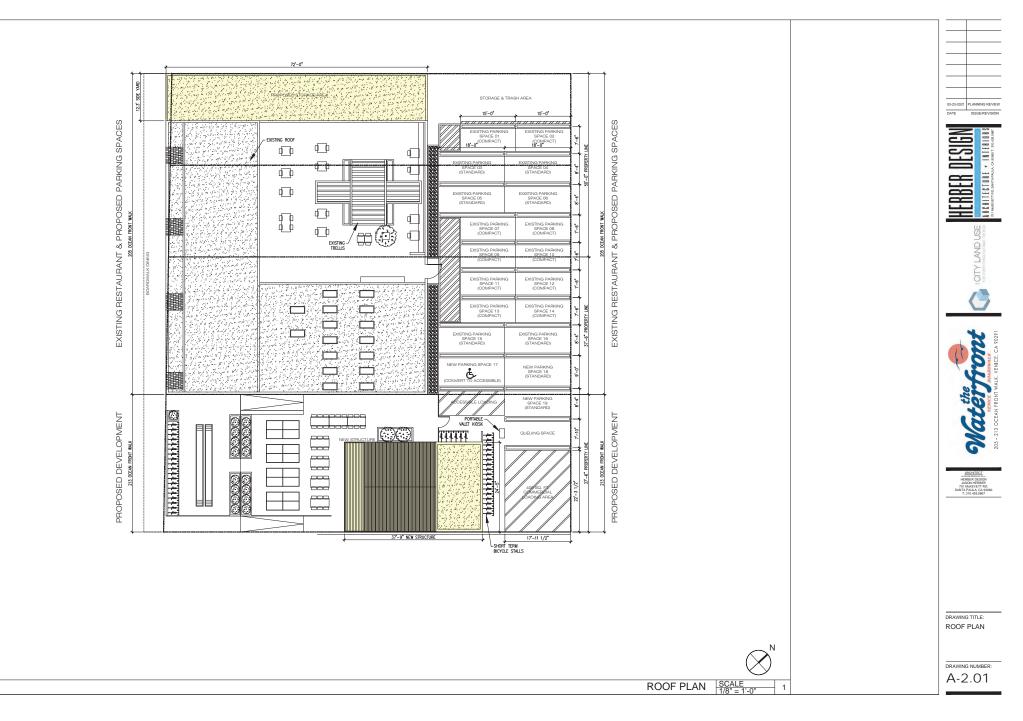
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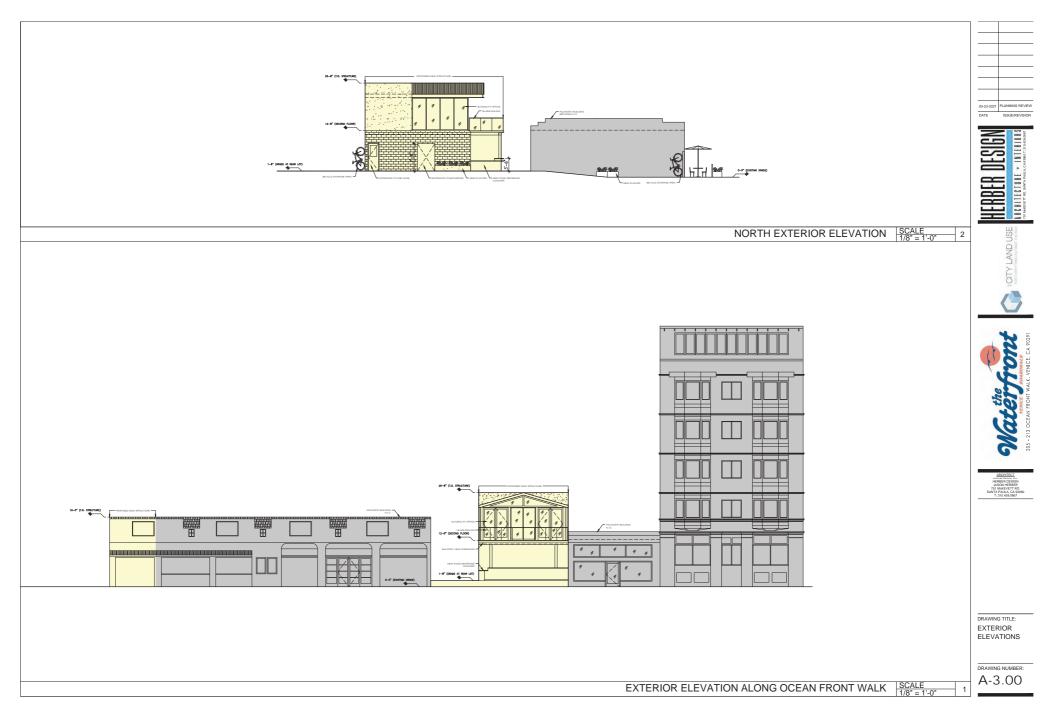
ANNING REVIEW

ARCHITECTURE + INTERIOR 751 INCENT ROL SAVITA PULA, CA 1000 T 310-255000

CITY LAND L







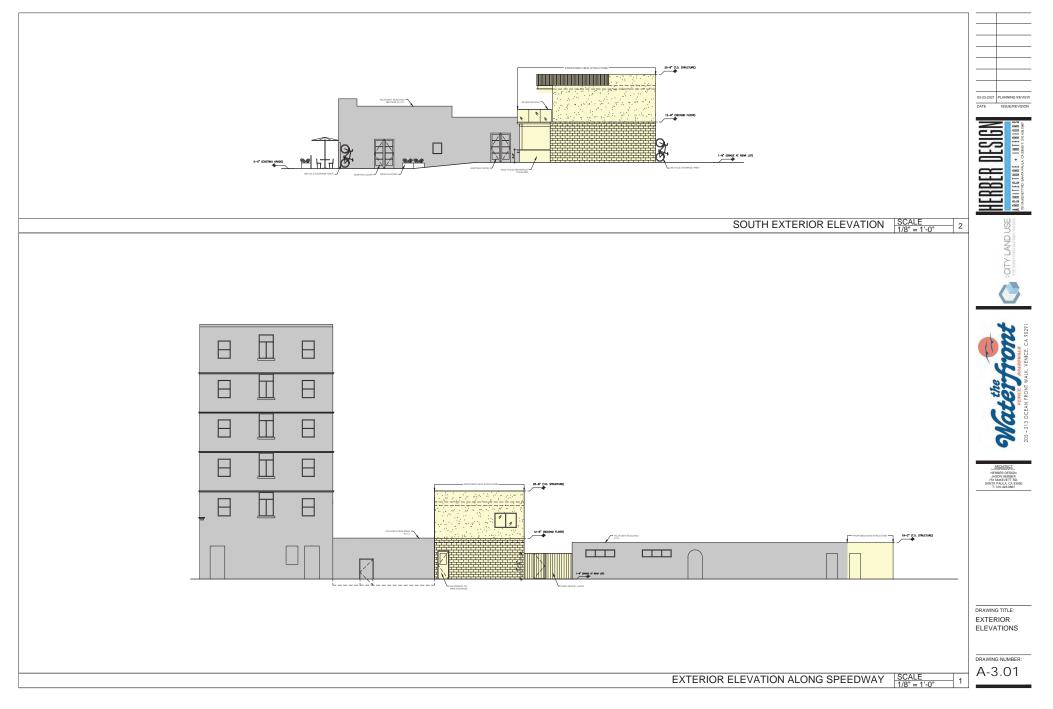


Exhibit 3 – Site History and Figures

*All figures linked to relevant pages in summary below.

