

CALIFORNIA COASTAL COMMISSION

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



F20b

5-21-0877 (NORTH VENICE BOARDWALK, LLC)
APRIL 21, 2022

EXHIBITS

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Exhibit 1 – Vicinity Map

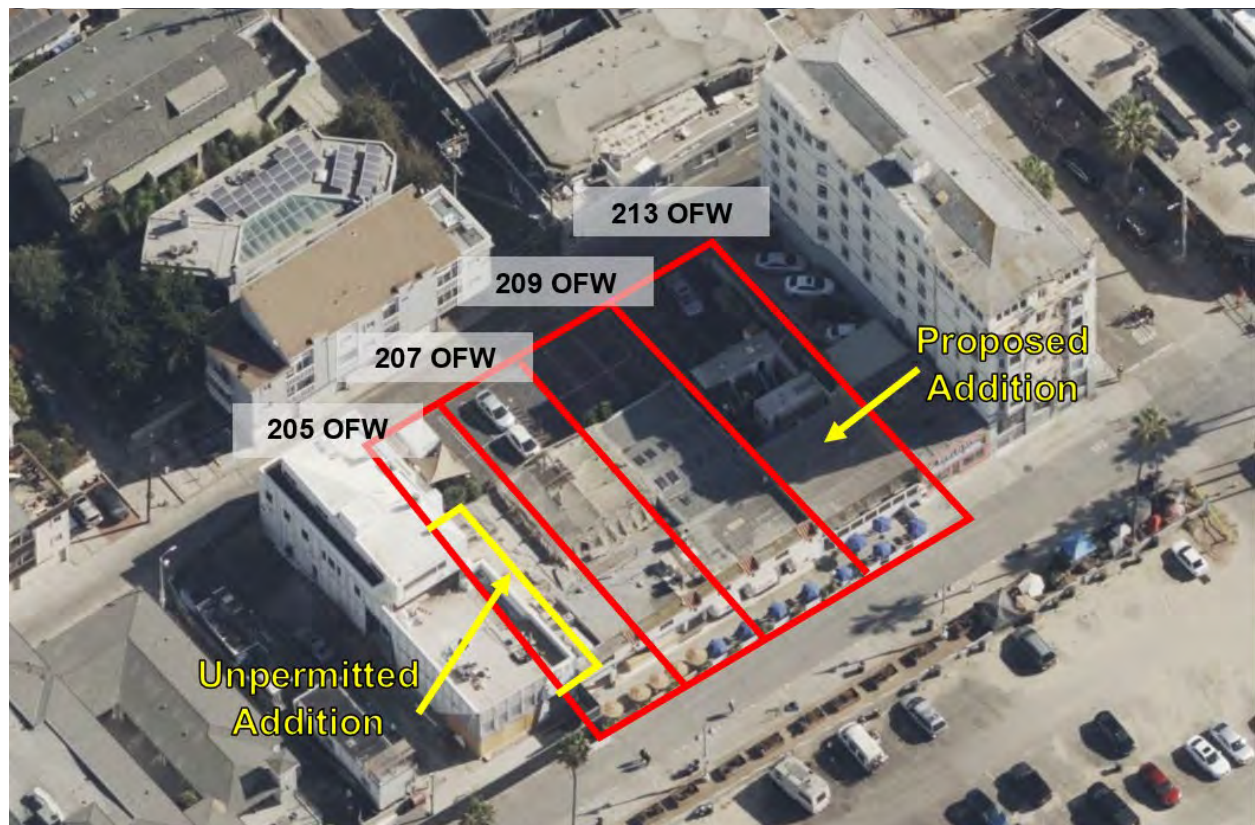
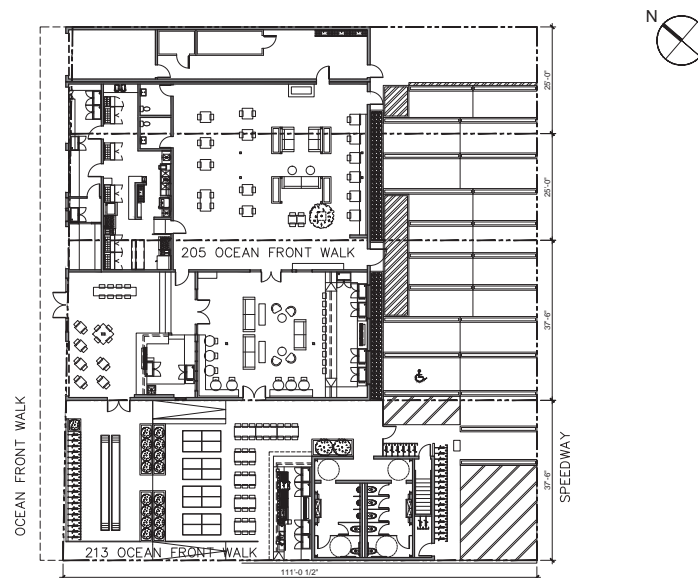


Exhibit 2 – Project Plans

PROJECT INFORMATION	
BUILDING ADDRESS:	213 OCEAN FRONT WALK VENICE, CA 90291
OWNER:	NORTH VENICE BOARDWALK LLC.
PIN NUMBER:	109-5A141 83
APN:	4286030003
SPECIFIC PLAN:	VENICE COASTAL ZONE
SUB-AREA:	NORTH VENICE
TRACT:	GOLDEN BAY TRACT
BLOCK:	BLK 2
LOT:	203
MAP REFERENCE:	M B 2-15
ZONE:	C1-1
OCCUPANCY:	VACANT LAND
CONSTRUCTION TYPE:	TYPE III-A
NUMBER OF STORIES:	2
YEAR BUILT	T.B.D.
LOT AREA	= 4,157.8 SQ. FT.
PROPOSED USE:	RESTAURANT MAXIMUM OCCUPANCY NOT TO EXCEED 200 PERSONS
<u>EXISTING FLOOR AREA RATIO (F.A.R.) CALCULATIONS 205 OCEAN FRONT WALK:</u>	
TOTAL LOT AREA = 9,602.1 SQ. FT.	
EXISTING STRUCTURE: TOTAL GROUND LEVEL (GROSS AREA) = 3,288 SQ. FT. EXISTING OUTDOOR DINING (GROSS AREA) = 1,805 SQ. FT. TOTAL LOT COVERAGE = 34%	
<u>PROPOSED FLOOR AREA RATIO (F.A.R.) CALCULATIONS 205 OCEAN FRONT WALK:</u>	
TOTAL LOT AREA = 9,602.1 SQ. FT.	
EXISTING STRUCTURE (GROSS AREA) = 3,288 SQ. FT. PROPOSED STORAGE STRUCTURE = 918 SQ. FT. TOTAL GROSS AREA = 4,206 SQ. FT. TOTAL LOT COVERAGE = 44%	
<u>FLOOR AREA RATIO (F.A.R.) CALCULATIONS 213 OCEAN FRONT WALK:</u>	
*FAR IS CALCULATED TO THE OUTSIDE FACE OF THE BUILDING STRUCTURE AND INCLUDES INTERIOR WALLS. OFTEN REFERRED TO AS "LOT COVERAGE" (GROSS AREA)	
LOT AREA = 4,157.8 SQ. FT. PROPOSED DEVELOPMENT: GROUND LEVEL (GROSS AREA) = 1,102 SQ. FT. SECOND LEVEL (GROSS AREA) = 690 SQ. FT. TOTAL GROSS AREA = 1,792 SQ. FT.	
ALLOWABLE F.A.R. = 0.5 TO 1 FOR RETAIL / OFFICE ALLOWABLE GROSS AREA = 2,078.9 SQ. FT. PROPOSED: 1,792 < 2,078.9 (ALLOWED) TOTAL LOT COVERAGE = 27%	
<u>FLOOR AREA RATIO (F.A.R.) CALCULATIONS 205 + 213 OCEAN FRONT WALK:</u>	
TOTAL LOT AREA = 4,157.8 SQ. FT. + 9,602.1 SQ. FT. = 13,759.9 SQ. FT.	
EXISTING STRUCTURE (205 OFW) = 3,288 SQ. FT. PROPOSED STRUCTURE (205 OFW) = 918 SQ. FT. PROPOSED STRUCTURE (213 OFW) = 1,792 SQ. FT. TOTAL AREA OF STRUCTURES = 5,998 SQ. FT. TOTAL PROPOSED LOT COVERAGE = 44%	
<u>NET AREA CALCULATIONS 213 OCEAN FRONT WALK:</u>	
"NET AREA IS "FLOOR AREA" WITHIN A STRUCTURE AND DOES NOT INCLUDE EXTERIOR OR INTERIOR WALLS.	
COMMERCIAL KITCHEN AREA = 180 SQ. FT.	
BATHROOMS / STORAGE / OTHER USES = 693 SQ. FT.	
OFFICE USE = 362 SQ FT	
180 SQ. FT. + 693 SQ. FT. + 362 SQ. FT. = 1,235 SQ. FT. (NET AREA)	
PROPOSED GROSS AREA = 1,792 SQ. FT. PROPOSED NET AREA = 1,235 SQ. FT.	
ADDITIONAL OUTDOOR AREAS (NET) COUNTED TOWARDS PARKING, BUT NOT INCLUDED IN F.A.R.	
SERVICE FLOOR AREA = 372 SQ. FT.	
RECREATION AREA = 558 SQ. FT.	

205 - 213 OCEAN FRONT WALK. VENICE, CA 90291 (1) SITE PLAN
N.T.S.

PROJECT DESCRIPTION:

"AFTER THE FACT PERMIT" FOR NEW ADDITION OF A 918 SQ. FT. STORAGE STRUCTURE TO AN EXISTING 3,288 SQ. FT. RESTAURANT AND BAR WITH AN EXISTING 1,805 SQ. FT. OUTDOOR DINING AREA

NEW CONSTRUCTION OF A 2-STORY, 1,792 SQ. FT. ACCESSORY BUILDING WHICH WILL INCLUDE A 180 SQ. FT. BEACH FRONT WALK-UP COUNTER WITH A 372 SQ. FT. OUTDOOR SIT-DOWN DINING AREA, A 558 SQ. FT. OUTDOOR RECREATION AREA, AND A NEW 10-STALL RESTROOM FACILITY ON THE GROUND FLOOR. THE SECOND FLOOR WILL CONSIST OF RESTAURANT STORAGE AND OFFICE AREAS. 29 ON-SITE PARKING SPACES PROVIDED (AUTO & BIKE). THE APPLICANT IS REQUESTING A ZONE VARIANCE, A SPECIFIC PLAN EXCEPTION, AND A NEW CUB FOR FULL-LINE ALCOHOL WITH LIVE MUSIC.

