WINN APARTMENTS
417 South Ocean Front Walk
CHC-2018-3235-HCM
ENV-2018-3236-CE

Agenda packet includes:

1. Final Determination Staff Recommendation Report
2. Commission/ Staff Site Inspection Photos—July 26, 2018
3. Categorical Exemption
4. Amendment to the Historic-Cultural Monument Application, submitted July 26, 2018
5. Under Consideration Staff Recommendation Report
6. Historic-Cultural Monument Application

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2018-3235-HCM
ENV-2018-3236-CE

HEARING DATE: September 6, 2018
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 North Spring Street
Los Angeles, CA 90012

Location: 417 South Ocean Front Walk
Council District: 11- Bonin
Community Plan Area: Venice
Area Planning Commission: West Los Angeles
Neighborhood Council: Venice
Legal Description: Golden Bay Tract, Block 4, Lot 247

EXPIRATION DATE: September 18, 2018

PROJECT: Historic-Cultural Monument Application for the WINN APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

OWNERS/APPLICANTS: Venice Suites LLC
c/o Carl J. Lambert
2 Breeze Avenue, Unit 101
Venice, CA 90291

Carl Lambert
Lambert Investments, Incorporated
5 Westminster Avenue, #101
Venice, CA 90291

PREPARER: Caroline Raftery
Chattel, Incorporated
13417 Ventura Boulevard
Los Angeles, CA 91423

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.

2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments: Historic-Cultural Monument Application
Amendment to the Application, Submitted on July 26, 2018
Commission/ Staff Site Inspection Photos—July 26, 2018

FINDINGS

- The Winn Apartments “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with early twentieth century leisure tourism in Venice.

- The Winn Apartments "embodies the distinctive characteristics of a style, type, period, or method of construction” as a rare example of a 1920s apartment house in Venice.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The Winn Apartments are located at 417 South Ocean Front Walk in Venice, between Dudley Avenue to the north, Speedway to the east, and Paloma Avenue to the south. Built in 1921, the subject property is a four-story, 32-unit apartment building with a partial basement and partial roof deck. The Italianate architectural style building was originally constructed for J.R. and Lulu A. Winn as an apartment house offering short- and long-term stays. It is currently in use as a hotel known as the Venice Suites.

On July 4th, 1905, entrepreneur Abbot Kinney opened Venice of America, a seaside resort that featured a canal system and a business district lined with Venetian-style colonnades that led to a pleasure pier. Kinney’s initial development of Venice was wildly popular, drawing over 40,000 visitors during opening weekend, many of whom traveled to the seaside resort by streetcar. Over the course of the next decades, residences were built around the canals and amusement park rides and attractions were constructed, along with apartment houses lining Ocean Front Walk to support the burgeoning tourism industry.

Rectangular in plan, the subject property is of brick construction. The primary, west-facing elevation has a symmetrical three-bay composition, a raised, recessed central entryway, and a contemporary cornice. Buff-colored brick quoins exist around the recessed entryway, at the building corners, and around the fire escape doors. The central entryway has a fire escape above and a marble stair and landing that features marble wainscoting, tiles depicting ocean scenes, and a single-lite metal door. The north and south elevations consist of thirteen bays and a contemporary painted mural dominates the north elevation. Fenestration consists of single

and paired double-hung vinyl windows. On the interior, each floor features a double-loaded corridor leading to eight guestrooms, and there is an original metal elevator.

The subject property appears to have undergone multiple alterations over the years that include the alteration of the parapet and cornice in 1952, repair of fire damage in 1976, installation of security bars on the windows in 1988, the application of gunite over brick on the exterior elevations in 1991 and 1995, the installation of a contemporary cornice in 2001, and an interior and exterior remodel in 2016.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for designation through the state and local programs as a rare example of a 1920s apartment house in Venice, one of few remaining examples from this period along Ocean Front Walk.

DISCUSSION

The Winn Apartments meets two of the Historic-Cultural Monument criteria: it "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" for its association with early twentieth century leisure tourism in Venice and it "embodies the distinctive characteristics of a style, type, period, or method of construction" as a rare example of a 1920s apartment house in Venice.

The opening of Venice of America in 1905 was made possible by the emergence of a middle-class with the time and money for leisurely activities, and the construction of a streetcar to deliver them from downtown Los Angeles. By 1911, business in Venice was booming and to accommodate the large influx of leisure seekers flocking to the seaside resort, a number of brick apartment houses were built along Ocean Front Walk. During the late 20th century, there was a decline in the construction of apartment houses in Venice that is concurrent with the overall decline in beach tourism influenced by the end of streetcar transportation and the rise of the automobile. With the 1960s demolition of many pre-annexation era buildings in Venice, the Winn Apartments is one of the few apartment houses remaining from that period.

Despite the lack of original fabric on the interior of the individual units, the Winn Apartments retains most of the essential characteristic features from its period of significance and sufficient historic integrity to convey its importance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings*."

The designation of the Winn Apartments as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that

future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2018-3236-CE was prepared on July 30, 2018.

BACKGROUND

On July 5, 2018, the Cultural Heritage Commission voted to take the property under consideration. On July 26, 2018, a subcommittee of the Commission consisting of Commissioners Buelna and Kanner visited the property, accompanied by staff from the Office of Historic Resources.