On October 23, 1951, a Certificate of Occupancy was issued for construction of the restaurant as a one-story, 1,875 sq. ft. structure designated as "25x75 stores, G-1 occupancy (food)". The Certificate of Occupancy does not include an outdoor dining area in its brief description, shown in Figure 1.

On January 24, 1952, a Certificate of Occupancy was issued for an eight-space parking lot at "Lots 197 and 199", which correspond to current addresses 205, 207, and 209 Ocean Front Walk. The Certificate of Occupancy identifies 207 Ocean Front Walk as the location of the subject building, shown in Figure 2.

On April 9, 1964, Permit No. 50701 was issued for work to the existing restaurant and entered into the Assessor Record. Figure 3 shows an approximately 1,775 sq. ft. interior dining area (25-ft. by 71-ft.) and 3,696 sf rear dining (42-ft. by 88-ft). The 100 sq. ft. discrepancy in interior dining area is not clarified in the City record, but may be due to a difference in measurement styles (such as gross versus net) or simply a clerical error.

On March 19, 1981, a Los Angeles Department of Building and Safety (LADBS) permit was issued for replacement of interior walls and installation of toilets and unspecified equipment in the restaurant. The permit also updated the site zoning designation from G-1 to B-2; neither designation is currently defined in the City's Zoning Code as of March 2022. The LADBS permit specified the building would remain a restaurant and no addition was proposed. It references a "CZA Clearance" dated February 9, 1981 and shows an outdoor dining area (87.5-ft. by an unspecified width), located behind the 1,875 sq. ft. restaurant in Figure 4.

On March 31, 1981, the City Planning Department issued a Coastal Exemption (CEX) for pavement of a 4,000 sq. ft. parking lot at 209 Ocean Front Walk per <u>Figure 5</u> and LADBS issued a permit for the addition of eight parking spaces at 209 Ocean Front Walk per <u>Figure 6</u>. It is unclear why these local actions occurred 29 years after the Certificate of Occupancy was issued for the subject parking spaces.

On November 17, 1983, the Commission issued Coastal Development Permit (CDP) No. 5-83-842 to Phillipe Chicha for construction of five gazebos to serve multiple uses (three fast-food booths, one news stand, and one general commercial use) and eight new parking spaces at 213 Ocean Front Walk. The staff report describes 213 Ocean Front Walk as a vacant lot, shown in Figure 7. Development did not commence within two years of Commission approval and CDP No. 5-83-842 expired.

On March 27, 1985, another Certificate of Occupancy was issued for the existing restaurant at 205 Ocean Front Walk, As shown in <u>Figure 8</u>, the certificate reflects a change from "existing G-2" to "B-2 restaurant with max occupancy of 68" and indicates no change in parking. It is unclear why the 1985 certificate indicates G-2 as the existing zoning, rather than G-1 as referenced in the 1951 certificate (Figure 2) and the 1981 LADBS permit (Figure 4). It is also unclear why the 1985 certificate was issued four years after the LADBS permit, despite both actions reflecting the zoning update.

On April 24, 1985, the Commission held a hearing on CDP Application No. 5-85-83 for construction of a fast food restaurant with an interior canopy and open-space seating at 213 Ocean Front Walk. The application was withdrawn by the applicant, Phillipe Chicha.

On March 16, 1990, the Commission issued CDP No. 5-87-904 to Pacific Distributors for construction of eight vending booths and eight new parking spaces at 213 Ocean Front Walk, shown as Figure 9. The Commission issued two subsequent CDP extensions, but development did not commence by the second, extended permit expiration date (April 19, 1991) and CDP No. 5-87-904 expired.

On January 17, 1991, an LADBS permit was issued for wall repair—the permit doesn't specify if this included interior and/or exterior walls. The permit shown in <u>Figure 10</u> wasn't accompanied by a diagram and doesn't indicate any area of addition, but references "CZCA [Coastal Zone Conservation Act] 211466" and "CEX 91-0133".

On June 5, 1991, an LADBS permit was issued for repair of a portion of the existing roof structure. The permit includes a rough illustration showing two outlined areas behind the restaurant and states "reframe existing roof" for a southern portion rear of the front-facing restaurant, shown in <u>Figure 11</u>. Previous local actions didn't state whether the rear outdoor dining area included a roof; this action suggests a roof existed over at least a portion of the outdoor dining area.

On June 25, 1991, an LADBS permit was issued for a 1,271 sq. ft. (31-ft. by 41-ft.) addition to the rear of the restaurant. As shown in **Figure 12**, the permit states:

"no change on occupant load. C of O [Certificate of Occupancy] has max 68 dining and the addition is just a roof over dining area to make it part of restaurant as a dining room. (Prior permit should have called this area as new added area. This permit is to correct prior permits.)"

The diagram shows 16 existing parking spaces behind the restaurant and a new storage area that was not present in previous figures, suggesting a portion of the 918 sq. ft. storage area (which currently extends the full width of the restaurant) was constructed between 1981 and 1991 (Figures 6 and 12, respectively). The 1991 LADBS permit references "CEX 91-2148" and "Coastal Com.[sic] Exemption Letter, 6-26-91". Commission records confirm that an exemption letter was issued on June 26, 1991 to John Pierre Kuntz, but the records don't indicate a file number or include the letter of approval. As such, it is unclear what project components the Commission determined were exempt from CDP requirements.

On October 8, 1991, the Commission approved CDP No. 5-91-296 for Las Vegas City International, Inc. to construct a 1,450 sq. ft., 19.5-ft. high commercial/retail building with nine parking spaces onsite at 213 Ocean Front Walk. The applicant was Las Vegas City International, Inc. Commission staff were unable to locate this archival record prior to the hearing and thus do not have a figure to attach. However, the applicant confirmed CDP No. 5-91-296 <u>was</u> issued following approval at the hearing and the work did not commence within two years, resulting in expiration of CDP No. 5-91-296.

On November 9, 1992, an LADBS permit was issued for construction of a 176 sq. ft. "façade front addition" (2-ft. by 88-ft.) and a new parapet. The permit includes a diagram, shown as Figure 13, showing the 1,875 sq. ft. restaurant, the 1,271 sq. ft. rear southern addition consistent with the actions summarized above. However, a portion of the rear dining area (noted as "patio" in the figure) appears to have been converted to an indoor area extending the full width of the restaurant. Comparing Figure 12 with Figure 13 suggests that the storage area was extended to its current size in 1991 without any City records indicating approval of the addition. The LADBS permit diagram labels the area corresponding to 213 Ocean Front Walk as "parking"—however, this is not supported by the site history summarized above and appears to be a clerical error. All previous actions refer to 213 Ocean Front Walk as a vacant lot and each of the Commission CDPs approving parking spaces at the subject lot expired.

On May 11, 2001, the Commission approved <u>CDP No. 5-01-177</u> for construction of an 8-ft. high fence and a 900 sq. ft. outdoor dining area, with nine onsite parking spaces, at 213 Ocean Front Walk. As shown in <u>Figure 14</u>, the new outdoor dining area was intended to serve as an extension of the existing restaurant at 205, 207, and 209 Ocean Front Walk. The approved development did not commence within two years of the Commission's action and the CDP expired.

In October 2017, the applicant acquired ownership of 205-213 Ocean Front Walk.

On January 26, 2018, the Commission issued Exemption No. 5-18-0035-X to Brian Silviera for "repair and replacements to existing building" at 205 Ocean Front Walk.