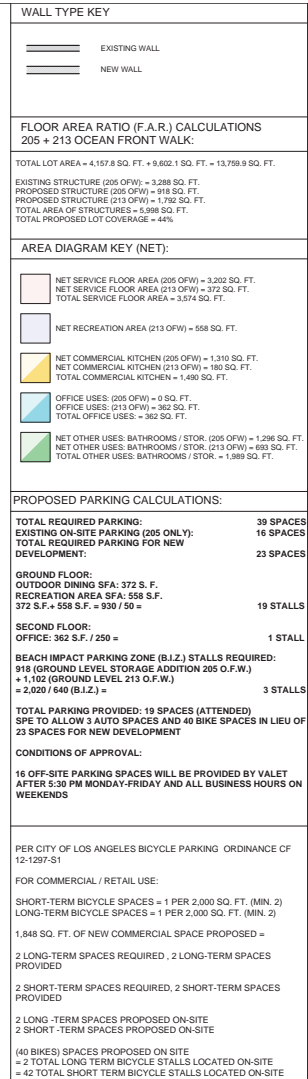
[illegible]

LOCATION MAP



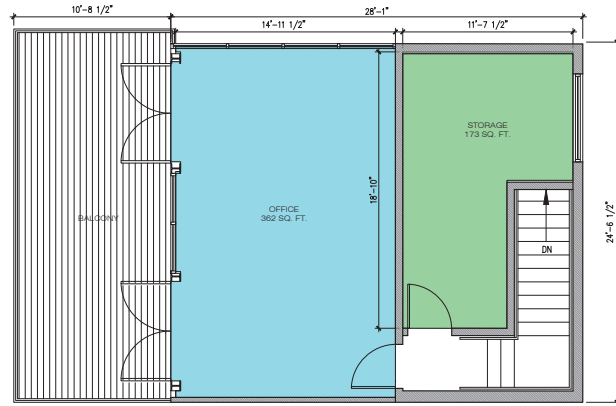
VICINITY MAP





ARCHITECT
CAPACIOUS DESIGN-HILL AREA
HERBER DESIGN
JASON HERBER
751 McKEVETT RD.
SANTA PAULA, CA 93060
T: 310.428.0867

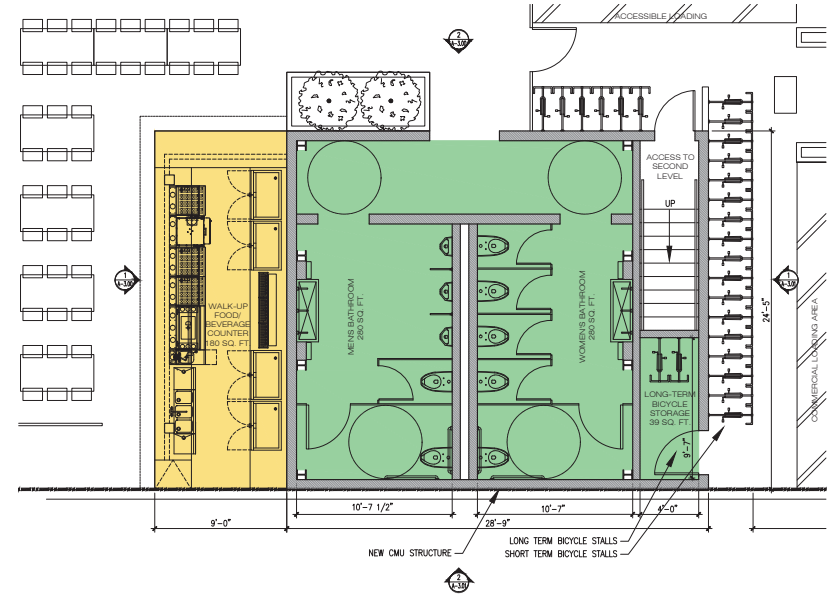
DRAWING NUMBER:
A-1.01



PROPOSED SECOND LEVEL ADDITION (213 OCEAN FRONT WALK)

SCALE
1/4" = 1'-0"

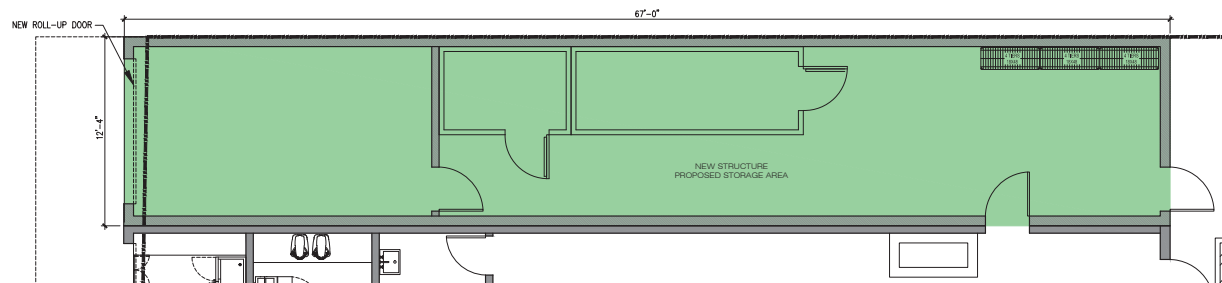
3



PROPOSED GROUND LEVEL ADDITION (213 OCEAN FRONT WALK)

SCALE
1/4" = 1'-0"

2



PROPOSED GROUND LEVEL ADDITION (205 OCEAN FRONT WALK)

SCALE
1/4" = 1'-0"

1

AREA DIAGRAM KEY (NET):

- NET SERVICE FLOOR AREA (205 OPW) = 3,202 SQ. FT.
NET SERVICE FLOOR AREA (213 OPW) = 372 SQ. FT.
TOTAL SERVICE FLOOR AREA = 3,574 SQ. FT.
- NET RECREATION AREA (213 OPW) = 558 SQ. FT.
- NET COMMERCIAL KITCHEN (205 OPW) = 1,319 SQ. FT.
NET COMMERCIAL KITCHEN (213 OPW) = 180 SQ. FT.
TOTAL COMMERCIAL KITCHEN = 1,499 SQ. FT.
- OFFICE USES: (205 OPW) = 0 SQ. FT.
OFFICE USES: (213 OPW) = 362 SQ. FT.
TOTAL OFFICE USES = 362 SQ. FT.
- NET OTHER USES: BATHROOMS / STOR. (205 OPW) = 1,288 SQ. FT.
NET OTHER USES: BATHROOMS / STOR. (213 OPW) = 693 SQ. FT.
TOTAL OTHER USES: BATHROOMS / STOR. = 1,989 SQ. FT.

03-23-2021 PLANNING REVIEW
DATE ISSUE/REVISION

HERBER DESIGN
ARCHITECTURE + INTERIORS
751 MARQUETTE RD. SANTA PAULA, CA 93060 T: 510.425.9867

CITY LAND USE
FOR EVERYTHING LAND-RELATED, WE GO TO THE SOURCE
HERBER DESIGN
751 MARQUETTE RD. SANTA PAULA, CA 93060 T: 510.425.9867

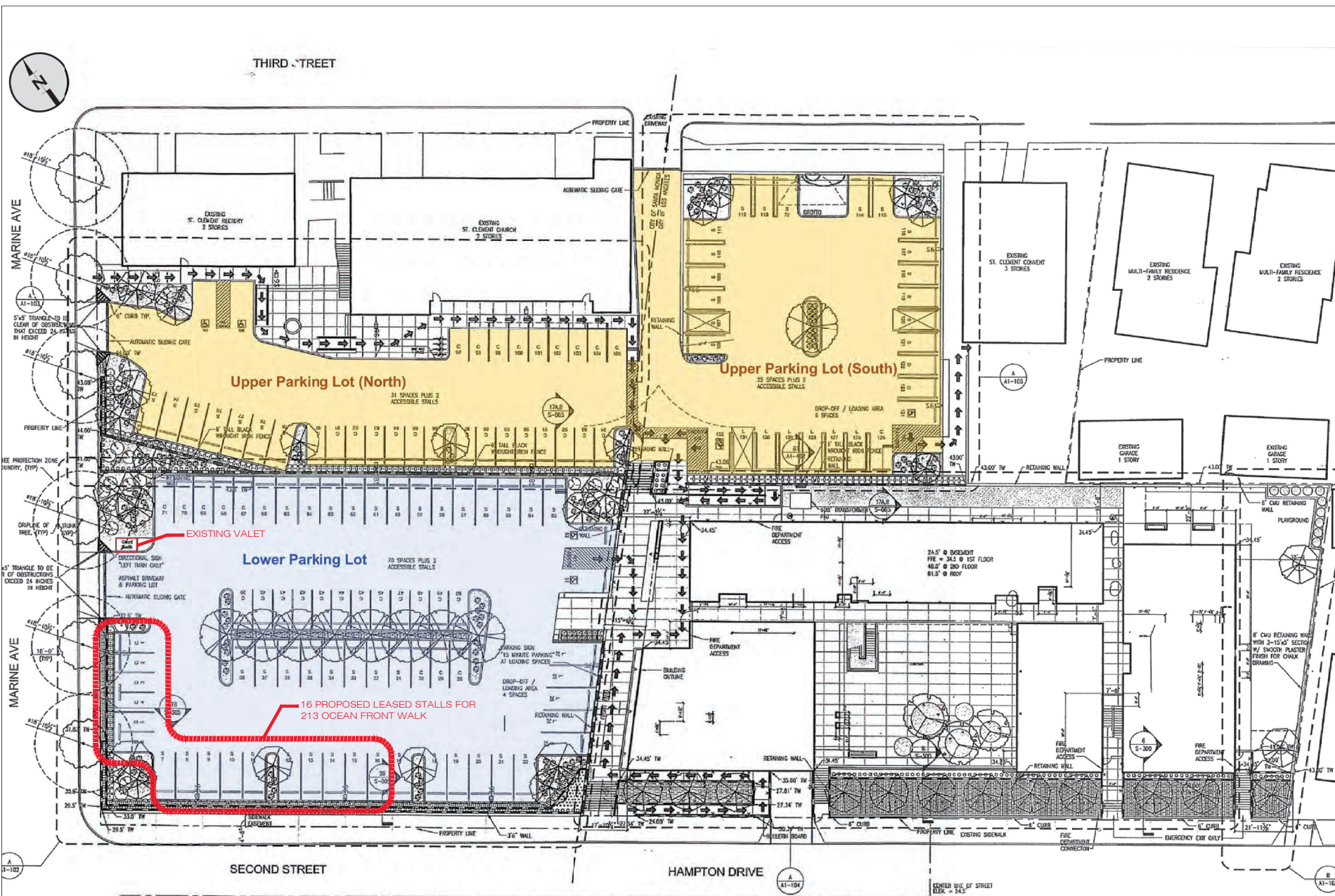
the Waterfront
VENICE, CALIFORNIA
205 - 213 OCEAN FRONT WALK, VENICE, CA 90291

DRAWING TITLE:
PROPOSED
GROUND &
SECOND LEVEL
ADDITIONS

DRAWING NUMBER:
A-1.02

Valet Route to/from Project Site/Parking Lot





ST. CLEMENT CENTER (250 MARINE ST.) PARKING LOT PLAN

SCALE
N.T.S.

03-23-2021 PLANNING REVIEW
DATE ISSUE/REVISION

HERBER DESIGN

ARCHITECTURE + INTERIORS

FOR LANDMARKS SURVIVING THE CITY

770 MARSHALL RD. SANTA PAULA, CA 93051 T: 510.438.0807

CITY LAND USE

FOR LANDMARKS SURVIVING THE CITY

205 - 213 OCEAN FRONT WALK, VENICE, CA 90291

ARCHITECT

HERBER DESIGN

JASON HERBER

770 MARSHALL RD.

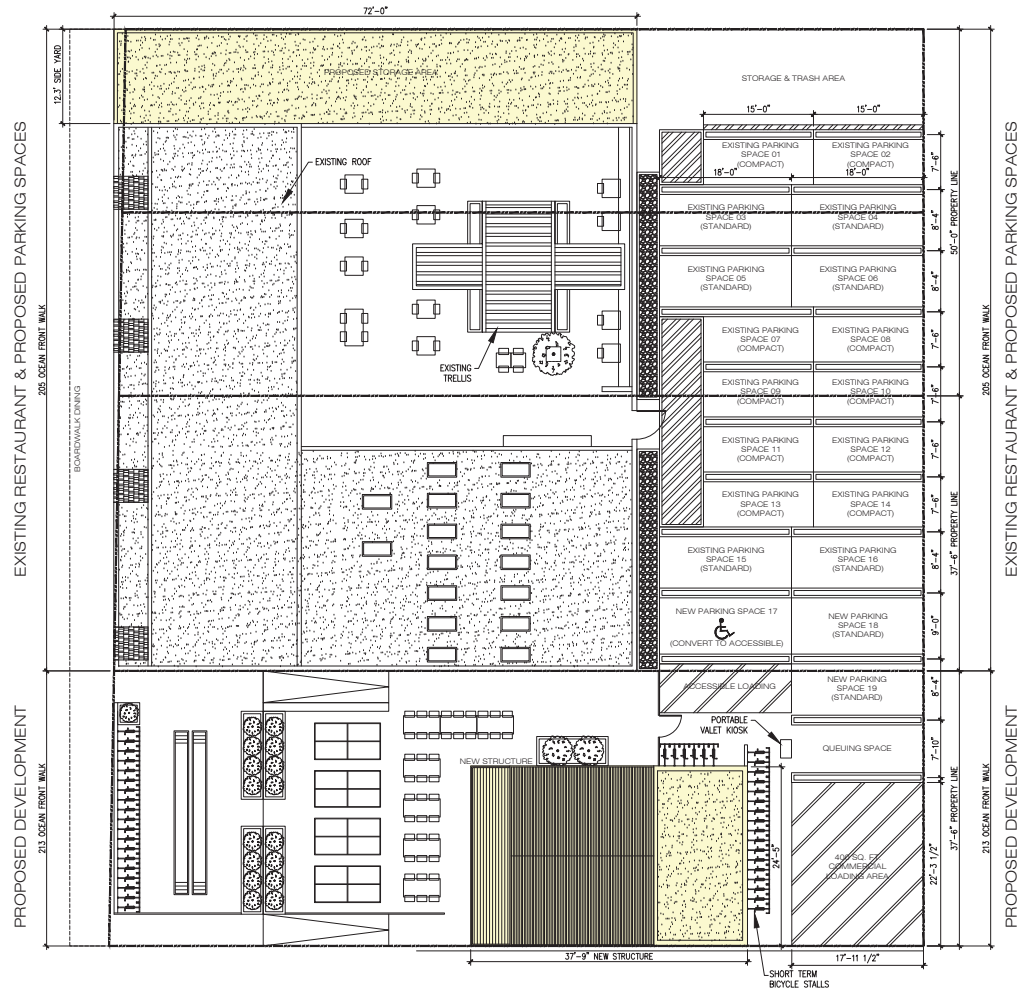
SANTA PAULA, CA 93050

T: 510.438.0807

DRAWING TITLE:
ST. CLEMENT CENTER PARKIN
LOT PLAN

DRAWING NUMBER:
A-1.05

1



ROOF PLAN

SCALE
1/8" = 1'-0"