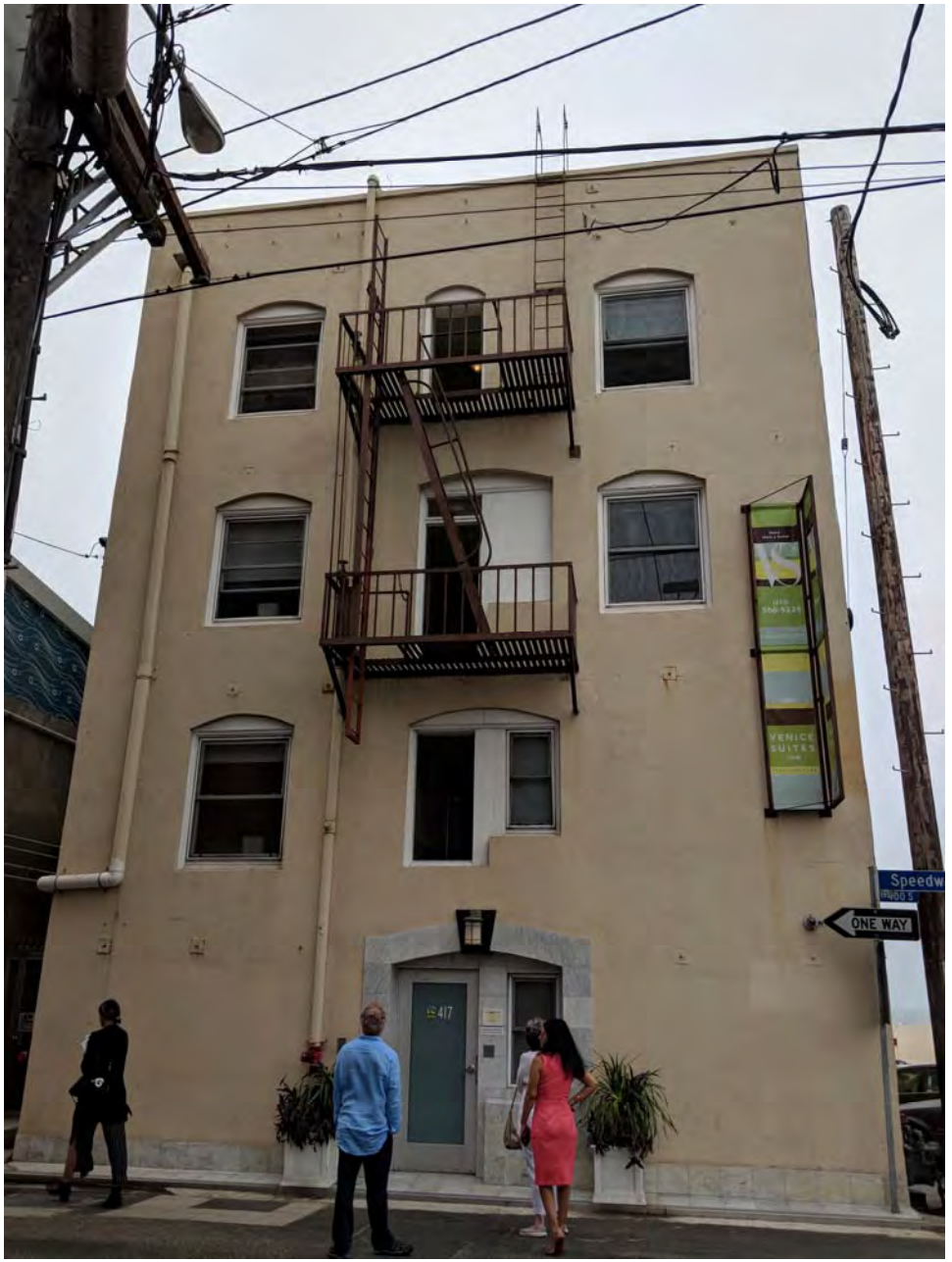

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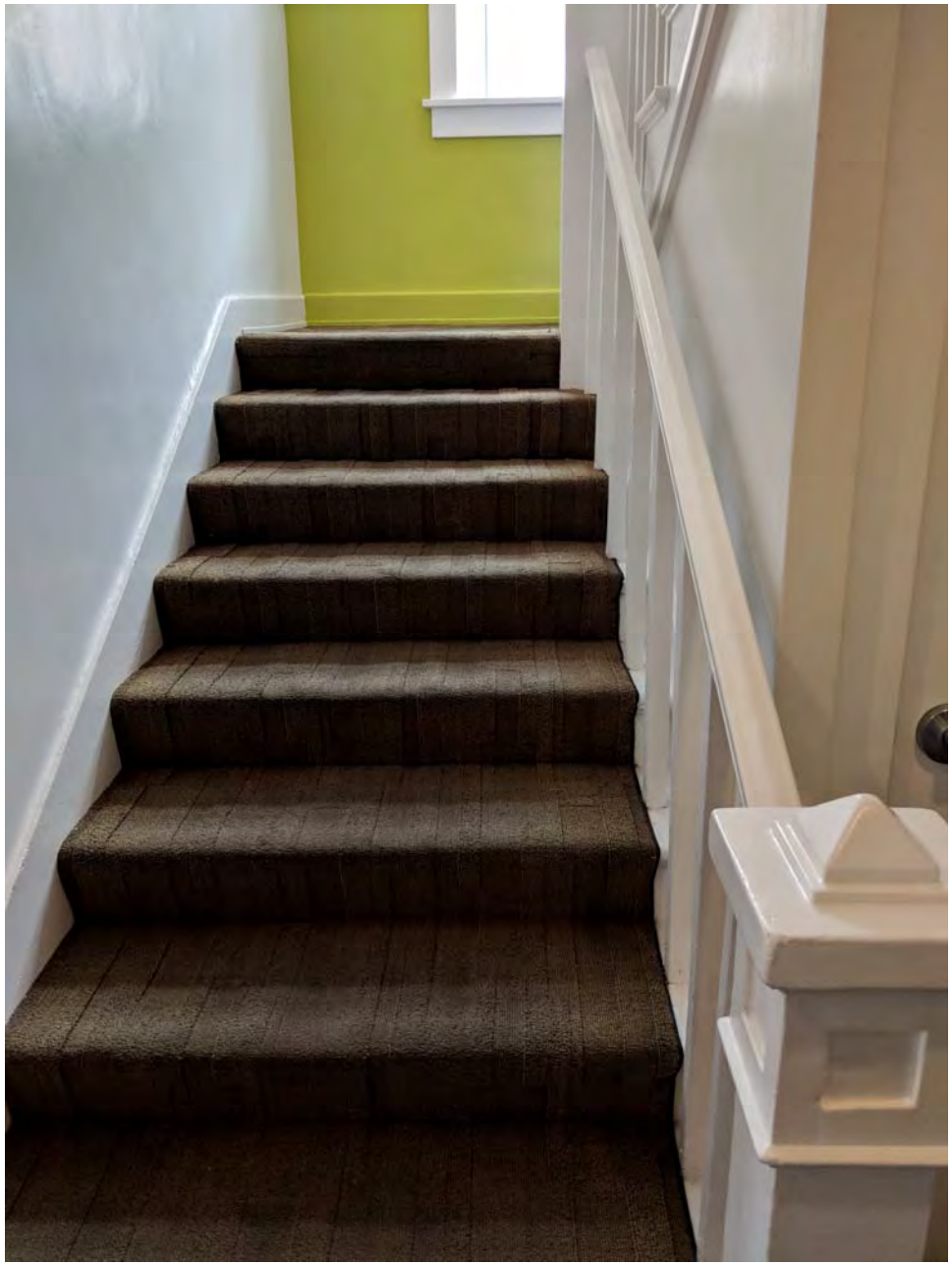

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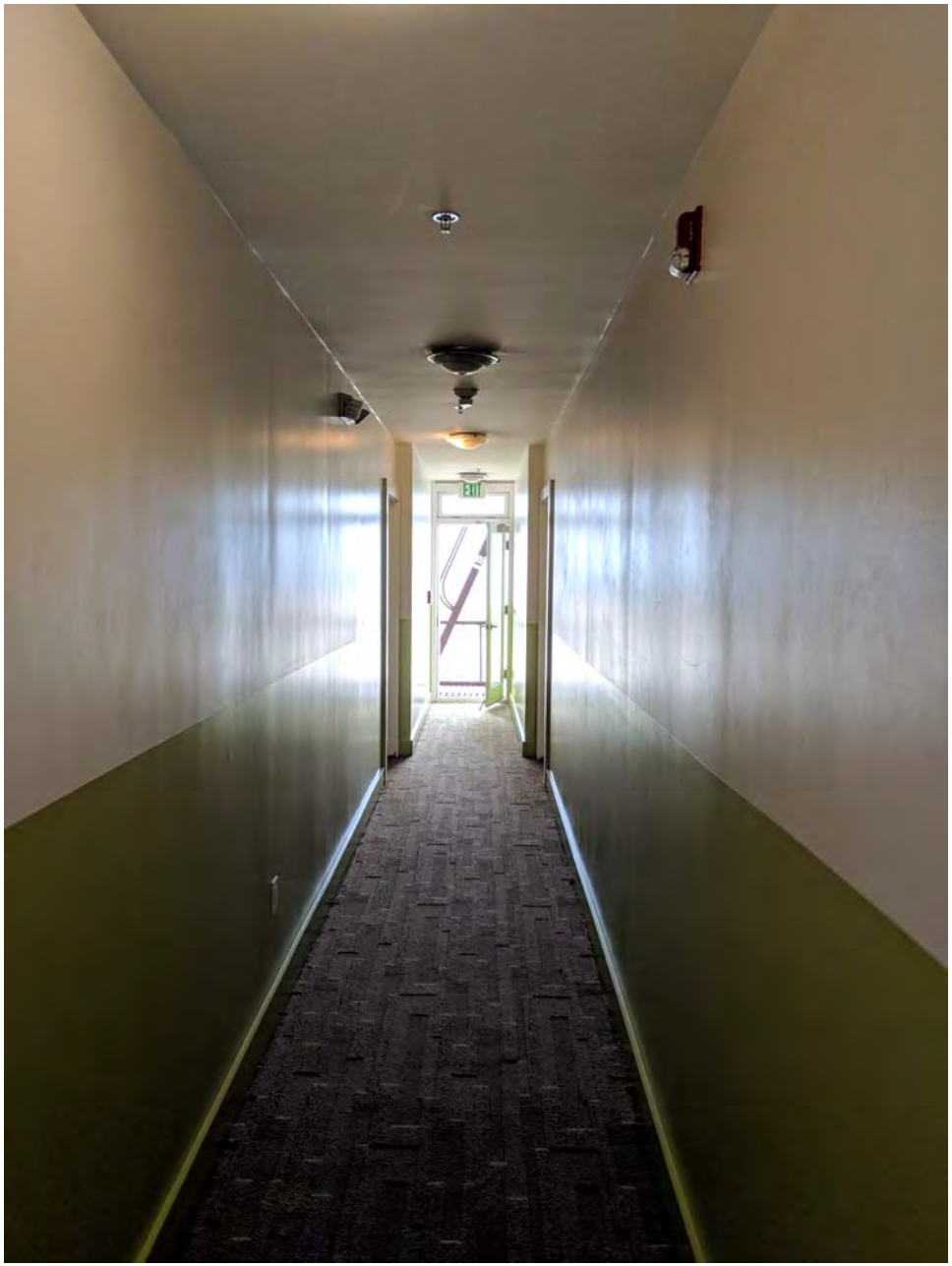