Figure 1 (1951)

Address of Building	203-07 Ocean Front Walk	CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY
Permit No.		CERTIFICATE OF OCCUFANCY
and Year	8530, 1946	NOTE: Any change of use or occupancy
Certificate Issued	Oct. 23 19 51	must be approved by the Department of Building and Safety.
This cortifies complies with 9, Arts. 1, 3,	that, so far as ascertained by or made known to a the applicable requirements of the Municipal Co 4, and 5; and with applicable requirements of S	the undersigned, the building at above address ode, as follows: Ch. 1, as to permitted uses; Ch. ate Housing Act,—for following occupancies:
	1 Story, Type V, 25x75 S	tores, G-1 Occupancy (food)
	Venice	
Owner Owner's Address	Charles Lick	FILE COPY ONLY - ISSUED TO CORRECT RECORD'S.
Form B-95a—:	20M—7-51 G. E. MORRIS, Superintendent of Bui	John D. Miller/dw

Figure 2 (1952)

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Tract. G.O.C. Tract. G.O.C. Location of Building Between what cross USE INK OR INDE 1. Purpose of back 2. Owner. G.O.C. 3. Owner's Address 4. Certificated Arch 5. Licensed Engined 6. Contractor. 7. Contractor. 7. Contractor's Add 8. VALUATION OF 9. State how many bion lot and give us 10. Size of new build 11. Material Exterior For Accessory 12. Buildings and similar structures 1 hereby certivy building or construct 1 will not employ an Compensation Insure	Der K Y DET H DET H 20 streets? CLIBLE PEN (Store LIBLE PEN (S	BAY 3.7 Occ (B D=0+0 CIL PACIF PACIF PACIF PACIF PACIF PACIF No. Stol	uding all labor and int House, Hotel or e) control of control	-/ // Street) C other purpose) 	Approved by City Engineer Deputy Families Rooms Phone Phone Phone Phone Phone Phone Phone Phone Size lot VO x///C
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Par Plans See	Correction Verille	H .	Widg. Line	No. Street Widening	District 7/24 Map No. Application checked and approved
VBed with	Plans, Specification rechected and app	as and Application proved.	Continuous Inspection	SPRINKLING Specified—Requis Valuation Include	re Miller curt
	make		ITE BELOW TH	YesHe	
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Plan Checking				A THE ADDING A	A CALL CALL
Supplemental Plan Che	eking		1		
Building Permit					

Figure 3 (1964)

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Figure 4 (1981) Front Side

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toil NEW-USE OF BU	ILDING I	vert fr	SIZE OF ADD	OCC TO	B	LOCE HEIGHT	1	1
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DWELL	MAX #	AREA	TAL IN	Anne	PPROVED	-	TYPIST	
UNITS	PARKING N	inine	G PROVIDED	199	TION AC		eb INSPECTOR	
ROOMS	REQ'D	STD.	COMP.	COMB / CEN.	J MA	. S. CONS.	INST ESTOR	
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Contractor's	Mailing Address_	OWN	ER-BUILDE	R DECLARATI	ON		-	
17. I hereby alf Professions C	irm that I am exer ode: Any city or c	mot from the Cou	otractor's Line	and Law for the	followin	g reason (Sec. ve, demolish, o	7031.5, Busin repair any s	ess and tructure.
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is not intende	er of the property, d or offered for an	or my employee ale (Sec. 7044, B	is with wages usiness and P	as their sole com rolessions Code:	pensatio	n, will do the w tractor's License	ork, and the s	tructure ot anniv
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Business and thereon, and the	ner of the propert Professions Code: who contracts for				an own rauant	the Contractor	License La	v).
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a certified con Policy No.	the second second	The compa	ny Cont	inental C	asus,	ty Co.		
Certified,	copy is hereby lurr copy is filed with t		City Of B	ida si ly	1	te -	t	
Date		1356 Appli	CAL	That	10	6.90	641	
19.1 certify that	in the performant me subject in the	F EXEMPTION	or which this.	ORKERS' COM	I shall n	ot mploy any		manner
Date	4-11-1	Appli	icant	all be a		hara	4.	
NOTICE TO A pensation prov revoked.	PPLICANT: IN af	ter making this or Code, you mi	Certificate of ust forthwith	Exemption, you to comply with such	should b provisi	scome subject to	nit shall be	deemed
	rm that there is a	CONST construction len	RUCTION L	ENDING AGE	Ce of the	work for which	this permit is	Issued
(Sec. 3097, Civ Lender's Name			h	118				
Londer's Addre	I have read this a	application and s	tate that the	above information	is corr	ect. 1. agree to	comply with	all city
and county ord	inances and state	laws relating to	building con:	struction, and her	eby aut	torize represent	ativos of this	city to
enter upon the	this parmit to	annilestion to-	Million Aller	t It done and the	and a second	authorses at	and a second second	
21. I realize that that it does no Angoles not	this permit is an tauthorized per board, cepartm	application for mit any violation ent. Milcer or m	or failure to	comply will any comply will any of make any warr	applica anty or	authorize the work that he half be response	ork specified other the city sible for the p	of Los erform-
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Back Side

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R. Ward 3/19/01

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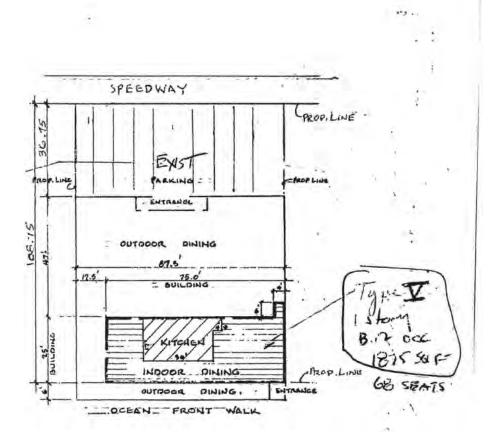


Figure 5 (1981)

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	CITY C	F LOS AN	GELES	
		CALIFORNIA		DEPARTMENT OF
CONMISSION		A LOSA		SITY PLANNING
DANIEL P GARCIA				LOS ANGELES, CA 90012
J & NAUEGER VICC-PRESIDENT				CALVIN S HAMILTON
CARL MASTON SUZETTE NEIMAN		TOM BRADLEY		FRANK P. LOMBANDI EXECUTIVE OFFICER
SECRETARY		MAYOR		
	urah 31, 1	981_ JOB ADC	RESS 209 Q	Can Front Wal
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Immercul	may 4	wea way	a company	7,0007.
APPLICANT: THE	a pischsa	MAILING		Dakotover
TITLE: AND	witeet	ADDRESS	LA.C	A 90041
PHONE NO .: 20	56-0617			
		of Section 205	10 of the Californ	ais Constal Ast Inc.
amended January	1980), a determin exemption under 1	ation has been m	nade that the abo	nia Coastal Act (as ve-described project coastal development
other struct storage shed The project	ures directly att s; but not includ	ached to a reside ing guest houses a risk of adve	ence; garages, swi or self-contained erse environmental	es all fixtures and ming pools, fences, I residential units. impact pursuant to
/ landscaping the structur effect, (2)	on the lot and a e. The project of adversely affect p cy of this divis	11 fixtures and does not (1) inv public access, or	other structures of olve a risk of ac ~ (3) involve a ch	ence. This includes lirectly attached to lverse environmental ange in use contrary f Title 14. Calif.
	of, Salve	the object of s	uch repair or main	n addition to, or itenance activities. impacts pursuant to astal Zone may be
	maintena. Dr expansi does mot 2 of Title	and/or improv	ements in the Co	astal Zone may be
1 1			f Building and Sa	fety as a clearance
	Repair or ma the project do Section 13252 of	John I. Tomit's from the Department of John I. Tomit's recess a dity Plants for the department of the	building permit.	
	Repair or Enlargement Section 13252 exemption	from the Departmer John I. Tomits City Planmer Castal Pr		
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11	This Submit	APPL T		
	This sub	from t John I. City Pl Coastal BY.		
1 × 1			RTUNITY EMPLOYER	1 m 1
	V		n Frond	Wall
	-		In CUBA	