1

03-23-2021 PLANNING REVIEW
DATE ISSUE/REVISION

HERBER DESIGN
ARCHITECTURE + INTERIORS
781 MARQUETTE RD. SANTA PAULA, CA 93891 T: 714.422.0897

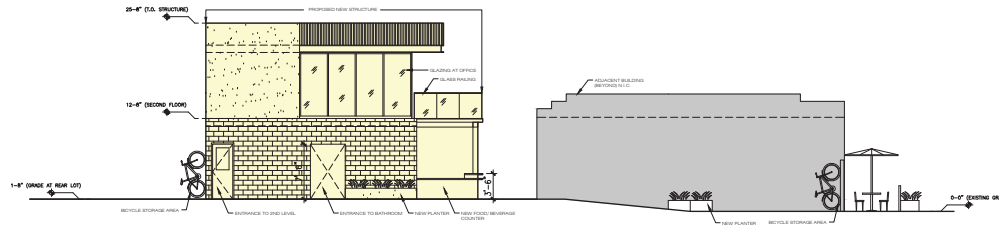
CITY LAND USE
LAND DEVELOPMENT
781 MARQUETTE RD. SANTA PAULA, CA 93891 T: 714.422.0897

the Waterfront
VENUE + RESTAURANT
205 - 213 OCEAN FRONT WALK, VENICE, CA 90291

ARCHITECT
HERBER & JON
JASON HERBER
781 MARQUETTE RD.
SANTA PAULA, CA 93891
T: 714.422.0897

DRAWING TITLE:
ROOF PLAN

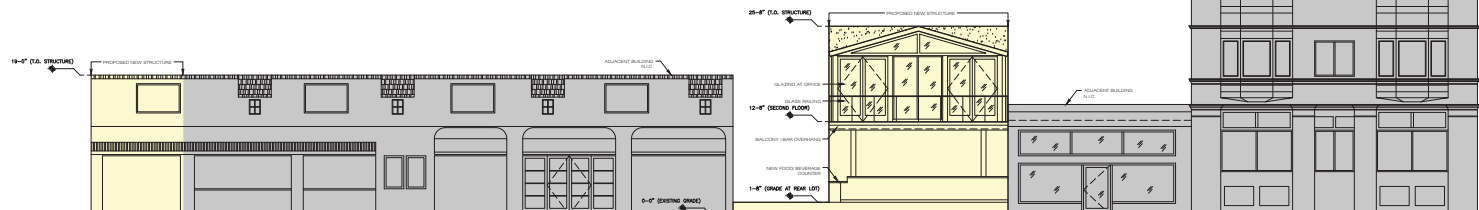
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A-2.01



NORTH EXTERIOR ELEVATION

SCALE
1/8" = 1'-0"

2



EXTERIOR ELEVATION ALONG OCEAN FRONT WALK

SCALE
1/8" = 1'-0"

1

03-23-2021 PLANNING REVIEW
DATE ISSUE/REVISION

HERBER DESIGN
ARCHITECTURE + INTERIORS
751 MARQUETTE RD. SANTA PAULA, CA 95060
T: 315.428.0887

CITY LAND USE
FOR LAND-TRACED CITIES, THE CITY

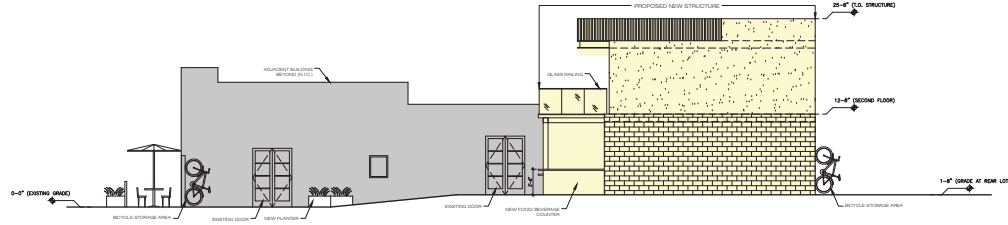
the Waterfront
VENICE, CALIFORNIA
205 - 213 OCEAN FRONT WALK, VENICE, CA 90291

ARCHITECT
HERBER DESIGN
JASON HERBER
751 MARQUETTE RD.
SANTA PAULA, CA 95060
T: 315.428.0887

DRAWING TITLE:
EXTERIOR
ELEVATIONS

DRAWING NUMBER:

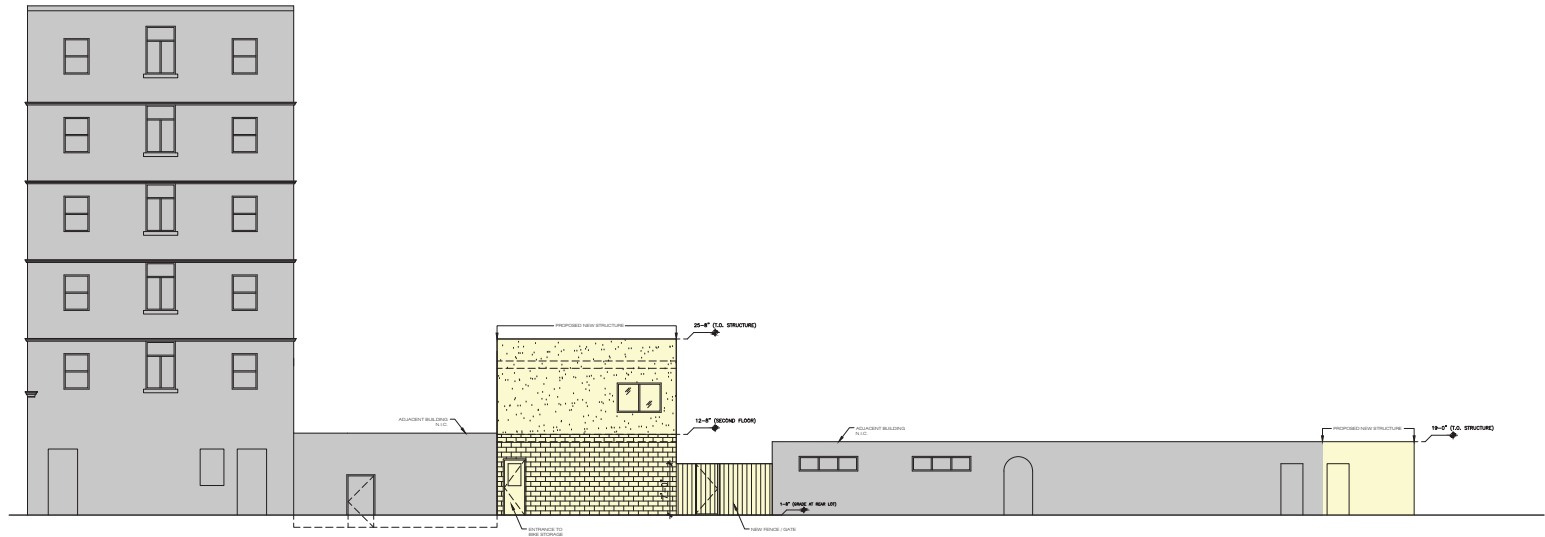
A-3.00



SOUTH EXTERIOR ELEVATION

SCALE
1/8" = 1'-0"

2



EXTERIOR ELEVATION ALONG SPEEDWAY

SCALE
1/8" = 1'-0"

1

03-23-2021	PLANNING REVIEW
DATE	ISSUE/REVISION



DRAWING TITLE:
EXTERIOR
ELEVATIONS

DRAWING NUMBER:
A-3.01

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 [Figure 5](#) and LADBS issued a permit for the addition of eight parking spaces at 209 Ocean Front Walk per [Figure 6](#). 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 [Figure 8](#), 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 [Figure 10](#) 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 [Figure 11](#). 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 was 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 [CDP No. 5-01-177](#) 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 [Figure 14](#), 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 Silveira 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. and Year 8530, 1946		CERTIFICATE OF OCCUPANCY
Certificate Issued Oct. 23, 1951		NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:		
1 Story, Type V, 25x75 Stores, G-1 Occupancy (food)		
Venice		
Owner	Charles Lick	FILE COPY ONLY - ISSUED TO CORRECT RECORDS.
Owner's Address		
Form B-95a—20M—7-51 G. E. MORRIS, Superintendent of Building		By John D. Miller/dw

Figure 2 (1952)

1	APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy	<small>Form B-1</small> CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION
Lot No. <u>197-199</u> <u>Block Y</u> Tract. <u>GOLDEN BAY</u>		
Location of Building <u>207 Ocean Front - Venice</u> <small>(House Number and Street)</small>		Approved by City Engineer Deputy.
Between what cross streets? <u>Ozono + Roic</u>		
USE INK OR INDELIBLE PENCIL		
1. Purpose of <u>building</u> <u>PARKING LOT</u> Families _____ Rooms _____ <small>(Store, Dwelling, Apartment House, Hotel or other purpose)</small>		
2. Owner <u>Zablin Corp.</u> Phone _____ <small>(Print Name)</small>		
3. Owner's Address <u>116 Per Venice</u> P. O. _____		
4. Certificated Architect _____ State License No. _____ Phone _____		
5. Licensed Engineer _____ State License No. _____ Phone _____		
6. Contractor _____ State License No. _____ Phone _____		
7. Contractor's Address _____		
8. VALUATION OF PROPOSED WORK <small>Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.</small> \$ _____		
9. State how many buildings NOW } _____ on lot and give use of each. <small>(Store, Dwelling, Apartment House, Hotel or other purpose)</small>		
10. Size of new building _____ x _____ No. Stories _____ Height to highest point _____ Size lot <u>70</u> x <u>110</u>		
11. Material Exterior Walls _____ Type of Roofing _____		
For Accessory Buildings and similar structures	(a) Footing: Width _____ Depth in Ground _____ Width of Wall _____	
	(b) Size of Studs _____ Material of Floor _____	
	(c) Size of Floor Joists _____ x _____ Size of Rafters _____ x _____	
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.		
DISTRICT OFFICE	VENICE <u>Venice</u>	Sign here <u>Zablin Co.</u> <small>(Owner or Authorized Agent)</small> By <u>Charles H. Heath</u>
FOR DEPARTMENT USE ONLY		
PLAN CHECKING		Investigation Fee \$ _____ Bldg. Permit Fee \$ <u>2.00</u> Total \$ <u>2.00</u>
Valuation \$ _____	\$ _____	
CERTIFICATE OF OCCUPANCY	Maximum No. Occupants _____	Inside Lot _____ Corner Lot _____
	Key Lot _____ Corner Lot Keyed _____	Lot Size <u>70x110</u> Fire District <u>2</u> No. _____ Street Widening _____
GROUP _____	Plans and Specifications checked _____ C.V.	District Map No. <u>7184</u> Application checked and approved _____ Inspector _____ Clerk _____
For Plans See _____	Correction Verified _____	Bldg. Line _____ FL _____ SPRINKLER Specified—Required Valuation Included Yes—No
Filed with _____	Plans, Specifications and Application rechecked and approved _____ Inspector _____	Continuous Inspection _____ Inspector _____ Clerk _____
DO NOT WRITE BELOW THIS LINE		
TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)
Plan Checking		
Supplemental Plan Checking		
Building Permit	JAN 24 52	LA 24076
RECEIPT NO.		CODE
		FEE PAID