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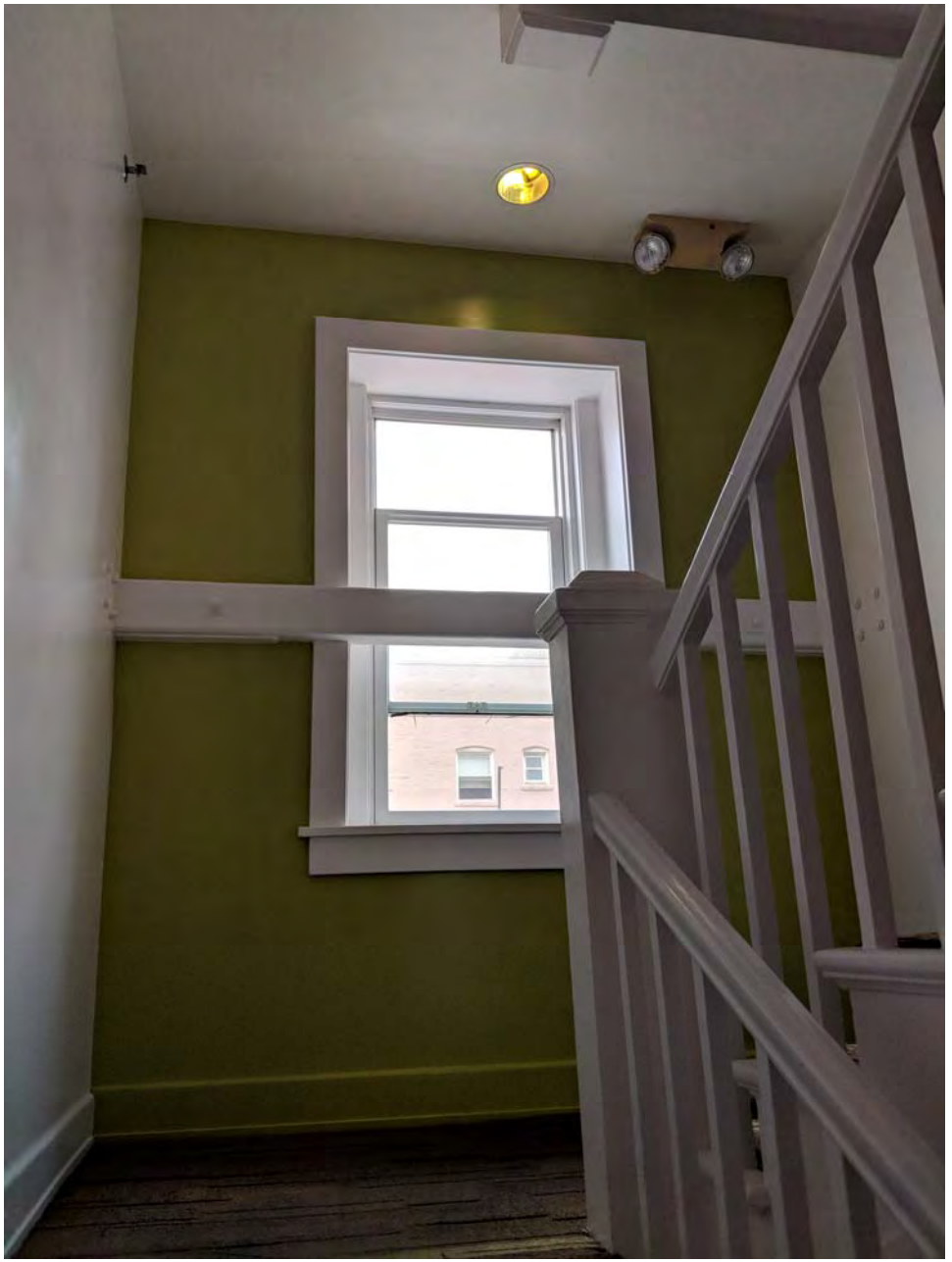