Figure 6 (1981)

Trans 1 LINESELED	NS: 1. Applican	it to Complete Number	d Items Only. 2.	Plot Plan Required	on Back of Origina
1. LOT		BLOCK TRACT		DISTRICT ND.	DIST. MAP
LEGAL		177 T 1 1 2			CENSUS TRACT
	203 # 203		en Bay Tra	act 6	2734.00
2. PURPOSE (D)	DUDLIC D	arking - Use	of Law	A	C1-1
		ront Walk			FIRE DIST.
4. BETWEEN	GROSS STREETS	AND	0.7.8.7	e Court	Int/thru
COLUMN TWO IS NOT THE OWNER.				and the second sec	LOT SIZE
Ber	njamin Ba	sil Ro Prope		399-0785	37.5x110
6. DWNER'S	5 Ocean F	ront Walk		90291	
7. ENGINEER		BUS. LIC. NO.	ACTIVE STATE LIG.	NO. PHONE	ALLEY
8. ARCHITEC	T OR DESIGNER	BUS. LIC. NO	819 C524	NO PHONE	BLDG. LINE
P APCHITEC	ed D. Sch			71P	AFEIDAVITS CZCA
	t or engineers at 86 Oak Gr		ACTIVE STATE LIC.	90041	CZCA
10. CONTRACT	ne owner	builder			21.1105
11. SIZE OF I	VEW BLDG.	STORIES HEIGHT NO	OF EXISTING BUILD	NINGS ON LOT AND USE	
12. MATERIAL	DF EXT. V	VALLS ROC)F	FLOOR	1
	JOB ADDRESS			STREET GUIDE	DISTRICT OFFICE
1	- 209 Oce	an Front Wall			WLA SEISMIC STUDY ZONE
14.	VALUATION TO INCL EQUIPMENT REQUIRS AND USE PROPOSED	ED TO OPERATE	\$ - 0.	-	1
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B.P.	0.5.	fee; or 2. Within one year from tate of expiration of extension		0 - 00,0100	
GP.L	C/0 01	for building or grading permis- granied by the Dept. of B. & SECTIONS 22.12 & 22.13 LA			
DIST. OFFICE	10-	SECTIONS 22.12 & 22.13 LA	ASHIER'S		
		and the second	- 3		
· WLA					
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Figure 7 (1983)

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P.O. Box 1450	way, Suite 380 fornia 90801-1450		and a count	E E	Page 1 of	
On Nove	mber 17, 1982	_, The	California	Coastal Co	mmission gra	inted
Philip	e Chicha, 136	5 Midval	e Avenue, L	os Angeles	, CA 90024	
this per	e Chicha, 136 it for the de and Special c	velopmen	t described			atta
this per Standard Plac	it for the de	velopmen condition s (3 fas	t described s. t-food, one	below, su news stan	bject to the	rcial

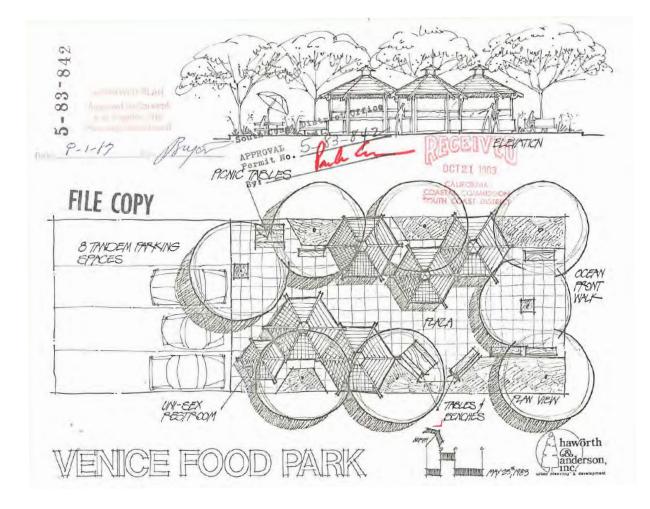


Figure 8 (1985)

Address of Front Walk 205 0çean Building CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY n Any change of use or occupancy must be approved by the Department of Bui Note: This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion below and located at the above address complies with the applicable construction requirements (Chapter 9) and/o requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified. Permit No. and Year WLA 35001/81 3-27-85 Issued One story, Type V, 25'x75' existing G-2 res to B-2 restaurant with max occupancy of 68. No change in parking. UD Ronald & Michele de Groot Owner 1 1136 N. Odgén Drive Apt. Owner's Address Los Angeles, CA 90046 5686517266568884 B&S 95a (R. 1.77)

Figure 9 (1990)

OF CALIFORNIA-THE RESOURCES AGENCY	JU 75 GEORGE DEUKMEJIAN,
IFORNIA COASTAL COMMISSION COAST AREA VEST BROADWAY, SUITE 380 BEACH, CA 90802 590-5971 ISSION ACTION ON 4-12-8	
Approved as Recommended	49th DAY: <u>3/ 3/88</u> 180th DAY: <u>7/12/88</u>
Approved with Changes	STAFF: WN Ponder STAFF REPORT: 3/15/88 HEARING DATF: 4/12-15/88
	ORT AND RECOMMENDATION
APPLICANT: Pacific D	Distributors
PERMIT NO: 5-87-904	
PROJECT LOCATION: 213 Ocean	Front Walk, Venice, Los Angeles County.
PROJECT DESCRIPTION: Establi	n Front Walk, Venice, Los Angeles County. Ishment of 8 open air vending booths and Ing spaces, on vacant lot.
PROJECT DESCRIPTION: Establi	ishment of 8 open air vending booths and ing spaces, on vacant lot. ZONING <u>C1-1 (Commercial)</u> PLAN DESIGNATION <u>N/A</u>
PROJECT DESCRIPTION: Establi 8 parki LOT AREA <u>4.138 sg. ft.</u> BLDG. COVERAGE <u>N/A</u> PAVEMENT COVERAGE <u>3.077</u> LANDSCAPE COVERAGE <u>N/A</u>	ishment of 8 open air vending booths and ing spaces, on vacant lot. ZONING C1-1 (Commercial)
PROJECT DESCRIPTION: Establi 8 parki LOT AREA <u>4.138 sq. ft.</u> BLDG. COVERAGE <u>N/A</u> PAVEMENT COVERAGE <u>3.077</u> LANDSCAPE COVERAGE <u>N/A</u> LOCAL APPROVALS RECEIVED: <u>Cit</u>	ishment of 8 open air vending booths and ing spaces, on vacant lot. ZONING <u>C1-1 (Commercial)</u> PLAN DESIGNATION <u>N/A</u> G.P.LUP draft, LUP cert., LCP PROJECT DENSITY <u>N/A</u> HEIGHT ABV. FIN. GRADE <u>N/A</u> ty of L.A. CUP 87-0382; Approval in
PROJECT DESCRIPTION: Establi 8 parki LOT AREA <u>4.138 sq. ft.</u> BLDG. COVERAGE <u>N/A</u> PAVEMENT COVERAGE <u>3.077</u> LANDSCAPE COVERAGE <u>N/A</u> LOCAL APPROVALS RECEIVED: <u>Cit</u> <u>COASTAL ISSUES</u> : Public Access	ishment of 8 open air vending booths and ing spaces, on vacant lot. ZONING <u>C1-1 (Commercial)</u> PLAN DESIGNATION <u>N/A</u> G.P.LUP draft, LUP cert., LCP PROJECT DENSITY <u>N/A</u> HEIGHT ABV. FIN. GRADE <u>N/A</u> ty of L.A. CUP 87-0382; Approval in