Figure 4 (1981)
Front Side

PUBLIC RECORD									
APPLICATION FOR INSPECTION - TO ADD-ALTER-REPAIR-DEMOLISH									
CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY									
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.									
1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP				
	197,199,201	2	Golden Bay Tract	6	7184				
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			CENSUS TRACT					
(17) restaurant	same			2734.00					
3. JOB ADDRESS	AND			LOT TYPE					
205 Ocean Front Walk	Ozone			int/thru					
4. BETWEEN CROSS STREETS	LOT SIZE			87.30x109.0					
Rose	PHONE			399-0785					
5. OWNER'S NAME	CITY			ZIP					
Benjamin Basil Properties	Los Angeles			90291					
6. OWNER'S ADDRESS	BUS. LIC. NO.			ACTIVE STATE LIC. NO.			PHONE		
1401 Ocean Front Walk	90291			C66424			395744		
7. ENGINEER	BOS. LIC. NO.			ACTIVE STATE LIC. NO.			PHONE		
Kirk Florence	334819			C524			256-0617		
8. ARCHITECT OR DESIGNER	CITY			ZIP					
Fred D. Schwartz	Los Angeles			90041					
9. ARCHITECT OR ENGINEER'S ADDRESS	BUS. LIC. NO.			ACTIVE STATE LIC. NO.			PHONE		
1586 Oak Grove Pl.	Los Angeles			90041					
10. CONTRACTOR	None - Owner Builder			AFFIDAVITS					
11. SIZE OF EXISTING BLDG.	STORIES			HEIGHT			NO. OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH 25 LENGTH 75	1			15			14' 1-restaurant		
12. CONST. MATERIAL	EXT. WALLS			ROOF			FLOOR		
stucco	stucco			comp			conc		
13. JOB ADDRESS	STREET GUIDE			DISTRICT OFFICE					
205 Ocean Front Walk	WLA			SEISMIC STUDY ZONE					
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	20,000 = 72,000			GRADING					
alter's to inter. walls-Kit equip,	toilets Convert from G-occ to B-2 occ			FLOOD					
NEW USE OF BUILDING	SIZE OF ADDITION			STORIES			HEIGHT		
restaurant	None			None			None		
TYPE	GROUP			BLDG. AREA			BEAMS CHECKED		
1	B-2/12			112			Application Approved		
DWELL UNITS	MAX OCC.			TOTAL			TYPIST		
68	68			68			eb		
GUEST ROOMS	PARKING REQ'D			PARKING PROVIDED			INSPECTION ACTIVITY		
None	None			None			INSPECTOR		
SPRINKLERS REQ'D SPEC.	CONT. INSP.			CASHIERS USE ONLY					
P.S. 107.95	P.M.			C 107.95 R-PC					
S.P.C. 183.94	I.F.			W9459 M 03/13/81 107.95 CHTD					
B.P. 343.42	O.S.			C 183.94 B-PC					
G.P.I. C/O	C/O			C 343.40 B-PC					
DIST. OFFICE	ENERGY:			V 23 2 03/24/81 527.34 CHT					
WLA	N/A								
P.C. NO. 15-3017									

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. No. _____ Contractor None

Contractor's Mailing Address _____

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered 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 offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (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 contracts for such projects with a contractor licensed pursuant to the Contractor's License Law).

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date 3-17-1981 Owner Kirk Florence

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 4900, Lab. C.).

Policy No. FWC 4231651 Company Continental Casualty Co.

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date Mar 18, 1981 Applicant Fred D. Schwartz

Applicant's Mailing Address 1586 Oak Grove Pl., Los Angeles, CA 90041

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date Mar 18, 1981 Applicant Fred D. Schwartz

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I 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 property for inspection purposes.

21. I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.022, LAMC)

Signed Fred D. Schwartz Date Mar 18, 1981

(Owner or agent having property owner's consent)

Position

Date

Back Side

X
X
X
X

~~Revised 3/19/81~~
~~Revised 3/19/81~~
~~Revised 3/19/81~~
~~Revised 3/18/81~~

St. Ward 3/19/81

21 1105 - Game Arcades are not permitted
CECA Clearance 2/9/81

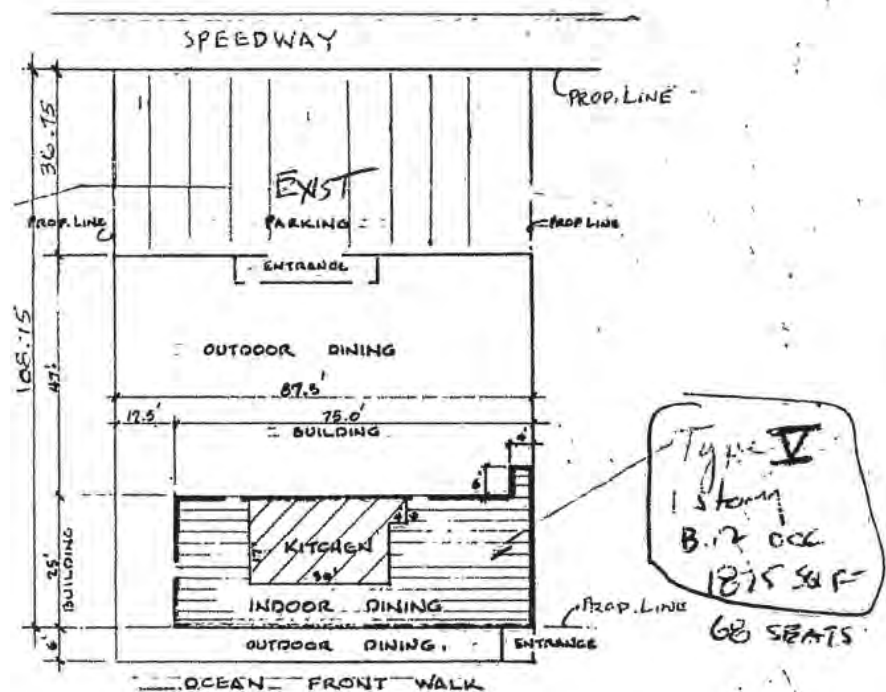


Figure 5 (1981)

CITY OF LOS ANGELES
CALIFORNIA

CITY PLANNING COMMISSION
DANIEL F. GARCIA
PRESIDENT
J. S. KUEGER
VICE-PRESIDENT
STEVE HARRINGTON
CARL MASTON
SUZETTE NEIMAN
RAYMOND I. NORMAN
SECRETARY

Seal of the City of Los Angeles
FOUNDED 1781

TOM BRADLEY
MAYOR

DEPARTMENT OF
CITY PLANNING
861 CITY HALL
LOS ANGELES, CA 90012
CALVIN S. HAMILTON
DIRECTOR
FRANK P. LOMBARDI
EXECUTIVE OFFICER

DATE: March 31, 1981 JOB ADDRESS: 209 Ocean Front Walk
Venice, CA 90291

PROJECT DESCRIPTION: ACP pavement of parking lot for
Commercial bldg. Paved area approx 4,000 sq ft.

APPLICANT: Fred P. Schart MAILING ADDRESS: 1586 Oak Grove Pl
TITLE: architect ADDRESS: L.A. CA 90041

PHONE NO.: 256-0617

In accordance with the provisions of Section 30610 of the California Coastal Act (as amended January 1980), a determination has been made that the above-described project qualifies for an exemption under the category checked below, and no coastal development permit is required.

☐ Improvements to existing single-family residences. This includes all fixtures and other structures directly attached to a residence; garages, swimming pools, fences, storage sheds; but not including guest houses or self-contained residential units. The project does not involve a risk of adverse environmental impact pursuant to Section 13250 of Title 14, Calif. Administrative Code.

☒ Improvements to any structure other than a single-family residence. This includes landscaping on the lot and all fixtures and other structures directly attached to the structure. The project does not (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Section 13254 of Title 14, Calif. Administrative Code.

once activities that do not result in an addition to, or of, the object of such repair or maintenance activities. The project does not involve a risk of adverse environmental impacts pursuant to Calif. Administrative Code.

and/or improvements in the Coastal Zone may be the Department of Building and Safety as a clearance obtaining a building permit.

Repair or maintenance. The project does not involve a risk of adverse environmental impacts pursuant to Section 13252 of Title 14, Calif. Administrative Code.

This exemption for repair or maintenance activities that do not result in an addition to, or of, the object of such repair or maintenance activities. The project does not involve a risk of adverse environmental impacts pursuant to Section 13252 of Title 14, Calif. Administrative Code.

John I. Tomita
City Planner
Coastal Planning Division

BY: John I. Tomita OPPORTUNITY EMPLOYER
cc: Front Wall

Figure 6 (1981)

PUBLIC RECORD						B & S R-1-R 7.89	
APPLICATION FOR INSPECTION OF NEW BUILDING						DEPT. OF BUILDING AND SAFETY	
CITY OF LOS ANGELES						AND FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.							
1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP		
204 203	2	Golden Bay Tract		6	7184		
					CENSUS TRACT		
					2734.00		
2. PURPOSE OF BUILDING (W) public parking - Use of Land				ZONE			
3. JOB ADDRESS 209 Ocean Front Walk				C1-1			
4. BETWEEN CROSS STREETS Rose Ave AND Ozone Court				FIRE DIST.			
5. OWNER'S NAME Benjamin Basil & Properties				LOT TYPE Int/thru			
6. OWNER'S ADDRESS 205 Ocean Front Walk				LOT SIZE 37.5x110			
7. ENGINEER				ALLEY			
8. ARCHITECT OR DESIGNER Fred D. Schsart				BLOG. LINE			
9. ARCHITECT OR ENGINEER'S ADDRESS 1586 Oak Grove Pl				ACEIDAVITS C2CA			
10. CONTRACTOR none owner builder				21.1105			
11. SIZE OF NEW BLDG. WIDTH LENGTH		STORIES HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE			
12. MATERIAL OF CONSTRUCTION		EXT. WALLS		ROOF		FLOOR	
13. JOB ADDRESS 209 Ocean Front Walk				STREET GUIDE		DISTRICT OFFICE WLA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ - 0 -				SEISMIC STUDY ZONE			
use of land as parking lot				GRADING YES		FLOOD YES	
PURPOSE OF BUILDING Parking Lot				STORIES		HEIGHT	
TYPE GROUP OCC. BLDG. AREA				PLANS CHECKED		FILE WITH	
DWELL UNITS MAX. OCC. TOTAL				APPLICATION APPROVED		TYPIST eb	
GUEST ROOMS PARKING REQ'D 0 - PARKING PROVIDED 8				INSPECTION ACTIVITY		INSPECTOR	
SPRINKLERS REQ'D SPECIFIED				CONT. INSP.		CASHIERS USE ONLY	
P.C. P.M.				S.P.C. I.F.		B.P. O.S.	
G.P.L. C/O 10-24				DIST. OFFICE WLA		P.C. NO.	
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.				10.00 BP-R		21097 0001	
				H1435 2 03/31/81		10.00 CATO	
DECLARATIONS AND CERTIFICATIONS							
LICENSED CONTRACTORS DECLARATION							
15. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.							
Date _____ Lic. Class _____ Lic. No. _____ Contractor _____							
Contractor's Mailing Address _____							
OWNER-BUILDER DECLARATION							
16. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):							
<input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered 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 offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).							
<input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).							
<input type="checkbox"/> I am exempt under Sec. _____ B. & P. C. for this reason _____							
Date _____ Owner _____							
WORKERS' COMPENSATION DECLARATION							
17. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3600, Lab. C.).							
Policy No. _____ Company _____							
<input type="checkbox"/> Certified copy is hereby furnished							
<input type="checkbox"/> Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.							
Date _____ Applicant _____							
Applicant's Mailing Address _____							
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE							
18. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.							
Date _____ Applicant _____							
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.							
CONSTRUCTION LENDING AGENCY							
19. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).							
Lender's Name _____							
Lender's Address _____							
20. I 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 property for inspection purposes.							
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed, (See Sec. 91.0002 Lab. C.)							
Signed _____ 3/1/81							
(Owner or agent having property owner's consent) Position Date							

Figure 7 (1983)

State of California, George Deukmejian, Governor

California Coastal Commission
South Coast District
245 West Broadway, Suite 380
P.O. Box 1450
Long Beach, California 90801-1450
(213) 590-5071

COASTAL DEVELOPMENT PERMIT NO. 5-83-842

Page 1 of 2

On November 17, 1982, The California Coastal Commission granted to
Philippe Chicha, 1365 Midvale Avenue, Los Angeles, CA 90024
this permit for the development described below, subject to the attached
Standard and Special conditions.