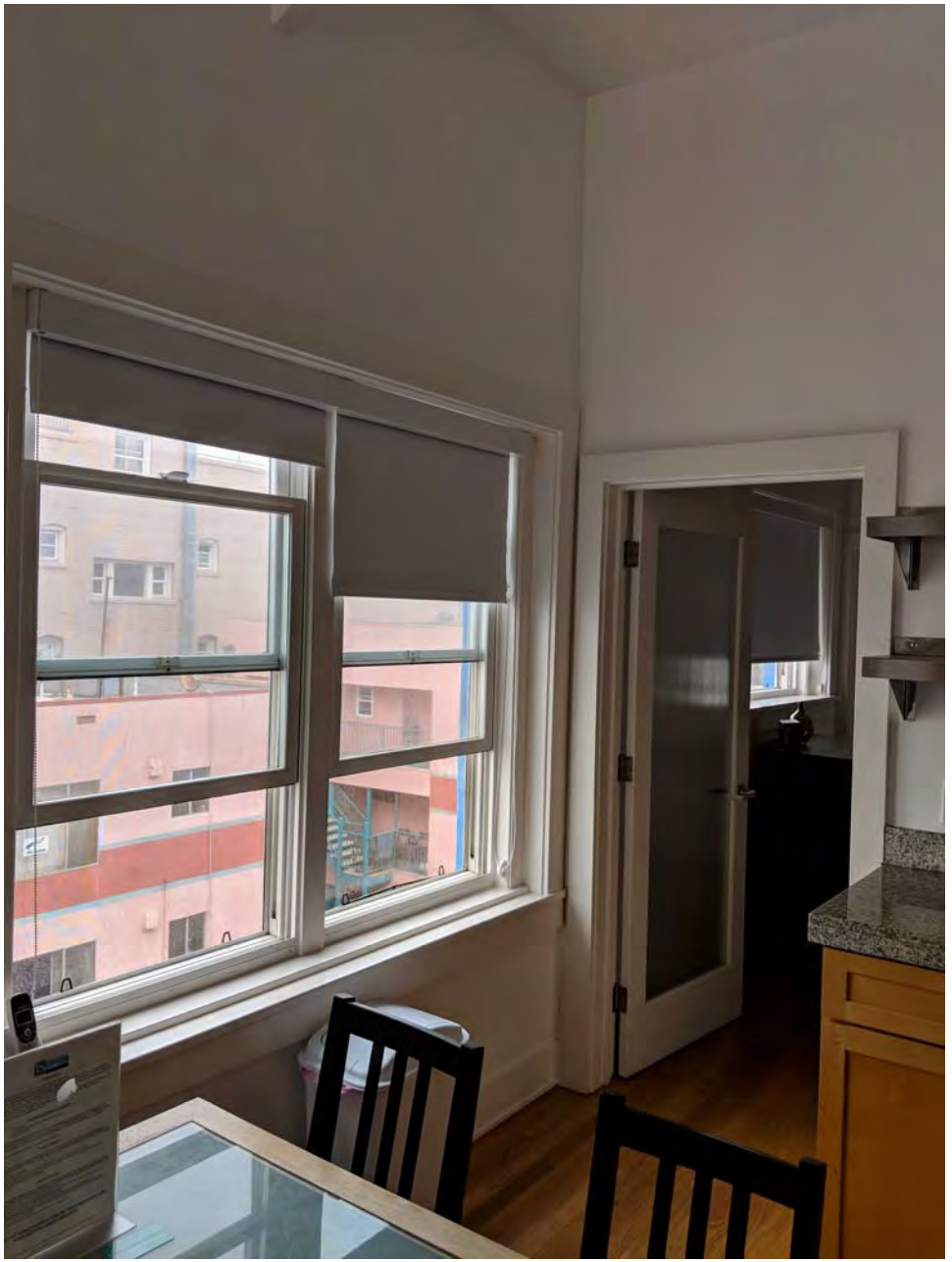



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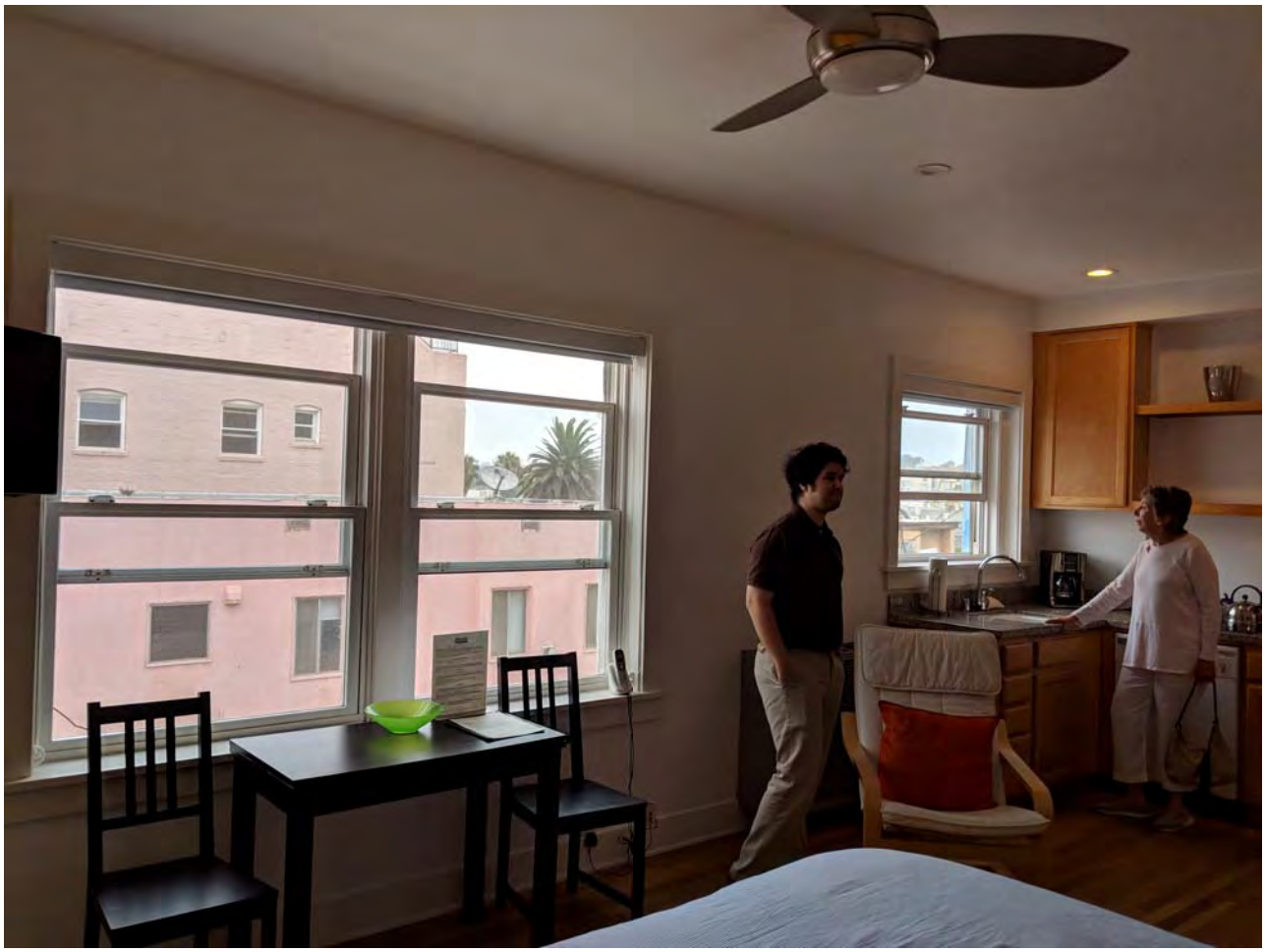







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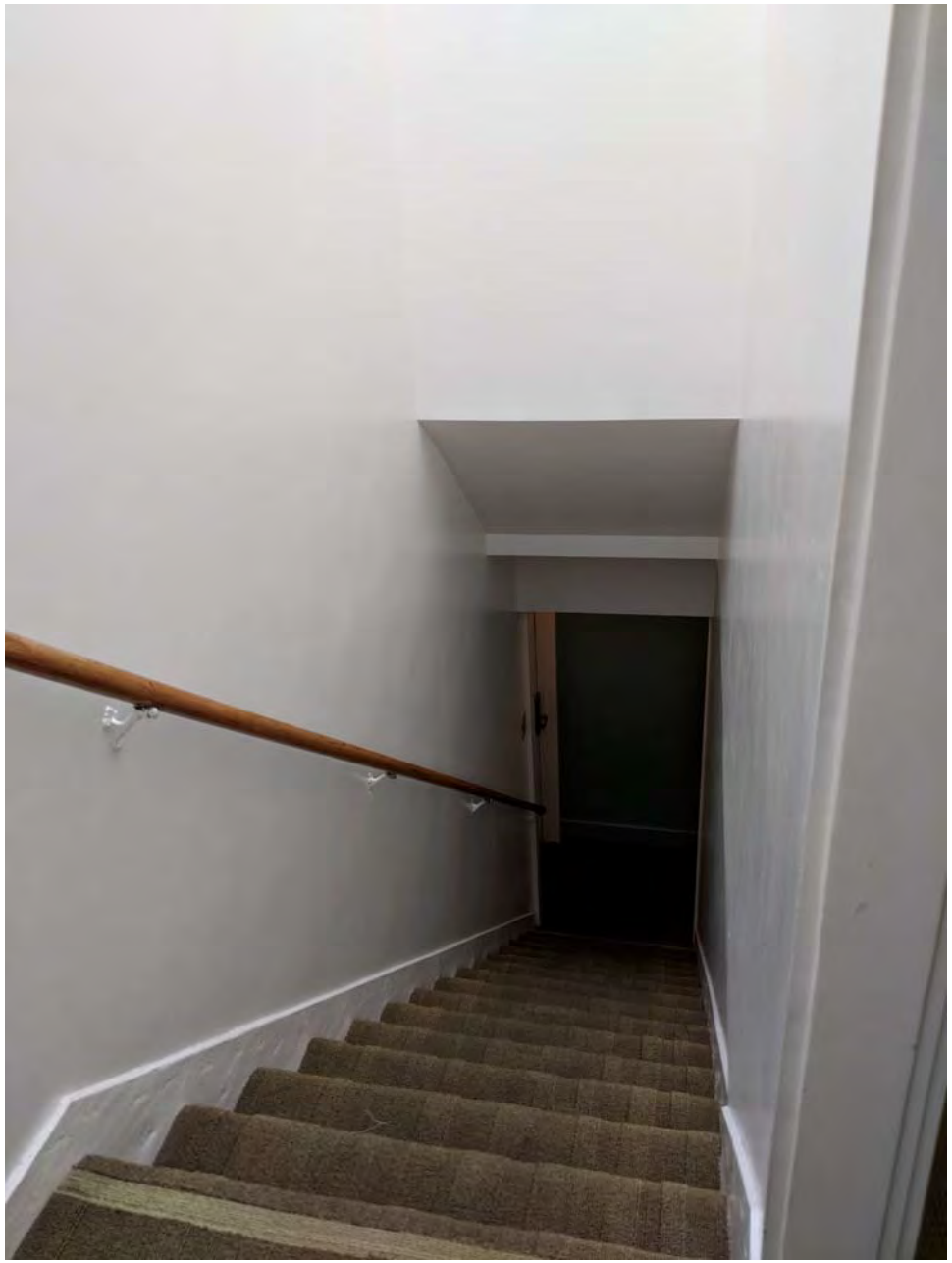