Figure	10	(1990))
Front a	nd	Back	Sides

			APPLICATION CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY TO ADD-ALTER- FOR 3 1 3 0 0 2 0 0 4 7 AND FOR CERTIFICATE INSPECTION
وهم			INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
	igure 10 (199	9 0)	I. LOT BLOCK TFACT COUNTY REF. NO. DIST. MAP 109.5A141 LEGAL 199 2 Golden bay MP 2-15 CENSUS TRACT 2734
	•	-	Classical 2/34 2. PRESENT USE OF BUILDING NEW USE OF BUILDING ZONE (m) restaurant () sam e C1-1
	ront and Bac	k Sides	3. JOB ADDRESS FIRE DIST. COUN.DIST. 205 Ocean Front Walk II 6
			4. BETWEEEN CROSS STREETS AND LOT TYPE ROSE Ozone Int 5. OWNER'S NAME PHONE LOT SIZE
			John Bea 392-0332 25 x 109.67 •. OWNERS ADDRESS CITY ZIP 25 x 109.67 205 Front Walk LA 90291
			7. ENGINEER BUS. LIC, NO. ACTIVE STATE LIC. NO. PHONE ALLEY 20 TREAT
			ARCHITECT OR DESIGNER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE BLDG. LINE ARCHITECT OR ENGINEER'S ADDRESS CITY ZIP 21 1105, 1312
			10. CONTRACTOR BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE - ZI 1466 (E.S)
			11. SIZE OF EXISTING, BLDG. SYORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE WIDTH LENGTH
			12. FRAMING MATERIAL DOF X FLOOR OF EXISTING BLDG. ⇒> Stucco COMP 13. JOB ADDRESS STREET GUIDE
	3 1 3 0 0 2 3 0 4 2	7 5	3 205 Ocean pront Walk 14. VALIATION TO INCLUDE AUL FIXED 15. OFF. P.C. REGYD
Bureau of	ADDRESS APPROVED		15. NEW WORK (Describe)
Engineering	DRIVEWAY HIGHWAY REQUIR	IED	HWY.DED. FLOOD Yes
×	DEDICATION COMPLI	ETED	NEW USE OF BUILDING NEW USE OF BUILDING TYPE GROUP GCC. A MORE PLANS CHECKED GCC. A MORE PLANS CHE
SEWERS RES. NO.	SEWERS AVAILAB		DWELL MAX TOTAL APPLICATION AP
CERT. NO.	SFC PAID		GUEST PARKING ALTIVITY INSPECTOR ROOMS 12 ACTIVITY INSPECTOR STD. COMP. CS GEN. DALS. EQ.
Grading	SFC NOT APPLICABLE SFC DUE PRIVATE SEWAGE SYSTEM APPROVED		P.C. G.P.I. + NP CONT. INSP. INSP. B & S B-3 (R.7/89)
Comm. Safety Fire	APPROVED FOR ISSUE NO FILE FILE CLOSED (APPROVED (TITLE 19) (L.A.M.CS700)	J	B. C. Claims for riund of fees paid on permissional states field 1, Williams and States
Housing Planning	HOUSING AUTHORITY APPROVAL		LF. F.H. or 2. Winkin on year from case of expiration of beams of proving the second
Transportation Construction Tax	APPROVED FOR RECEIPT NO. DWELLING UNITS	Amanguin	S.D. Definite is sections 2212 Lacent A Structure Contraction Con
* OZCA,		1-0133	PC.NO. C/O ENERGY TES CLECK 43.13
LEGAL DESCRIPTION	. 0		Uness a chotre period of time has been established by an official action, plan check approval approve on year after the site pail and only spenit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.
			21LA 69417
			74211 07747
			DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION 16. I haroby affirm that I am licensed under the provisions of chapter 9 (commencing with Section 7000) of Division and the Buyiness and Professions Code, and my license is in full force and effect.
			Dete _AN 17-97 Lic. Class 5 13393 Lic. Number 5.33936 Contractor
			OWNER-BUILDER DECLARATION 17, I hardby aftern that I am exempt from the contractor's Leanes Law for the following reason (Soc. 7031.5, Business and Professions Coder Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, order to its fusionce, state, requires the analized for such permit to file a signed internet that the it leanest during internation to the second state of the second state of the analized for such permit to file a signed internet that the it leanest during to the second state of the se
			Professions Goder Any city or county which acquires a permit to construct, allor, improve, demolish, or repair any structure, prior to its issuence, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the providence of the Continetor's License Law (Chapter 9 (commoncing with Section 7000) of Division 3 of the Business and Pro- fessions Code) or that he is accompt therefore and the basis for the allogoed exemption. Any violation of Section 7031.5 by any applicant for a pormit subjects the applicant to a civil penalty of not more than five hundred dollars (SS00).7
			I as evenar of the property or my employees with wages as their sole companisation, will do the work, and the structure is not intended for sale (Sec. 7044, Business and Professions Code; The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or effored for sale. If, however, the building or Improvement is sold within ensure of completion, the owner-builder will have the burdon of proving that the did not build or improve for the purpose
			one year of completion, the owner-builder will have the burden of proving that he cid not build or improve for the purpose of sale, □ 1, as owner of the property, an exclusively contracting with licensed contractors to construct the project (Sec. 704, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) ficensed purstand to the Contractor's License Law).
			thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.). I am exempt under Sec
			WORKERS' COMPENSATION DECLARATION 18. I hereby attirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certificate ocey thereof (Sec. 3300, Lab. C.).
			Policy Noinsurance Company
			Certified copy is filed with the Los Angoles City Dept. of Bidg. & Safety. Dete Applicant's Nailing Address Applicant's Signature
			APPRILICATE OF EVENIPTION FOOL WORKERS! COMPENSATION INCURATION
			I certify that in the performance of the work for which this period. Compensational insorrance is a to become subject to the Worker Componsation Laws of Centernia. Notice To Applicants: It, after making this Certification of Examplian, you should become subject to the Worker's Compensation Laws of Centernia. Notice To Applicants: It, after making this Certification of Examplian, you should become subject to the Worker's Compensation for the International Centernia.
			CONSTRUCTION LENDING AGENCY 20. I bereby affirm that there is a construction binding agency for the performance of the work for which this permit is issued
			(Bee, 3097, Civ, C.).
			21. Certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned processing for impocing purposes.
			I realize that this perma is an acplication for inspection, that it does not approve or automore the work specified herein, that it does not automore or perma any ind income of alwe to comply with any applicable law, that noither the city of Los Angeles nor any board, department of cer or encyclyse thereof make any warrantly or shall be responsible for the purform- ance or results alway work described herein or the conduction of the property or soil upon which such work is performed. (See Soc. 51.020) LMM()
			Signed