Place five gazebos (3 fast-food, one news stand, one commercial)
and eight tandem parking spaces on beach front vacant lot.

SITE: 213 Ocean Front Walk
Venice, CA

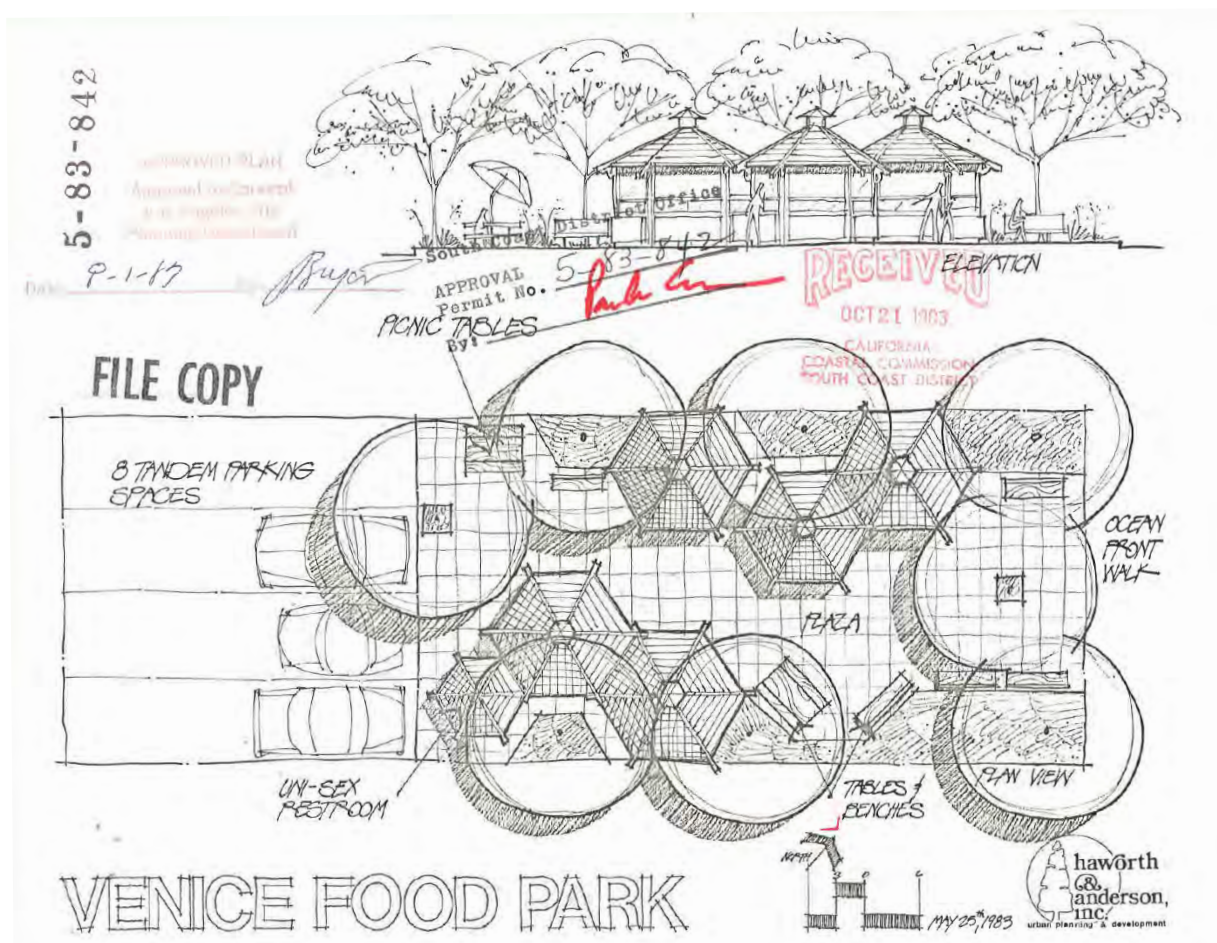


Figure 8 (1985)

Address of Building	205 Ocean Front Walk
CITY OF LOS ANGELES	
CERTIFICATE OF OCCUPANCY	
Note: Any change of use or occupancy must be approved by the Department of Building. 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/or requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.	
Issued	3-27-85
Permit No. and Year	WLA 35001/81
One story, Type V, 25'x75' existing G-2 res to B-2 restaurant with max occupancy of 68. No change in parking.	
Owner	Ronald & Michele de Groot
Owner's Address	1136 N. Odgen Drive Apt. 1 Los Angeles, CA 90046
5000517200500004216	
B & S 95a (R.1.77)	


DUPLICATE
J. Riley
UR:VS

Figure 9 (1990)

TU 7f

STATE OF CALIFORNIA—THE RESOURCES AGENCY GEORGE DEUKMEJIAN, Governor

CALIFORNIA COASTAL COMMISSION
SOUTH COAST AREA
245 WEST BROADWAY, SUITE 380
LONG BEACH, CA 90802
(213) 590-5071



COMMISSION ACTION ON 4-12-88

☒ Approved as Recommended
☐ Denied as Recommended
☐ Approved with Changes
☐ Denied
☐ Other

FILED: 1/14/88
49th DAY: 3/ 3/88
180th DAY: 7/12/88
STAFF: WN Ponder
STAFF REPORT: 3/15/88
HEARING DATE: 4/12-15/88

REGULAR CALENDAR
STAFF REPORT AND RECOMMENDATION

APPLICANT: Pacific Distributors

PERMIT NO: 5-87-904

PROJECT LOCATION: 213 Ocean Front Walk, Venice, Los Angeles County.

PROJECT DESCRIPTION: Establishment of 8 open air vending booths and 8 parking spaces, on vacant lot.

LOT AREA 4,138 sq. ft. ZONING C1-1 (Commercial)
BLDG. COVERAGE N/A PLAN DESIGNATION N/A
PAVEMENT COVERAGE 3,077 G.P.LUP draft, LUP cert., LCP
LANDSCAPE COVERAGE N/A PROJECT DENSITY N/A
LOCAL APPROVALS RECEIVED: City of L.A. CUP 87-0382; Approval in Concept HEIGHT ABV. FIN. GRADE N/A

COASTAL ISSUES: Public Access (parking)

SUBSTANTIVE FILE DOCUMENTS: 5-86-133 (Block, Chang, Walker); 5-86-402 (Dror)

SUMMARY: Staff recommends approval, with special conditions to ensure provision of adequate parking.

Figure 10 (1990) Front and Back Sides

31300230475

APPLICATION FOR INSPECTION		CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY		TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.					
1. LEGAL DESCR.	LOT 199	BLOCK 2	TRACT Golden bay	COUNTY REF. NO. MP 2-15	DIST. MAP 109.5A141
2. PRESENT USE OF BUILDING	(N) restaurant			NEW USE OF BUILDING	() same
3. JOB ADDRESS	205 Ocean Front Walk			CENSUS TRACT 2734	ZONE C1-1
4. BETWEEN CROSS STREETS	Rose AND Ozone			FIRE DIST. II	COUN. DIST. 6
5. OWNER'S NAME	John Bea			PHONE 392-0332	LOT TYPE int
6. OWNER'S ADDRESS	205 Front Walk			CITY LA	LOT SIZE 25 x 109.67
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	90291	ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		20' rear BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP			AFFIDAVIT 21 1105, 1312
10. CONTRACTOR	BUS. LIC. NO. 533036	ACTIVE STATE LIC. NO. 213-487-0049	PHONE		ZI 1466 (E-9) C2CA
11. SIZE OF EXISTING BLDG.	WIDTH	LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
12. FRAMING MATERIAL OF EXISTING BLDG.	EX. WALLS stucco		ROOF comp	FLOOR	
13. JOB ADDRESS	205 Ocean Front Walk				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 1,000				DIST. OFF. LA NO(F)
15. NEW WORK (Describe)	wall repair				
NEW USE OF BUILDING Restaurant		SIZE OF ADDITION		STORIES	HEIGHT
TYPE	GROUP	MAX. OCC.	TOTAL	PLANS CHECKED	INSPECTION ACTIVITY
DWELL UNITS				APPROVED FOR	INSPECTOR
GUEST ROOMS				INSPECTION ACTIVITY	
P.C. NO.	G.P.L. + NP	CONT. INSP.		CS	GEN. N.A.J.S. EQ.
S.P.C.	PM.				
B.B.	E.I.	0.50			
I.F.	F.H.				
S.D.	O.S.S.	0.0			
ISS. OFF. LA	S.O.S.S.				
P.C. NO.	G/O	ENERGY	YES		
<p>16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.</p> <p>Date JAN 17-91 Lic. Class 63336 Lic. Number 533936 Contractor: Rom S. San (Signature)</p> <p>OWNER-BUILDER DECLARATION</p> <p>17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).</p> <p><input type="checkbox"/> I, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or offered 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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).</p> <p><input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).</p> <p><input type="checkbox"/> I am exempt under Sec. B. & P. C. for this reason.</p> <p>Date _____ Owner's Signature _____</p> <p>WORKERS' COMPENSATION DECLARATION</p> <p>18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).</p> <p>Policy No. _____ Insurance Company _____</p> <p><input type="checkbox"/> Certified copy is hereby furnished.</p> <p><input type="checkbox"/> Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.</p> <p>Date _____ Applicant's Signature _____</p> <p>Applicant's Mailing Address _____</p> <p>CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE</p> <p>19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.</p> <p>Date JAN 17-91 Applicant's Signature Rom S. San</p> <p>NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.</p> <p>CONSTRUCTION LENDING AGENCY</p> <p>20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. D.).</p> <p>Lender's Name _____ Lender's Address _____</p> <p>21. I 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 property for inspection purposes.</p> <p>I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any work or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department or officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)</p> <p>Signed Rom S. San Position Jan 17-91 Date</p> <p>(Owner or agent having property owner's consent)</p>					

71LA 69417

Bureau of Engineering	ADDRESS APPROVED	
	DRIVEWAY	
	HIGHWAY	REQUIRED
	DEDICATION	COMPLETED
	FLOOD CLEARANCE	
SEWERS RES. NO. CERT. NO.	SEWERS AVAILABLE	
	NOT AVAILABLE	
	SFC PAID	
	SFC DUE	
	SFC NOT APPLICABLE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED	
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 16) (L.A.M.C.-S700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE # W5791-0233	
Transportation	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS