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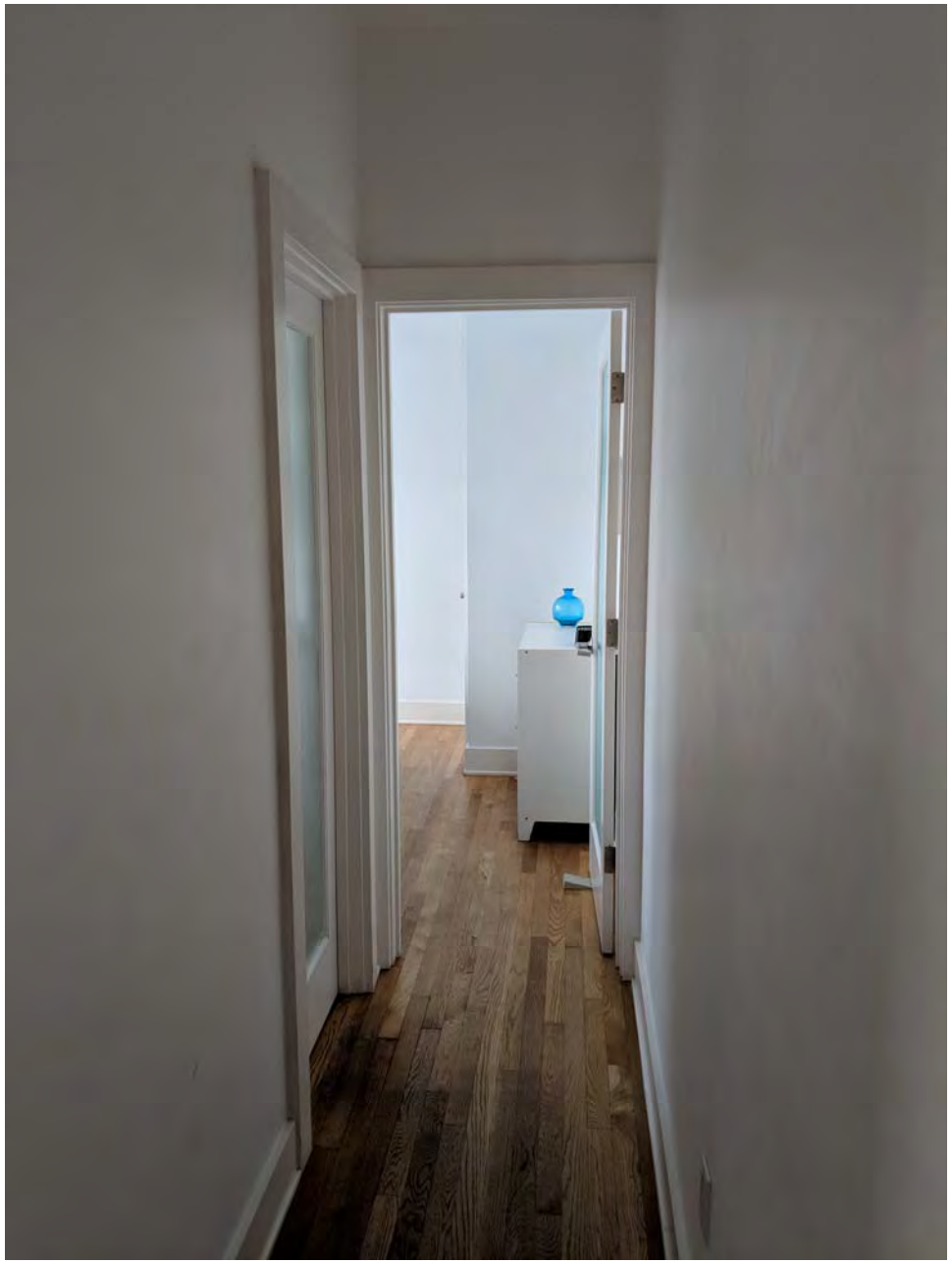

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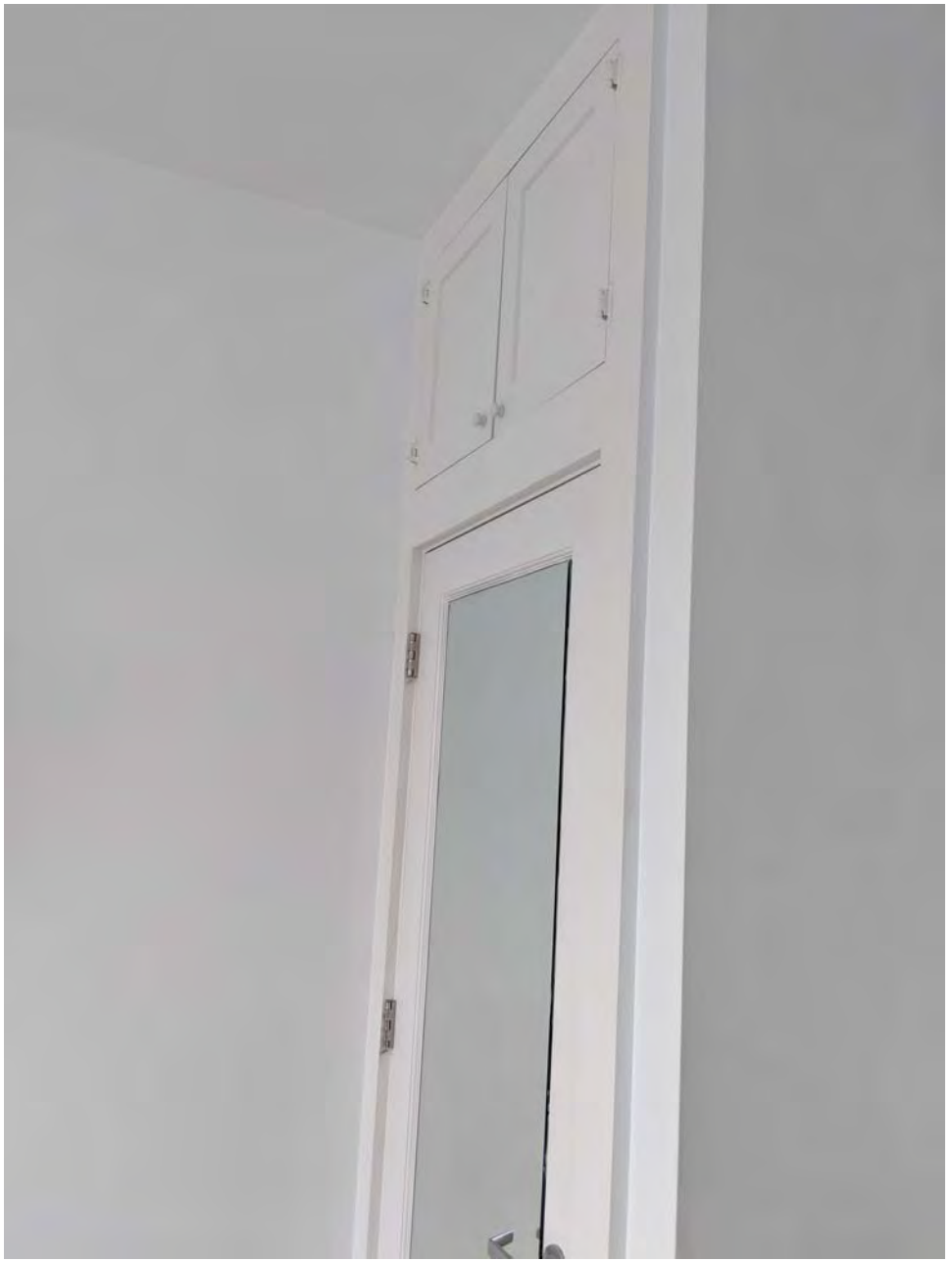