Figure 11 (1991) **Front Side**

2	FOR		Y OF LOS ANGELE		UILDING AND	•	REPA	ADD-AL	OLISH
J	INSPECTION 3	2 3	0 0	4 0	0	360		OR CERT	
	INSTRUCTIONS	: 1. App	licant to Co	mplete Nu	mbered I				
1. LEGAL	LOT 197	BLOCK 2	TRACT	DEN BAY		COUNTY 1 2-15	REF. NO.	DIST. MAP 109.52 CENSUS TR	
DESCR.	ESENT USE OF BUILDING			EW USE OF				2734 ZONE	
	7) RESTAUL B ADDRESS 205 OCEAN FRO			<u>7</u> ,	SAME			C1-1 FIRE DIST.	COUN.I
	OZONE	NAT MEST	AND	RC	SE			LOT TYPE TNT	
5. 0	VNER'S NAME JOHN AND RE	ere k	UNT:	2	452-0	PHONE 0209 ZIP		25 X	109
	205 OCEAN FR	ONT WAL			TATE LIC.	291 NO. PHOP	1E	ALLEY	
8. AF	AL PAIMER		US. LIC. NO.	10977 C532	STATE LIC.	72-0128 NO. PHO 90-9068/	NE.	20 R	
9. AR	CLARK REMING CHITECT OR ENGINEER'S 3752 MEIER S	ADDRESS	CITY LA	6930	·	zip 210 210		AFFIDAVITS	110
	NTRACTOR	В	US. LIC. NO.		TATE LIC.	NO. PHON		FLOOD	
W	SIZE OF EXISTING. BLDG. IDTH LENGTH	EXT. WALLS	IES HEIGHT		STAUR	DINGS ON LOT	AND USE	ZI146	6-8
	AMING MATERIAL EXISTING BLDG. =>	WE)	WD		CONC STREET GUI	DE	ZAI81	-068,
3-	205 OCEAI 4. VALUATION TO'INCLI EQUIPMENT REQUIRE AND USE PROPOSED	DE ALL FIX	WALK	\$	20,00	n		DIST. OFF.	P.C. RE
18. NE						00 F (,	WLA GRADING	NO
7E	AR FORTION		; ;			\wedge		HWY. DED.	FLOOD
(17)	ESTAURANT.	(Mo	2	F ADDITION	\geq	Λ	GA	FILE WITH	
¥	GROUP B-2	FLOOR	TOTAL	12	MS CHECKE	\$ph	A	ZONED BY	
DWELL UNITS GUEST	MAX OCC. PARKING		ARKING PROVI	11~			Щľ	INSPECTOR	
ROOMS	G.P.L. + NP	CONT.		CS	LOCK	MAJ.S.	1 60.	В.	S B-3 (R.
174 S.P.C.	- 40 - PM.	INSP.		06/		04:20:05P	m vno4	T-4425 (: 16
205	,19 Elation	permits m	r refund of fees p ust be filed: 1. With date of payment	of fee;	ELDS P	PLAN CHE ER CONNE NERCIAL		205	40 5.19
	F.H.	or 2. With	in one year from of extension for b permits granted 5. & S. SECTION MC.	ultding S	ONE ST TO	OP		391.4	20 68
	A- 7.68	SPRINKL	ERS	CASHER'S	ĊH	ECK		391.4	
P.C.NO	0 / / · · · · · · · · · · · · · · · · ·	REO'D SI						9695	
		4							
16	reby affirm that I am lic as and Professions Code	DECLA	RATIONS	AND C		CATIONS	ection 70	0) of Division	3 of th
Busine Date	and Professions Code		ense is in fui Lic. Num			ntractor		ature)	
17 <u>.</u> i he	reby affirm that I am ex	empt from th	OWNER-BU	LDER DE	CLARATI	ON following rea		-	ness an
Profes prior to fession any ap	reby affirm that I am exisions Code: Any city or o its issuance, also required to the contractor's I is Code) or that he is e plicant for a permit subj	county which rea the applicance the second License Law xempt therein acts the app	(Chapter 9 (from and the licant to a civ	ormit to con permit to fi commencing basis for the vil penalty of	with Section a signer with Section alleged not more	d statement than on 7000) of Div exemption. Any than five hun	ision 3 of violation drad dolla	the Business of Section 1 ars (\$500).):	and Pro
is not to an	as owner of the propert intended or offered for owner of property who i d that such improvement ar of completion, the owner	ale (Sec. 70 builds or im	144, Business proves thereo ntended or of	and Profession, and who fored for sal	doos such	work himself	or throug	se Law does h his own er rovement is s	not appl nployee
ol-sale Susine	ar of complation, the or h.). as owner of the propa as and Professions Code n, and who contracts fo	ty, am excl the Contra such profe	usively contra ictor's License icts with a co	cting with li Law does r	censed co ot apply to icensed no	ntractors to contractors to contractors to contractors to contractors to the	property w	he project (S who builds or or's License L	ec. 7044 Improve aw.).
D 1	am ekempt under Sec		, B. & P. (C. for this re	pon_f	I		5	
18. 1 he a certi	reby allirm that 1 have 1 fied copy thereof (Sec. 3	WORK certificate 3000, Lab. C	eRS' COM of consent to .).	PENSATIO	N DECL	ARATION V	er's Can	ensation Insu	rance, o
	io. ertified copy is hereby fu ertified copy is filed with	mished.							
Date	alla Mallina Address	A;	oplicant's Signa	ture		4			
19. cer	CERTIFICATE (tify that in the performa to before subject to the	OF EXEMI nce of the v e Workers'	OFFICIENT OF THE STREET OF THE	M WORKI this permit Laws Al 9	ERS' CO is issued	IPENSATIC		BANCE	y manne
Pensat	E TO APPLICANT: II, I on provisions of the La	fiter making bor Code, y	plicant's Signat this Certific you must forti	ure of Exem	ption, you with suc	should becom	subject or this pa	he Worke	rs' Com deemed
revoked	d. weby affirm that there is 097, Civ. C.).	~	NOTDUCT	ON VEND	NO ACT	NOV		h this permit	is issued
Lender	's Name			Lend	er's Addre				
	tify that I have read this unly ordinances and stat pon the above-mentioned								
I rea that it Angele ance o (See Se	pon the above-mentioned lize that this permit is a does not authorize or p s nor any board, depart r results of any work de to. 91.0202 LANC)	prication print any vi- print, officer cribed here	olation or fail or employee or the cont	ure to comp thereof mai dition of the	ly with an o any war property	y applicable la ranty or shall or soil upon	w, that n be respon which suc	sible for the sible for the the work is p	y of Lo. performed
Signe	Month	nf	15		and	\sim	6	15/21	
2,916	Owner or agent has	ing property	owner's cons	ent)	Posit	lon		Date	

Back Side

			RANCE IS AVAILABLE		
RES, NO.		FLOOD CLEA	RANCE IS AVAILABLE		
RES, NO.		SEWER	IS AVAILABLE		
RES, NO.	Let a construct the second sec				
SFC		, NOT A	VAILABLE		
		SFC P			
Grading PRIV	NOT APPLICABLE	SFC D	UE		
	ATE SEWAGE SYSTEM APPRON				
	ROVED (TITLE 19) (L.A.M.CS70			/	
Housing Hous	SING AUTHORITY APPROVAL	0	1 all	1 1	11-611
	ROVED UNDER CASE #	91-219	B"	L. GARdIN	Ell 13/91
	ROVED FOR	DWELLING			
	EIPT NO.	1 ADDQ	0 11 71	ALL O	
H ZI 1312 - EXEN	MPT, CECH - CEX 91	- 0100	-0, K, El	1966-3	
LEGAL DESCRIPTION)- EXENIAT PER	VEC 9	D) - 2H/	81-068 -	N,A,
	AULEY		STPANE XISTING	2	PLANS SHALL NOT EXTEND ABOVE THIS LINE