*OZCA, 21 1466 cleared by CEX 91-0133

Figure 11 (1991)
Front Side

3 APPLICATION FOR INSPECTION 3 2 3 0 0 4 0 0 3 6 0 CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY										TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY		
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.												
1. LOT	197	BLOCK	2	TRACT	GOLDEN BAY			COUNTY REF. NO.	2-15	DIST. MAP	109.5A141	
2. PRESENT USE OF BUILDING	RESTAURANT			NEW USE OF BUILDING	SAME			CENSUS TRACT	2734			
3. JOB ADDRESS	205 OCEAN FRONT WALK											
4. BETWEEN CROSS STREETS	OZONE			AND	ROSE			LOT TYPE	TNT			
5. OWNER'S NAME	JOHN PIERRE KUNTZ			PHONE	452-0209			LOT SIZE	25 X 109			
6. OWNER'S ADDRESS	205 OCEAN FRONT WALK			CITY	LA 90291			ALLEY	20' R			
7. ENGINEER	AL PALMER			BUS. LIC. NO.	10977			PHONE	372-0128			
8. ARCHITECT OR DESIGNER	CLARK REMINGTON			BUS. LIC. NO.	25323			PHONE	390-9068			
9. ARCHITECT OR ENGINEER'S ADDRESS	3752 MEIER ST.			CITY	LA 90066			AFFIDAVITS	Z11312, 1105			
10. CONTRACTOR				BUS. LIC. NO.				PHONE				
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE									
WIDTH	LENGTH	1	18	1 RESTAURANT								
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	STREET GUIDE								
13. JOB ADDRESS	205 OCEAN FRONT WALK											
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 20,000											
15. NEW WORK (Describe)	REPAIR AND REFRAME ROOF & REAR PORTION											
NEW USE OF BUILDING	(17) RESTAURANT			SIZE OF ADDITION	STORIES			HEIGHT	FILE WITH			
TYPE	GROUP	B-2	FLOOR AREA	TOTAL			PLANS CHECKED	ZONED BY				
DWELL UNITS	MAX OCC.						APPLICATION APPROVED	DD 40/6/91				
GUEST ROOMS	PARKING REQ'D	STD.	COMP.	CS			INSPECTION ACTIVITY	TYPIST				
PP	G.P.I. + NP	CONT. INSP.				B & S B-3 (R.7/00)						
S.P.C.	P.M.					06/05/91 04:20:05PM VN04 T-4425.C 16						
B.P.	E.I.					BUILD PLAN CHE 174.40						
I.F.	F.H.					BLDG PER CONNE 205.19						
S.O.A.	O.S.S.					E1 COMMERCIAL 4.20						
ISS. OFF.	S.O.S.S.					ONE STOP 7.68						
P.C. NO.	C/O					TOTAL 391.47						
						CHECK 391.47						
91UN 96958												

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered 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 offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

☒ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I 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 property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.032 LAMC)

Signed _____ Owner or agent having property owner's consent _____ Position _____ Date _____

Back Side

Bureau of Engineering		ADDRESS APPROVED		JW 5-30-91
		DRIVEWAY		
		HIGHWAY	REQUIRED	
		DEDICATION	COMPLETED	
		FLOOD CLEARANCE		
SEWERS				SEWERS AVAILABLE
RES. NO.				NOT AVAILABLE
CERT. NO.				SFC PAID
		SFC NOT APPLICABLE		SFC DUE
Grading	PRIVATE SEWAGE SYSTEM APPROVED			
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>			
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)			
Housing	HOUSING AUTHORITY APPROVAL			
Planning	APPROVED UNDER CASE # <i>02891-2148*</i> <i>L. Gordin etc 6/3/91</i>			
Transportation	APPROVED FOR			
Construction Tax	RECEIPT NO.	DWELLING UNITS		
<i>#211312 - EXEMPT. CECH - CEY 91-0208 - O.K. 211466-8</i> LEGAL DESCRIPTION: <i>(#164, 937) - EXEMPT PER (EL 4D) - 21181-068 - N.A.</i>				

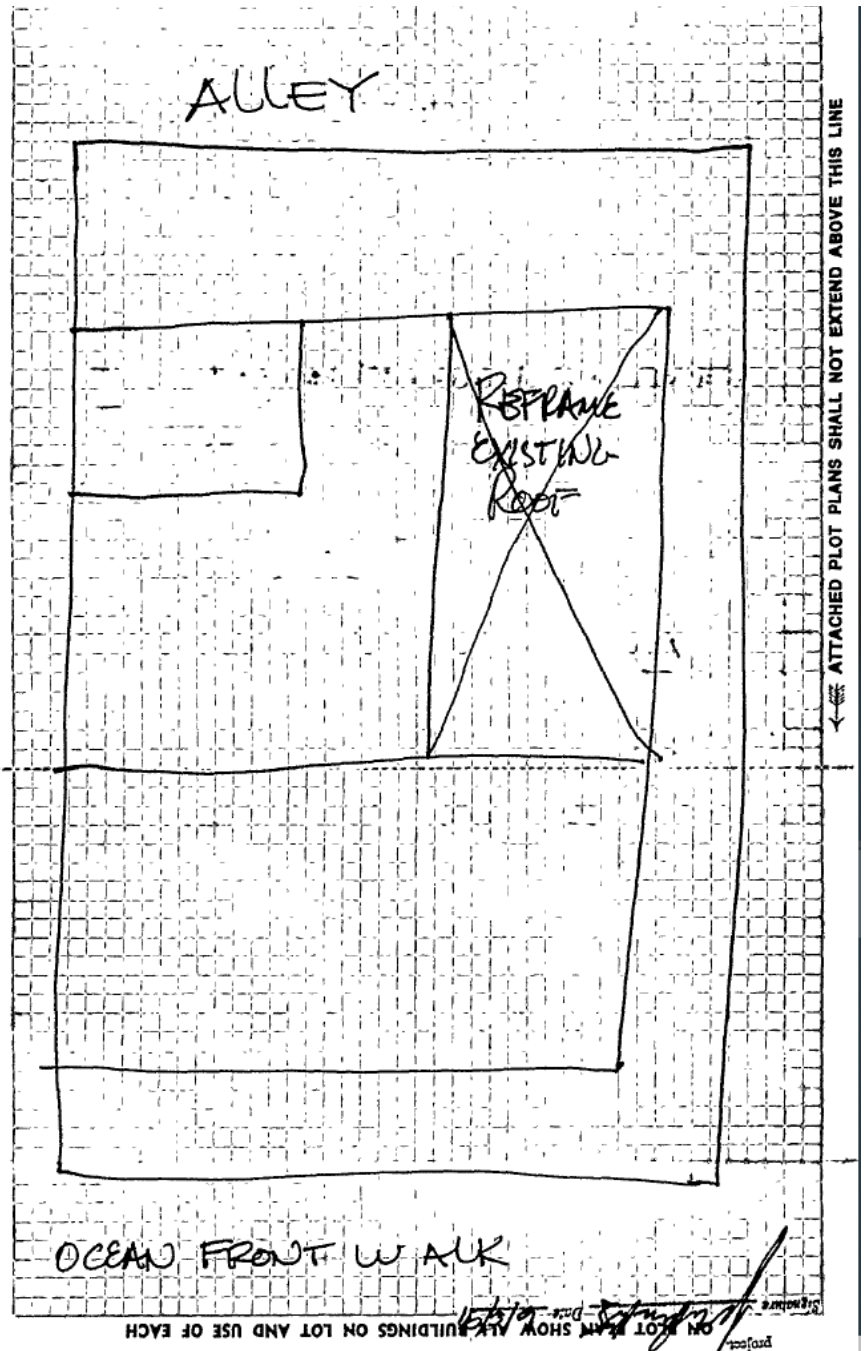
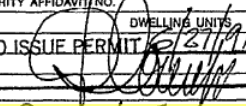
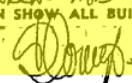


Figure 12 (1991) Front Side

APPLICATION FOR 31001000063		CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY		TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.					
1. LEGAL DESCR.	LOT 197	BLOCK 2	TRACT Golden Bay	CITY CLERK REF. NO.	DIST. MAP 109.5A141
2. PRESENT USE OF BUILDING	17 Restaurant		NEW USE OF BUILDING	17 Same	
3. JOB ADDRESS	205 Ocean Front Walk		SUITE/UNIT NO.	FIRE DIST. COUN. DIST. 6	
4. BETWEEN CROSS STREETS	Ozone	AND Rose		LOT TYPE	TNT
5. OWNER'S NAME	John Rea	TENANT	BUILDING	PHONE 452-0209	LOT SIZE 25X109
6. OWNER'S ADDRESS	205 Ocean Front Walk		CITY LA	ZIP 90291	ALLEY 20'R
7. ENGINEER	Al Palmer	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE 10977 372-0128	BLDG. LINE
8. ARCHITECT OR DESIGNER	Clark Remington	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE 390-9068	DOCUMENTS/ EASEMENTS
9. ARCHITECT OR ENGINEER'S ADDRESS	3752 Meier St		CITY LA	ZIP 90066	
10. CONTRACTOR	COOPER (1/2)	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ZI 1312 12
11. SIZE OF EXISTING BLDG.	WIDTH 1	LENGTH 19	STORIES 1	NO. OF EXISTING BUILDINGS ON LOT AND USE	1 Restaurant
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS WD	ROOF WD	FLOOR CONC		Flood
13. JOB ADDRESS	205 Ocean Front Walk		SUITE/UNIT NO.	ZI 1466-8 2	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$40,000		DIST. OFF. P.G. REQ'D WLA NOF		
15. NEW WORK (Describe)	NEW ADDITION TO REAR OF RESTAURANT (SEE OVER)				GRADING SEISMIC
NEW USE OF BUILDING	GROUP OCC. A-3	MAX. OCC. 60	STORIES 1	PLANS CHECKED	FILE WITH 96958
DWELL. UNITS	BUILDING AREA 1271	ZONING AREA 1271	APPLICATION APPROVED	ZONED BY RC5591	
GUEST ROOMS	PARKING REQ'D 13	PARKING PROVIDED 15	INSPECTION ACTIVITY	TYPIST dh	
PC NO. 288.94	G.P.I. + NP	CONT. INSP.	B & S 08-B-3 (R7/90)		
S.P.C.	P.M.		06/27/91 03:59:35PM VNO4 T-7262 C 25		
IF 339.94	E.H.		BUILD FLAH CHE 288.94		
330.46	O.S.S.		BLDG PER COMME 339.94		
ISS. OFF.	S.O.S.S.	SPRINKLERS REQ'D SPEC.	EI COMMERCIAL 8.40		
P.C. NO.	C/O	ENERGY	ONE STOP 12.75		
			SCHOOL - COMME 330.46		
			TOTAL 980.49		
			CHECK 980.49		
NEW AFFIDAVITS					
DCC. # 91-978204					
PLAN CHECK EXTENDED TO PER					
ADMINISTRATIVE APPROVAL DATED					
BY					
D.A.D. PLANS CHECKED					
HOUSING MITIGATION FEE ORDINANCE					
ASBESTOS NOTIFICATION					
Check Box: <input type="checkbox"/> Notification letter sent to AQMD or EPA					
Signature: [Signature] Date: 6-27-91					
DECLARATIONS AND CERTIFICATIONS					
16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.					
Date: _____ Lic. Class: _____ Lic. Number: _____ Contractor: _____ (Signature)					
17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). <input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered 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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law. <input type="checkbox"/> I am exempt under Sec. _____ B. & P. C. for this reason. Date: 6/25/91 Owner's Signature: [Signature]					
18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. _____ Insurance Company _____ <input type="checkbox"/> Certified copy is hereby furnished. <input type="checkbox"/> Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. Date: _____ Applicant's Signature: _____ Applicant's Mailing Address: _____					
19. I certify that in the performance of the work for which this permit is issued, I will not employ any person in any manner so as to become subject to the Workers' Compensation Laws of this state. Date: 6/27/91 Applicant's Signature: [Signature]					
NOTICE TO APPLICANT: If, after making this Certificate of exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.					
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.). Lender's Name: _____ Lender's Address: _____					
21. I 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 property for inspection purposes. I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation of any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0200 LAMC) Signed: [Signature] (Owner or agent having property owner's consent) Position: _____ Date: 6/25/91					

Back Side

Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/> PERMIT	#	
SEWERS	No added area or add'l. seats. RESUL APP	<input checked="" type="checkbox"/> SEWERS AVAILABLE	RCB 6/27/91
RES. NO.		NOT AVAILABLE	
CERT NO.		SFC PAID	
	<input checked="" type="checkbox"/> SFC NOT APPLICABLE	SFC DUE	RCB 6/27/91
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
CEQA			
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
	APPROVED - HYDRANT UNIT, ROOM 820 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD #		
Planning	WORK SHEET # 91-2148 APPROVED UNDER CASE # 91-1312, 91-1466, 91-1468 LANDSCAPE/XERISCAPE SIGHT PLAN REVIEW Coastal Com. Exemption Letter 6-26-91 All sheets 6-26-91		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
Cultural Affairs	OK TO ISSUE PERMIT 6/27/91		
Rent Stabilization Division	BY 		
LEGAL DESCRIPTION: LOC. # 91-978204 FOR PARKING LOT ATT. APP.			
NOTE: NO CHANGE ON OCCUPANT LOAD - G.O.F. HAS MAX 68 DINING, & THIS 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 ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH PERMITS.) 			