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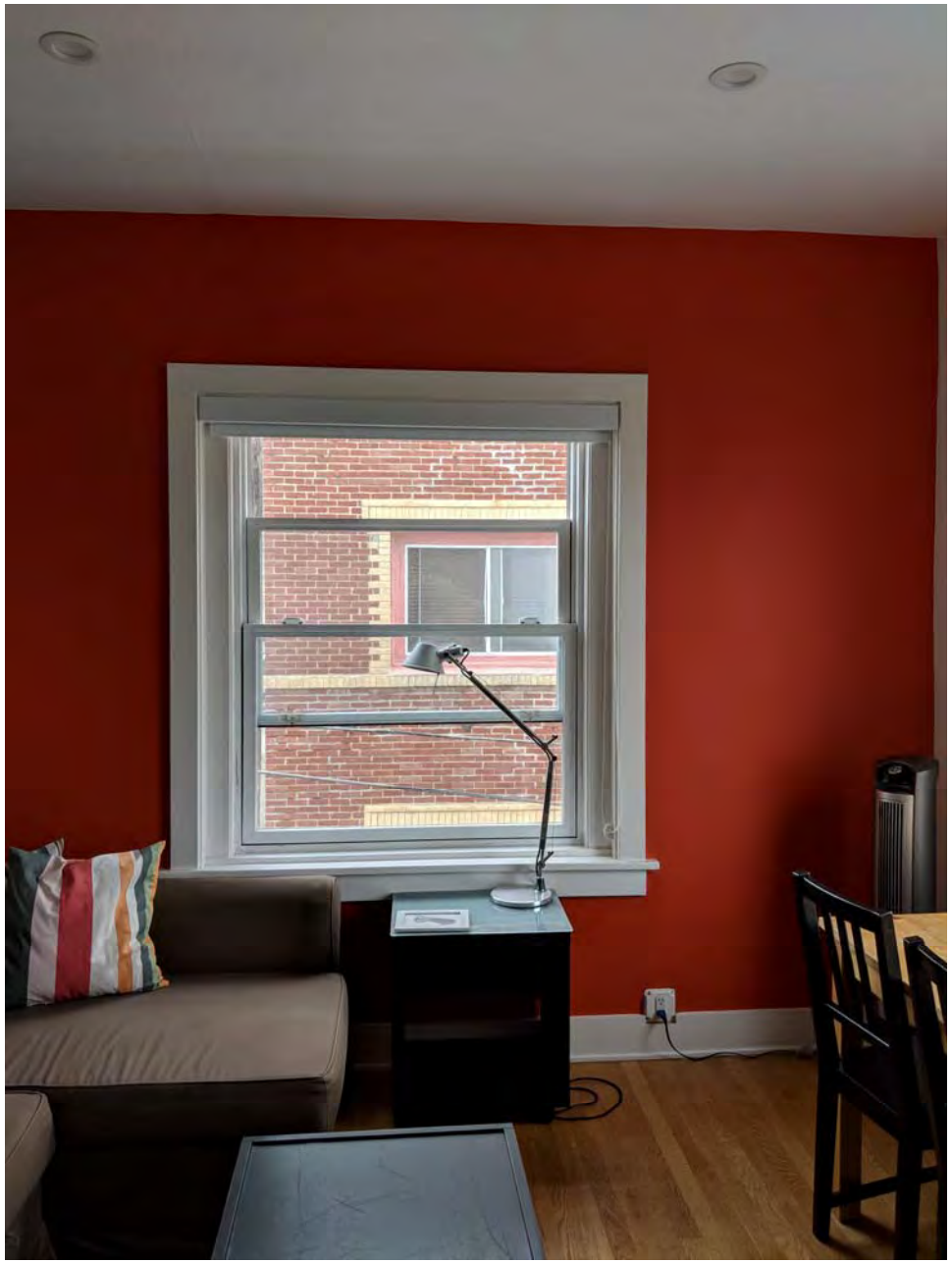