Figure 12 (1991) **Front Side**

3	APPLICATION FOR 3 5	1 0	C C	đ	<u>0</u> (6	3	REP/	ADD-AL	FICAT
	INSTRUCTION			to Con	piete i	lumbere	id iter	n's Only.		DIST. MAP	
1. LEGAL	LOT 197	BLOCK 2	TRACT	Go	lden	Bay		CITY CLER REF. NO.	к	109.5	
DESCR.				7				1 1		.CENSUS TR 2734	ACT
	RESENT USE OF BUILDING			NE		F BUILDI	IG			ZONE	
(3. J	<u>17 Restaura</u> DB ADDRESS	nt			17 s	ame		SUITE/UNI	T NO.	FIRE DIST.	COUN.
	205 Ocean F		lalk	AND		<u></u>	<i>*</i> ·	!		LOT TYPE	
-	ETWEEEN CROSS STREETS	1	1	1	Rose		<u>, </u>	PHONE		LNT -	
	John Rea	ENANT () BI	JILDING		·	52-	0209		25X10	9
6. 0	WNER'S ADDRESS	ront W	lalk	CITY L	A	9	029	ZIP 1			
7. E	Al Palmer	B	US. LIC.	NO.	ACTIV 109	E STATE	LIC.' NO	о. рном 0128	Æ	ALLEY	20'R
8. A	RCHITECT OR DESIGNER	. В	US. LIC.	NO. 1	ACTIV	E STATE	LIC: NO	PHON	Æ	BLDG. LINE	
9. A	Clark Remin	ADDRESS	w	CITY	1	_		068 /		DOCUMEN	
	RCHITECT OR ENGINEER'S 3752 Meier	St	US. LIC.	A	ACTIN	90 e state	066		IF	EASEMENT	S
10. 0		12/.			1			-	× 10		12
	SIZE OF EXISTING, BLDG	.] 1	- 1	16HT .		Rest	aur		AND USE		.05 1
	RAMING MATERIAL F EXISTING BLDG. 3	EXT. WALLS		/	ROOF WC			COD	a 1	Flood CZCA	to.
	13. JOB ADDRESS			Tro	1.	alk'	-	SUITE/UNIT	-	ZI 14	66-
Χ-				110			!		<i>.</i>	ZAT81 DIST. OFF.	P.C. RE
U.	14. VALUATION TO INCL EQUIPMENT REQUIR AND USE PROPOSED	ED TO OPERA	TE .			44	210	000		WLA	no
15. N	EW WORK NEW	ADDI	rior	2	0	RE	AP	-0		GRADING	SEISM
OF	RESTAR	UNT	. (SE	6 0	VFR	51	$\Delta \Gamma$		HWY.DED.	FLOOD
NEW US			ION	STOR	IES	1	TEAT	K-		910139	395
TYPE-	GROUP	MAX		the	= V	BUILDING	Field	172 NING		ZONED BY RC559	
DWELL	BUILDING	ZON	ING		-43	PLICATIO	MARE	KA H	ЧĦК	TYPIST	
UNITS GUEST	C AREA Z	ARE/	17		×	- 10	-14		мŊ	dh INSPECTOR	
ROOMS	On REQ'D 13	s		НС	1	35	GEN.	MAJ.S.	þ .	L	-
28	3.94 G.P.L. + NP	CONT. INSP,								BASC	8-8-3 (R
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Unless a approval	shorter period of time has been a expires one year after the fee is a paid or 180 days after the fee	established by an paid and this per	official ac mit expires	tion, plan s two years	alter						;
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	ANS CHECKED MITIGATION FEE ORDIN	ANCE								_ ·	
D REOU											
Check Bo		t to AOMD or	EPA.								
	applicable to address	sed project.	r - 1				*				
Signature	In the	~~~	Date	2-21	न्त			•••			
16. h Busin Date	ereby affirm that I am I ess and Professions Cod	LICE censed under e, and my lice	nSED r the p	CONT	RACTO of Char force an	BS DEC	ommen	ATIONS ATION toing with S	ection 70		a 3 of th
		- 1		-	DED I	ECLAR	ATIO	N		ature)	
17. I he Profe	ereby allirm that I am ex ssions Code: Any city or to its issuance, also req slons of the Contractor's ons Code) or that he is pplicant for a permit sut	county whic	he Cont h reguli	res a pe or such	License mit to permit +	Law for construct	alter,	improve, de statement the	son (Sec. molish, c at he is li	r repair any censed pursue	structure ant to P
provis	sions of the Contractor's	License Law exempt there	(Chapt	er 9 (co	asis for	ng with S the alleg	ection ed ex	7000) of Div mption. An	ision 3 of violatio	the Business n of Section	and Pre 7031.5 b
any a	pplicant for a permit sut , as owner of the proper	jects the app ty, or my em	ployees	with w	i penalt	their sole	comp	ensation, will	ured dolla il do the s	work, and the	structur
to an	pplicant for a permit sut , as owner of the propert t intended or offered for owner of property who ded that such improvement ear of completion, the c	builds or im	proves	thereon or off	and w	10 doos :	such w	ork himself r, the buildi	or throug	th his own en	nployee
one y	ear of completion, the c	wner-builder	will ha	ve the	burden d	f proving	that I	he did not b ∿	uild or it	nprove for the	purpos
Busin	as owner of the prop ass and Professions Cod on, and who contracts f	e: The Contr	lusively actor's	contrac License	ting with Law doe	s not app	d controly to a	nactors to c	property	who builds or	ec. 704 Improve
	am exempt under Sec.		, B,	& P. C.	for this	prison	÷-/	1			
Date .	425/91	work	Owner	's Signi			K	ATION	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		
18. i. h	creby affirm that I have tillied copy thereof (Sec.	a certificate 3800. Lab. (of con	sent to	***	ire, or a	certific	ate of Work	er's Comp	pensation Insu	rance, e
Policy	NU,		surance	Compan	·						
	Certified copy is hereby t Certified copy is filed wit	h the Los An				& Safety					
Date . Annlis	cant's Mailing Address _			's Signat							
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	3097, Civ. C.J.					ender's A					
		is application	and st	ate that					l agree t	o comply with	ali ci
and c	ertify that I have read th county ordinances and st upon the above-mentione	ete laws related property fo	ting to ar inspe	ction pu	constru rposes.	iction, an	d here	by authoriz	e represe	ntatives of thi	s city t
that i	t does not authorize or	an application permit any violation	iolation	or failu	n, that re to co thereof	mply with	h any warra	applicable I nty or shall	aw, that a	neither the cit	perform
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Back Side

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CEQA				
Fire	APPROVED (TITLE 19) (L.A.M.CS700)			
	APPROVED - HYDRANT UNIT, ROOM 8	20 CHE		
CRA	APPROVED PER REDEV. PROJECT	*****		
Transportation	APPROVED FOR DRIVEWAY LOCATION	•		
1	APPROVED FOR ORD #			
Planning ;	WORK SHEET N 91-2148	*	1	
	APPROVED UNDER CASE # 21	312,721-14668,34	E \$1-068	
	LANDSCAPE / XERISCAPE			
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Housing	HOUSING AUTHORITY AFFIDAVITINO.			
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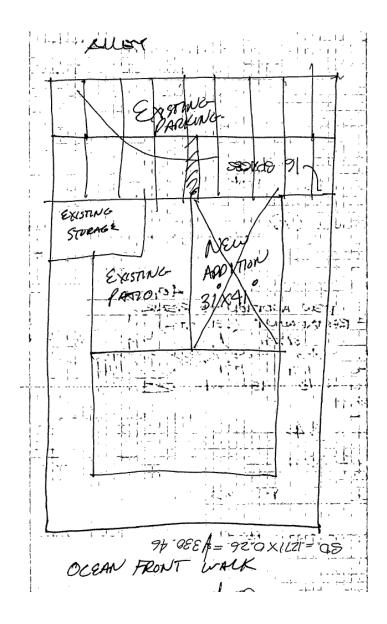