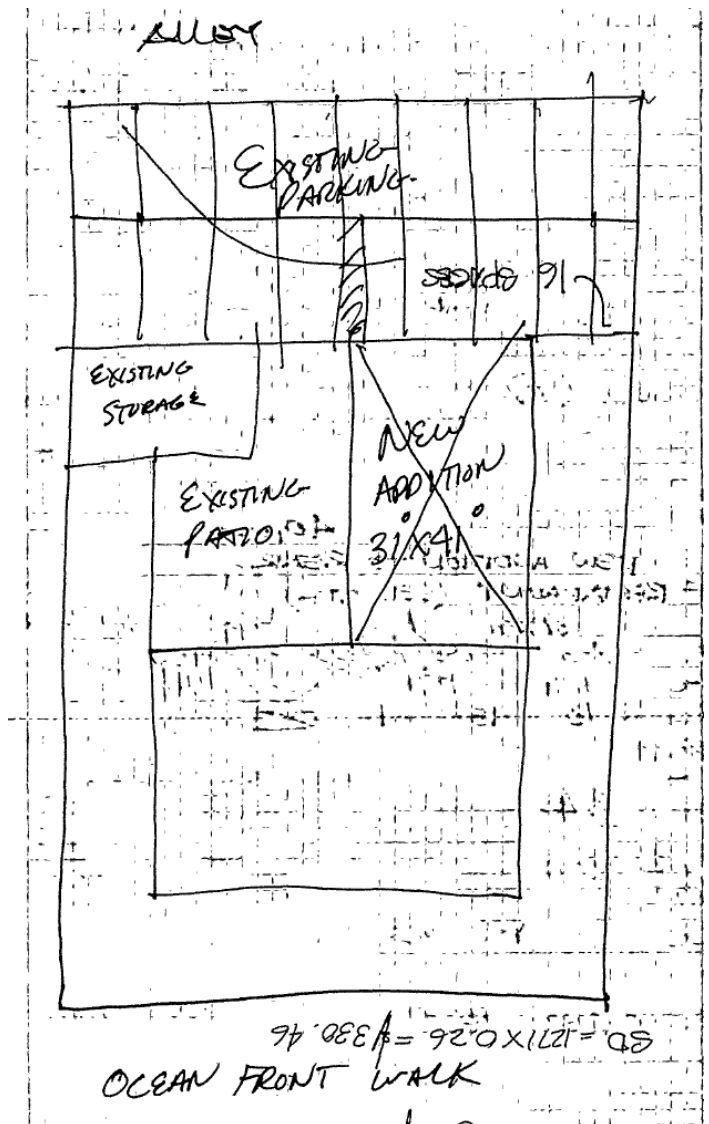
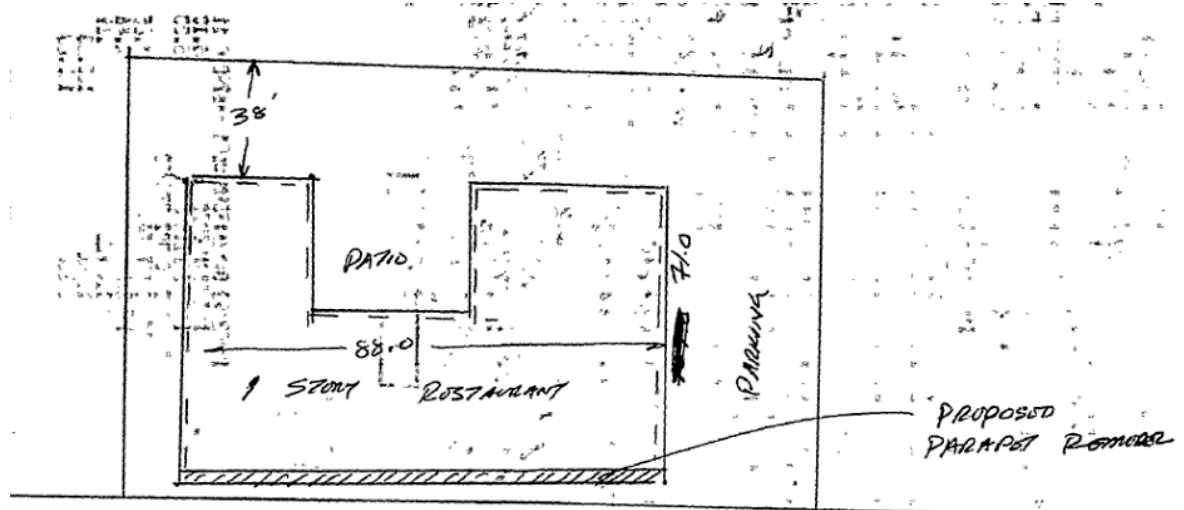


Figure 13 (1992)
Front Side

3 APPLICATION FOR INSPECTION		CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY		TO ADD-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.					
1. LEGAL DESCR.	LOT 197	BLOCK 2	TRACT GOLDEN BAY	CITY CLERK REF. NO. mp 215	DIST. MAP 109.5A141
2. PRESENT USE OF BUILDING	RESTAURANT	NEW USE OF BUILDING	SAME		CENSUS TRACT 2734
3. JOB ADDRESS	205 OCEAN FRONT WALK	SUITE/UNIT NO.			ZONE CI-1
4. BETWEEN CROSS STREETS	OZONE	AND ROSE			FIRE DIST. 6
5. OWNER'S NAME () TENANT () BUILDING	WALTER STAUDINGER	PHONE (310) 271-4715			LOT TYPE TNT
6. OWNER'S ADDRESS	816 BEDFORD	CITY BEVERLY HILLS			LOT SIZE 1 RR
7. ENGINEER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY 20' (R)
8. ARCHITECT OR DESIGNER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS		CITY		ZIP	DOCUMENTS/ EASEMENTS
10. CONTRACTOR	JOHN KERSEY	BUS. LIC. NO. 13-827813	ACTIVE STATE LIC. NO. 287255	PHONE 702-8848	C2CA, FLOOR
11. SIZE OF EXISTING BLDG.	WIDTH 88' LENGTH 70'	STORIES 1	HEIGHT 14'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1) RESTAURANT	ZI1312, 1105
12. FRAMING MATERIAL OF EXISTING BLDG.	STUCCO	EXT. WALLS	ROOF HOT MOP	FLOOR SLAB	ZI1466-8K
13. JOB ADDRESS	205 OCEAN FRONT WALK	SUITE/UNIT NO.			91-978204
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				\$ 5000	DIST. OFF. WIA
15. NEW WORK (Describe)	FACADE FRONT ADDITION				P.C. REQ'D NO(A)
					GRADING SEISMIC
					HWY. DED. FLOOD
					FILE WITH
NEW USE OF BUILDING		SIZE OF ADDITION	STORIES	HEIGHT	
SAMS		2 X 58	11/2	12	
TYPE	GROUP	MAX. OCC.	BUILDING	CHECKED	
DN	A3	11/2	11/2	11/2	
DWELL UNITS	BUILDING AREA	ZONING AREA	APPLICATION APPROVED		
N/A	N/A	N/A	11/2		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		
10	11/2	11/2	11/2		
P.C.	G.P.I. + NP	CONT. INSP.	SVS	734	86YS
56.00					
S.P.C.	P.M.				
B.P.	E.I.				
66.00	105				
I.F.	F.H.				
S.D.	O.S.S.				
11/2	246				
ISS. OFF.	S.O.S.S.	SPRINKLERS REQ'D SPEC.			
11/2					
P.C. NO.	C/O	ENERGY	DAS		
11/2					
<p>Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.</p>					
NEW AFFIDAVITS					
PLAN CHECK EXTENDED TO					
ADMINISTRATIVE APPROVAL DATED					
BY					
D.A.D. PLANS CHECKED					
HOUSING MITIGATION FEE OR INANCE					
<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT					
ASBESTOS NOTIFICATION					
Check Box: <input type="checkbox"/> Notification letter sent to AQMD or EPA.					
<input type="checkbox"/> I declare that notification of asbestos removal is not applicable to this project.					
Signature: [Signature] Date: 12-3-92					
DECLARATIONS AND CERTIFICATIONS					
LICENSED CONTRACTORS DECLARATION					
16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.					
Date: 11-9-92 Lic. Class: 21 Lic. Number: 287255 Contractor: [Signature]					
OWNER-BUILDER DECLARATION					
17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):					
<input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered 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 offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).					
<input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).					
<input type="checkbox"/> I am exempt under Sec. _____ B. & P. C. for this reason: _____					
Date: _____ Owner's Signature: _____					
WORKERS' COMPENSATION DECLARATION					
18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).					
Policy No. _____ Insurance Company: _____					
<input type="checkbox"/> Certified copy is hereby furnished.					
<input type="checkbox"/> Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.					
Date: _____ Applicant's Signature: _____					
Applicant's Mailing Address: _____					
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE					
19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.					
Date: 11-9-92 Applicant's Signature: [Signature]					
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.					
CONSTRUCTION LENDING AGENCY					
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).					
Lender's Name: _____ Lender's Address: _____					
21. I 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 property for inspection purposes.					
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work done or begun on the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC.)					
Signed: [Signature] Contractor: 11-9-92					

Back Side

Bureau of Engineering		ADDRESS APPROVED		
		DRIVEWAY		
		HIGHWAY	REQUIRED	
		DEDICATION	COMPLETED	
		FLOOD CLEARANCE		
Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/> PERMIT	#		
SEWERS		SEWERS AVAILABLE		
RES. NO.		NOT AVAILABLE		
CERT. NO.		SFC PAID		
	SFC NOT APPLICABLE	SFC DUE		
Grading	PRIVATE SEWAGE SYSTEM APPROVED			
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>			
CEQA				
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)			
	APPROVED - HYDRANT UNIT, ROOM 920 CHE			
CRA	APPROVED PER REDEV. PROJECT			
Transportation	APPROVED FOR DRIVEWAY LOCATION			
	APPROVED FOR ORD. #			
Planning	WORK SHEET # <u>CZCA-AIC 92-0114</u>			
	APPROVED UNDER CASE #			
	LANDSCAPE / XERISCAPE			
	SIGHT PLAN REVIEW			
Housing	HOUSING AUTHORITY AFFIDAVIT NO.			
Construction Tax	RECEIPT NO.	DWELLING UNITS		
Cultural Affairs				
Rent Stabilization Division				
LEGAL DESCRIPTION				
<u>21-1466-8 : B-2^{alc} ON CHK LIST</u>				



← ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

Figure 14 (2001)