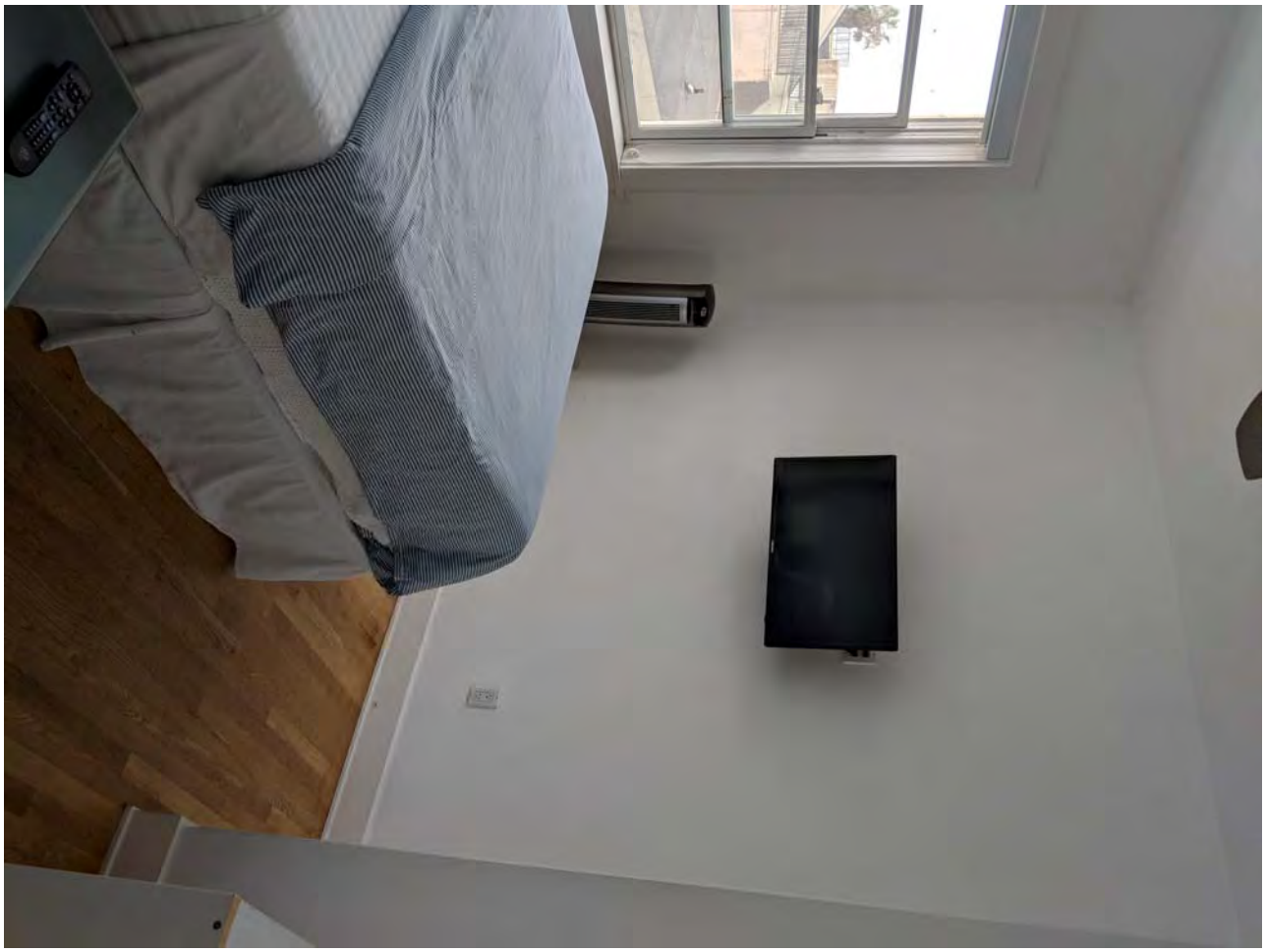



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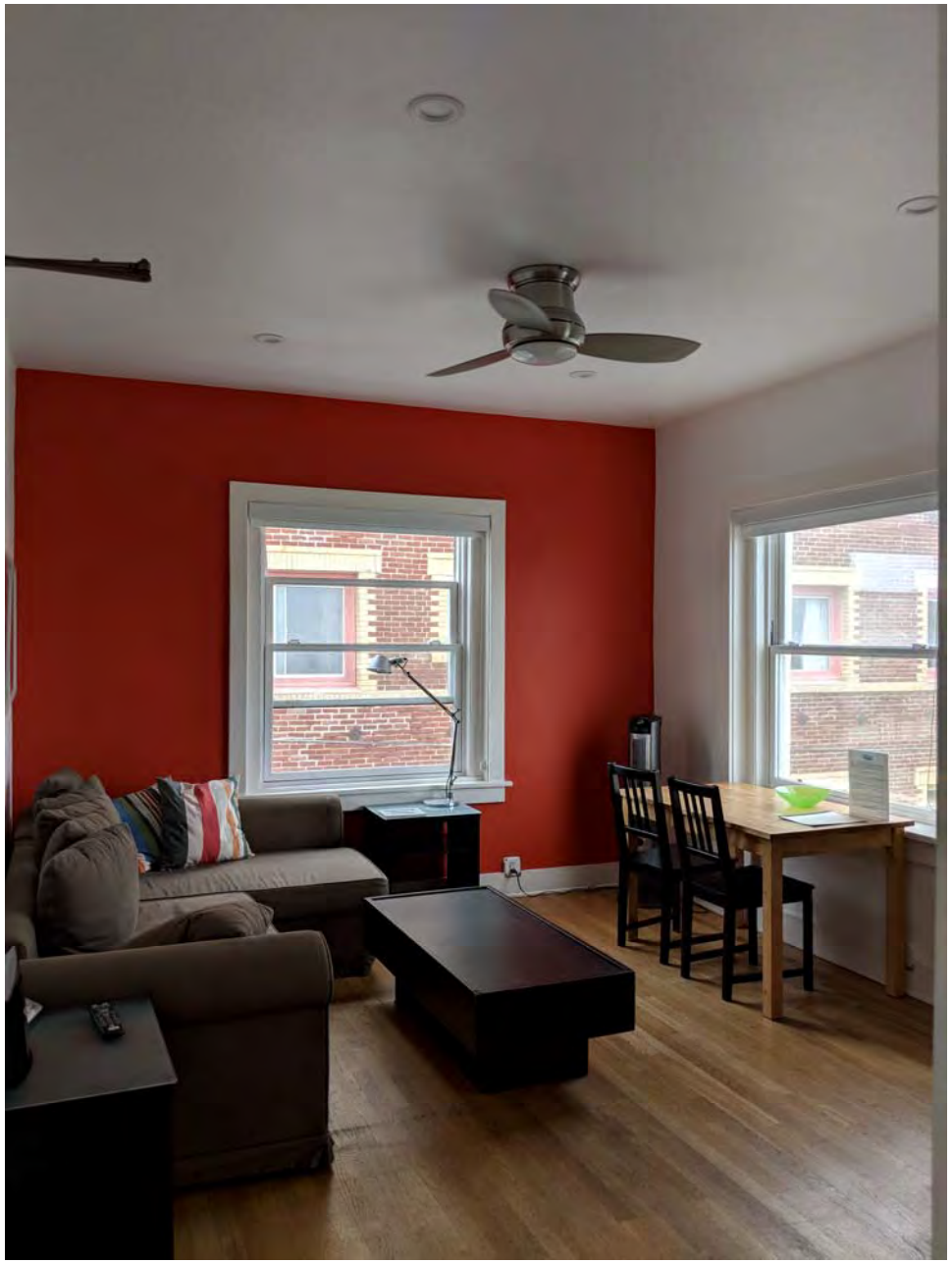












COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY	COUNCIL DISTRICT
City of Los Angeles Department of City Planning	11

PROJECT TITLE	LOG REFERENCE
Winn Apartments	ENV-2018-3236-CE CHC-2018-3235-HCM

PROJECT LOCATION
417 South Ocean Front Walk, Los Angeles, CA 90291

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of the Winn Apartments as an Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON	AREA CODE	TELEPHONE NUMBER	EXT.
Melissa Jones	213	847-3679	

EXEMPT STATUS: (Check One)

		STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
	MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
	DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
	EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
×	CATEGORICAL EXEMPTION	Sec. 15300 *et seq.*	Art. III, Sec. 1

Class **8 & 31** Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Winn Apartments** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
[SIGNED COPY IN FILE]	Planning Assistant	July 30, 2018

FEE:	RECEIPT NO.	REC'D. BY	DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____ SIGNATURE _____

DATE _____

RECEIVED 7-26-18 MD
(Date)

Los Angeles Department of City Planning
Office of Historic Resources

417 S Ocean Front Walk – HCM amendment

B. Statement of Significance

[refer to original HCM application]

Apartment Hotels

Like greater Los Angeles, one of the ways Venice met the need to house both permanent residents and tourists was through construction of hotels, apartment hotels, and apartment houses. The construction of hotels in Los Angeles began during the real estate boom of the 1880s. Early hotels were constructed Downtown, to serve people arriving by train, were typically two to five stories tall, and featured ground floor retail and shared bathrooms.[1]

The concept of hotels having guestrooms that featured small kitchens began the early 1900s. The first hotel rooms to have kitchens typically had a full-sized sink, an icebox or refrigerator, and a hot plate and warming oven, if not a full stove. By the 1920s these spaces were termed "kitchenettes," and were approximately six by eight feet.[2] Also by the 1920s, hotel guestrooms had private bathrooms, a luxury afforded by improvements in ventilation, which allowed for windowless bathrooms.[3]

In the SurveyLA "Commercial Development, Hotels, 1890-1980" context, an apartment hotel "is defined as a hotel containing a room, or more commonly a suite of rooms, which includes facilities for dining and some form of food preparation."[4] It typically provided common spaces and housekeeping, like a hotel.

As stated by Columbia University professor, Gwendolyn Wright, in *Building the Dream: A Social History of Housing in America,* apartment houses were commonly interchangeably referred to as apartment hotels, as they often provided guests with communal areas and facilities while offering guests the option to stay for a range of time (i.e. daily, weekly, monthly). This is evidenced by the Breeze Hotel (1930), which was identified in SurveyLA as an individual resource as a hotel, and listed as an "Apartment" on Sanborn maps.

In Venice, apartment hotels were constructed to accommodate tourists. Most extant examples were constructed between the 1910s and 1930s. Aside from the subject property, these include the Phoenix House (1913), The Potter (1912), Walker Arms (1928), and Ames Apartments (1913). In addition, hotels along Ocean Front Walk in Venice include Hotel Waldorf (1913), King George Hotel (1912), and Cadillac Hotel (1914). Each of these properties contributed to Venice being a popular tourist destination in the early 20th century.

While many apartment hotels in Los Angeles featured upwards of 100 units, in Venice these buildings, including the subject property, were typically smaller buildings, and were less likely to have common areas. Apartment hotels were popular throughout the 1910s and 1920s, and waned in popularity beginning with the Great Depression. Following the Great Depression and World War II, this building type was replaced with motels, which were typically one to two stories, as this building type was more compatible with the automobile. The decline of this building type in Venice is concurrent with the overall decline in beach tourism during the late 20th century, influenced by the end of streetcar transportation and the rise of the automobile.

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[1] Daniel Prosser, "SurveyLA Citywide Historic Context Statement, Commercial Development, 1859-1980/Hotels, 1870-1980 Draft," City of Los Angeles Office of Historic Resources, August 2016, 7.

[2] Ibid., 61.

[3] Ibid., 15.