Figure 13 (1992) Front Side

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Figure 14 (2001)
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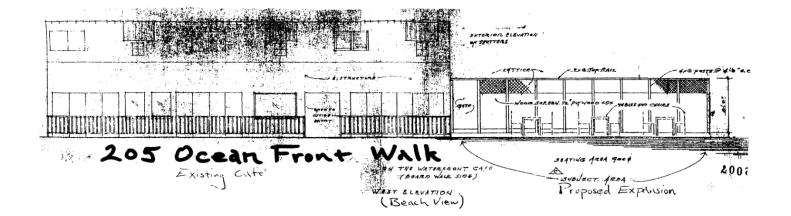


Exhibit 4 – Historic Photographs

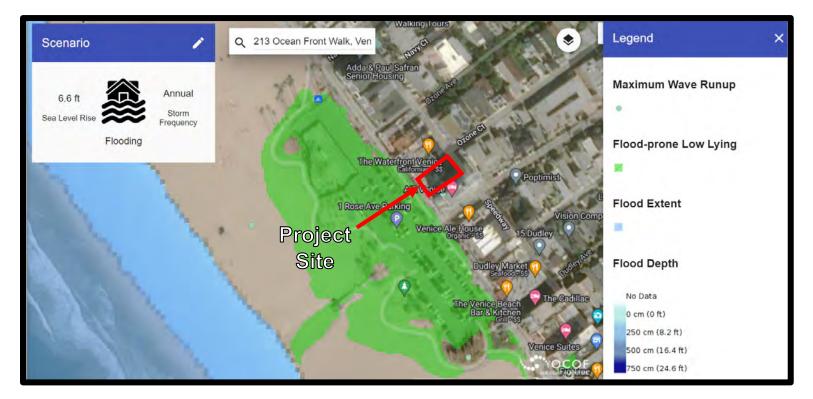




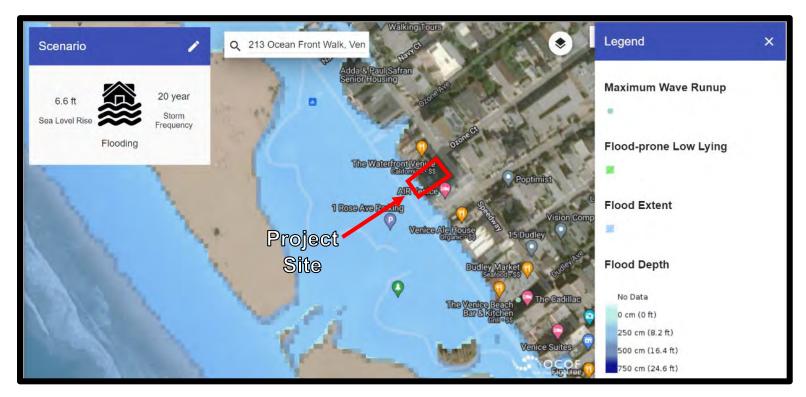




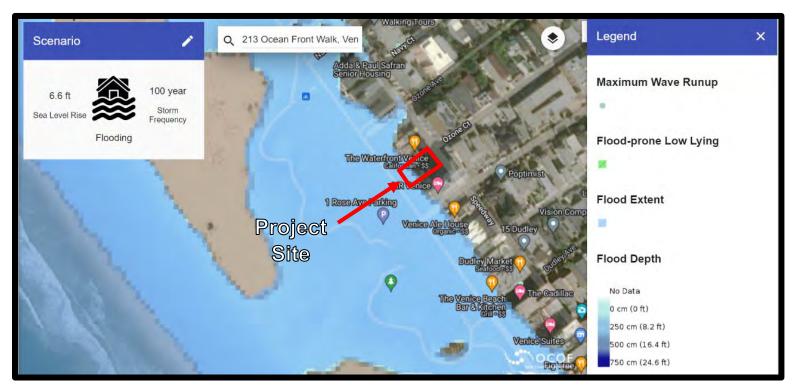
Exhibit 5 – CoSMoS Figures



Scenario 1: 6.6 ft. of sea level rise and an annual storm.



Scenario 2: 6.6 ft. of sea level rise and a 20-year storm



Scenario 3: 6.6 ft. of sea level rise and a 100-year storm

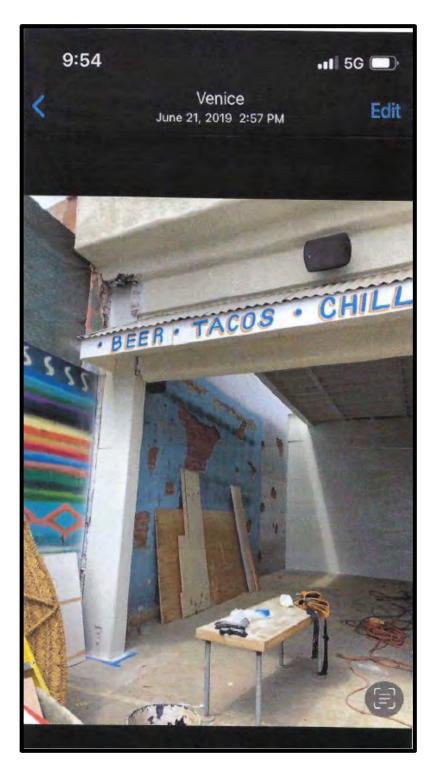
Exhibit 6 – Photographs of 205 Ocean Front Walk



No date included on site. Source: https://www.newmgmt.com/boardwalk-tacos



No date included on site. Source: https://www.newmgmt.com/boardwalk-tacos

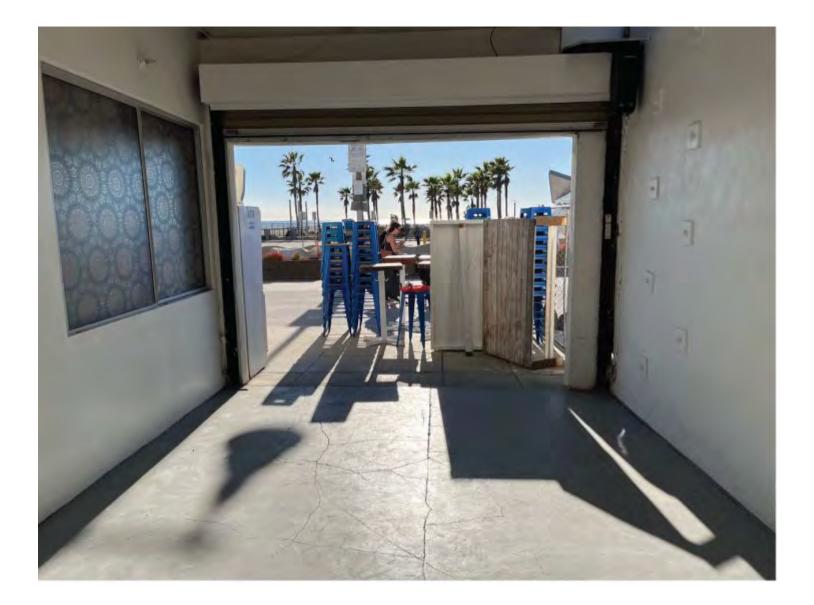


Dated June 21, 2019 and provided by applicant, Jake Matthews (North Venice Boardwalk, LLC).





Dated December 2021 (left) and February 2022 (right) and provided by representative of applicant, Jake Matthews (North Venice Boardwalk, LLC).



Dated February 2022 and provided by representative of applicant, Jake Matthews (North Venice Boardwalk, LLC).