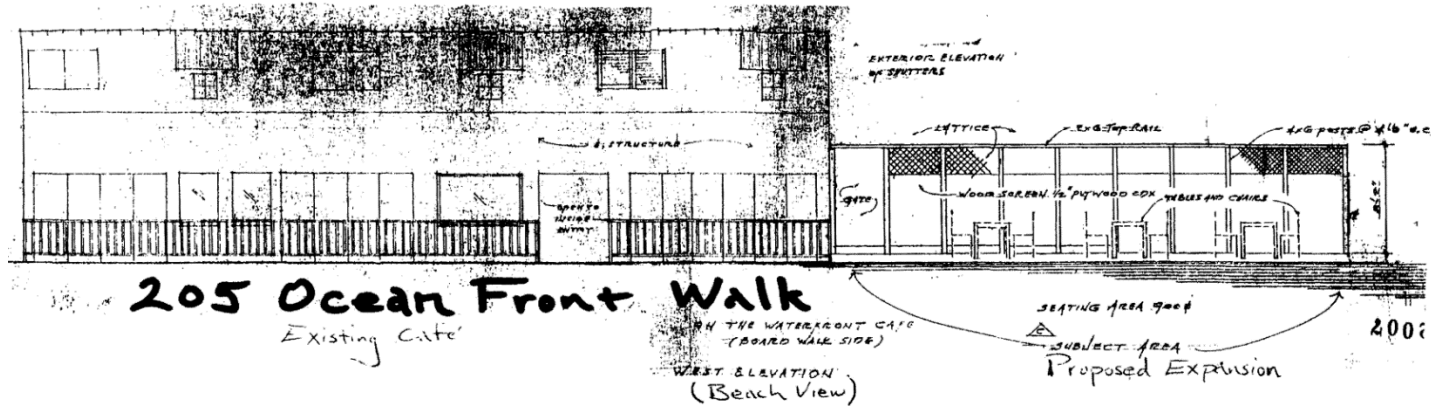
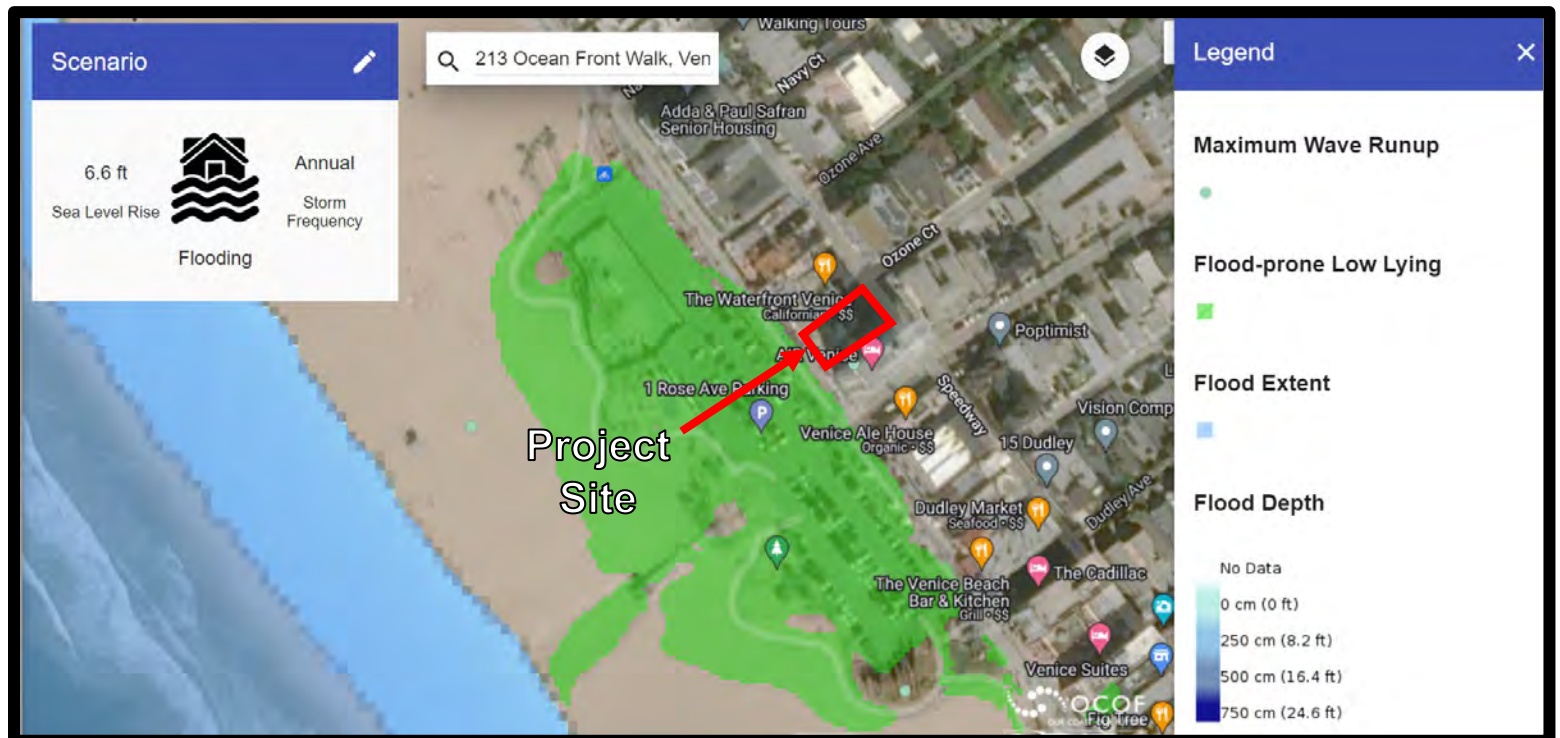


Exhibit 4 – Historic Photographs

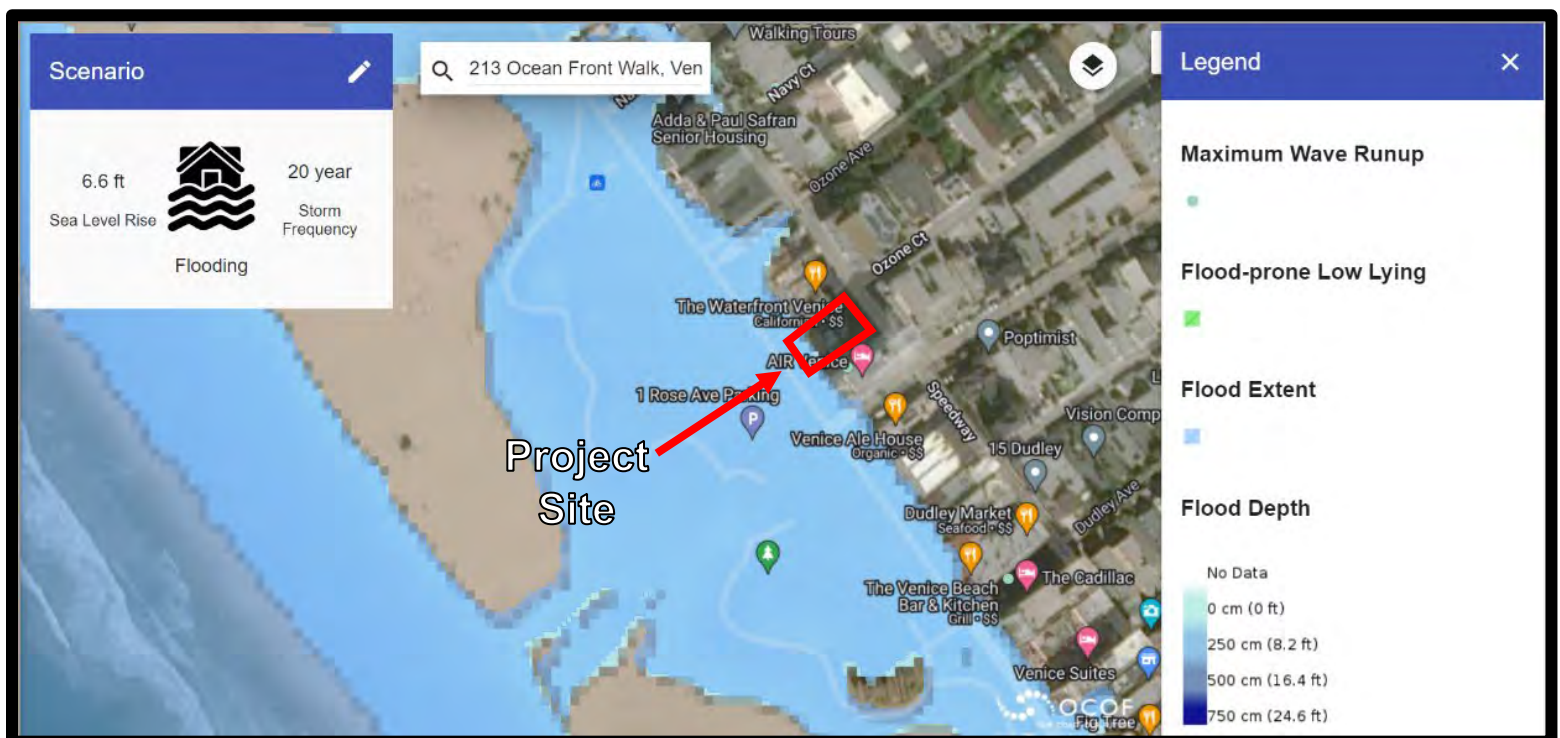




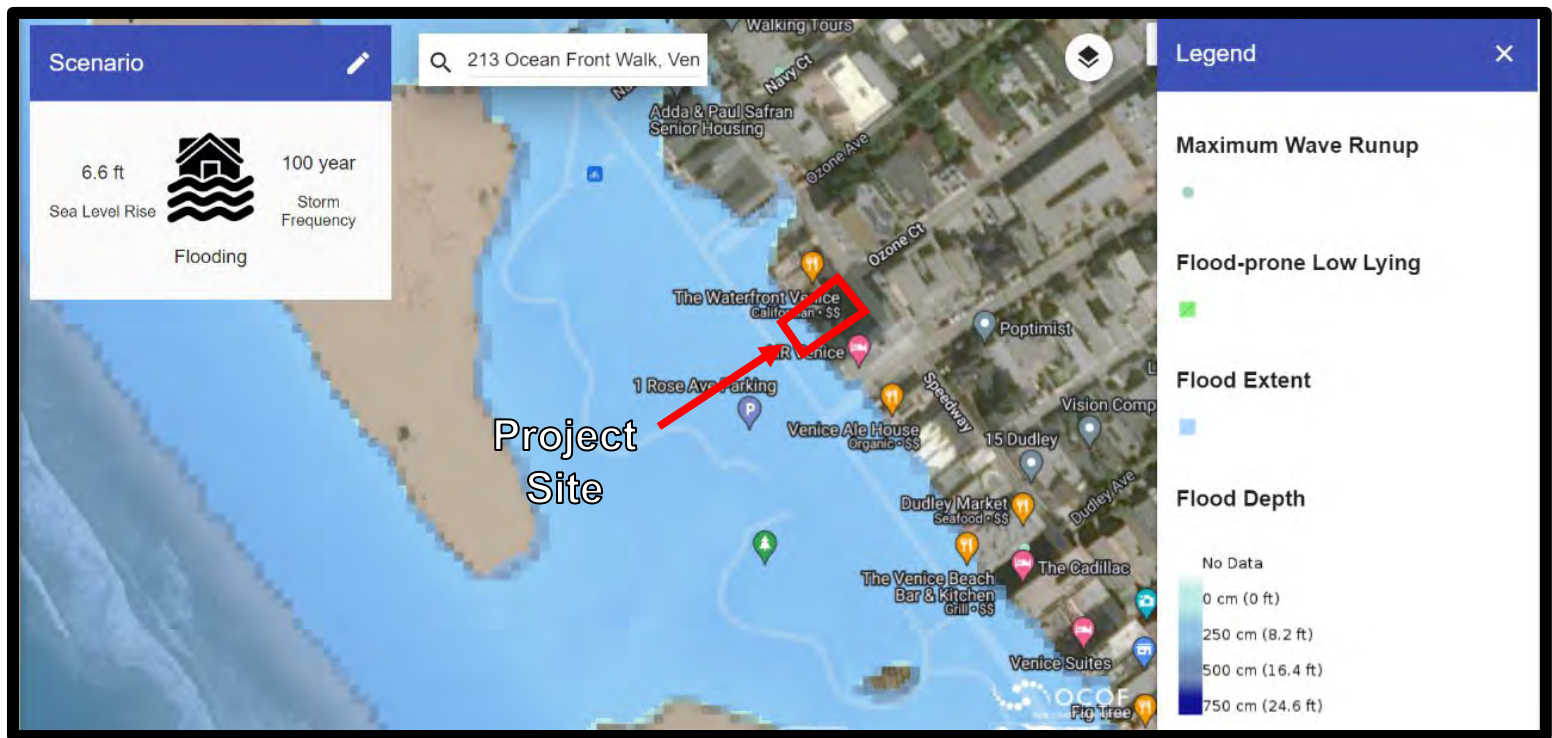
Exhibit 5 – CoSMoS Figures



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).