[4] Daniel Prosser, "SurveyLA Citywide Historic Context Statement, Commercial Development, 1859-1980/Hotels, 1870-1980 Draft," City of Los Angeles Office of Historic Resources, August 2016, 61.

The subject property is an excellent example of an extant apartment hotel in Venice. Therefore, the subject property is eligible under Criteria 3, as an exemplar exhibiting distinguishing characteristics of an architectural-type specimen: the apartment hotel.

Conclusion

Constructed in 1921 on Ocean Front Walk, the subject property is a pre-annexation example of the early development of Venice as a beachfront community. The subject property was constructed for tourists, and continues to be an integral part of the tourism industry, through its operation as a beachfront hotel. As an excellent example of an apartment hotel where tourists could stay daily, weekly, or monthly, the subject property represents the building type in Venice. Therefore, for its association with the history of Venice, the development of beach tourism and recreation, and as an example as an apartment hotel, the subject property is eligible under Criteria 1 and 3 as an Historic-Cultural Monument.

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2018-3235-HCM
ENV-2018-3236-CE

HEARING DATE: July 5, 2018
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 417 South Ocean Front Walk
Council District: 11- Bonin
Community Plan Area: Venice
Area Planning Commission: West Los Angeles
Neighborhood Council: Venice
Legal Description: Golden Bay Tract, Block 4, Lot 247

PROJECT: Historic-Cultural Monument Application for the WINN APARTMENTS

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS: Venice Suites LLC
c/o Carl J. Lambert
2 Breeze Avenue, Unit 101
Venice, CA 90291

Carl Lambert
Lambert Investments, Incorporated
5 Westminster Avenue, #101
Venice, CA 90291

PREPARER: Caroline Raftery
Chattel, Incorporated
13417 Ventura Boulevard
Los Angeles, CA 91423

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Winn Apartments are located at 417 South Ocean Front Walk in Venice, between Dudley Avenue to the north, Speedway to the east, and Paloma Avenue to the south. Built in 1921, the subject property is a four-story, 32-unit apartment building with a partial basement and partial roof deck. The Italianate architectural style building was originally constructed for J.R. and Lulu A. Winn as an apartment house offering short- and long-term stays. It is currently in use as a hotel known as the Venice Suites.

On July 4th, 1905, entrepreneur Abbot Kinney opened Venice of America, a seaside resort that featured a canal system and a business district lined with Venetian-style colonnades that led to a pleasure pier. Kinney's initial development of Venice was wildly popular, drawing over 40,000 visitors during opening weekend, many of whom traveled to the seaside resort by streetcar. Over the course of the next decade, residences were built around the canals and amusement park rides and attractions were constructed, along with apartment houses lining Ocean Front Walk to support the burgeoning tourism industry.

Rectangular in plan, the subject property is of brick construction. The primary, west-facing elevation has a symmetrical three-bay composition, a raised, recessed central entryway, and a contemporary cornice. Buff-colored brick quoins exist around the recessed entryway, at the building corners, and around the fire escape doors. The central entryway has a fire escape above and a marble stair and landing that features marble wainscoting, tiles depicting ocean scenes, and a single-lite metal door. The north and south elevations consist of thirteen bays and a contemporary painted mural dominates the north elevation. Fenestration consists of single and paired double-hung vinyl windows. On the interior, each floor features a double-loaded corridor leading to eight guestrooms, and there is an original metal elevator.

Based on available building permits and historical photographs, the subject property appears to have undergone multiple alterations over the years that include the alteration of the parapet and cornice in 1952, repair of fire damage in 1976, installation of security bars on the windows in 1988, the application of gunite over brick on the exterior elevations in 1991 and 1995, the installation of a contemporary cornice in 2001, and an interior and exterior remodel in 2016.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for designation at the state and local levels as a rare example of a 1920s apartment house in Venice, one of few remaining examples from this period along Ocean Front Walk.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or

3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Winn Apartments			Original historic name
Other Associated Names: Biltmore by the Sea, Venice Suites			
Street Address: 417 South Ocean Front Walk		Zip: 90291	Council District: 11
Range of Addresses on Property:		Community Name: Venice	
Assessor Parcel Number: 4286029004	Tract: Golden Bay	Block: 4	Lot: 247
Identification cont'd:			
Proposed Monument Property Type: ● Building	○ Structure	○ Object	○ Site/Open Space ○ Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1921 ● Factual ○ Estimated	Threatened? None
Architect/Designer:	Contractor: Ivan M. Wells
Original Use: Apartment Hotel/Apartment House	Present Use: Hotel
Is the Proposed Monument on its Original Site? ● Yes ○ No (explain in section 7) ○ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Italianate		Stories: 4	Plan Shape: Rectangular
FEATURE	*PRIMARY*	*SECONDARY*	
CONSTRUCTION	Type: Brick	Type: Select	
CLADDING	Material: Brick	Material: Select	
ROOF	Type: Flat	Type: Select	
	Material: Unknown	Material: Select	
WINDOWS	Type: Double-hung	Type: Select	
	Material: Vinyl	Material: Select	
ENTRY	Style: Centered	Style: Select	
DOOR	Type: Paneled, glazed	Type: Select	

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

	Alterations are listed within 7. Written Descriptions, A. Proposed Monument Description
	section.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

☐ Listed in the National Register of Historic Places	
☐ Listed in the California Register of Historical Resources	
☐ Formally determined eligible for the National and/or California Registers	
☐ Located in an Historic Preservation Overlay Zone (HPOZ)	○ Contributing feature ○ Non-contributing feature
☑ Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA, Venice Community Plan (2000)
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):
☑ Reflects the broad cultural, economic, or social history of the nation, state, or community
☐ Is identified with historic personages or with important events in the main currents of national, state, or local history
☐ Embodies the distinguising characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
☐ A notable work of a master builder, designer, or architect whose individual genius influenced his or her age

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attech them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Carl Lambert		Company: Lambert Investments, Inc.	
Street Address: 5 Westminster Ave, #101		City: Los Angeles	State: CA
Zip: 90291	Phone Number: 310-453-9656	Email: carl@lambertinc.com	

Property Owner Is the owner in support of the nomination? (●) Yes ( ) No ( ) Unknown

Name: Carl Lambert		Company: Lambert Investments Inc.	
Street Address: 5 Westminster Ave, #101		City: Los Angeles	State: CA
Zip: 90291	Phone Number: 310-453-9656	Email: carl@lambertinc.com	

Nomination Preparer/Applicant's Representative

Name: Caroline Raftery		Company: Chattel, Inc.	
Street Address: 13417 Ventura Boulevard		City: Los Angeles	State: CA
Zip: 91423-3938	Phone Number: 818-788-7954 x102	Email: caroline@chattel.us	

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

1. ✓ Nomination Form
2. ✓ Written Statements A and B
3. ✓ Bibliography
4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
5. ✓ Copies of Primary/Secondary Documentation
6. ✓ Copies of Building Permits for Major Alterations (include first construction permits)
7. ✓ Additional, Contemporary Photos
8. ✓ Historical Photos
9. ✓ Zimas Parcel Report for all Nominated Parcels (including map)

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
✓	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
✓	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
✓	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Caroline Raftery 1/12/18 Caroll K.

Name: Date: Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org

A. PROPOSED MONUMENT DESCRIPTION

The subject property is located at 417 South Ocean Front Walk, was built in 1921, and is a four-story 32-unit apartment hotel constructed of brick with a partial basement and partial roof deck.

Setting

The subject property occupies a rectangular parcel along South Ocean Front Walk between Dudley Avenue to the north, Speedway to the east, and Paloma Avenue to the south. The primary facade (west elevation) of the subject property faces the Pacific Ocean, and is separated from the beach by South Ocean Front Walk. The parcel to the north is an open, paved surface parking lot; the parcel to the south is improved with a two-story residential building. Neighboring buildings are generally commercial and residential, and range from one to five stories.

Exterior

West Elevation
The west elevation faces the Pacific Ocean, exhibits elements of the Italianate style, is symmetrical with three bays clad in red and buff-colored running bond face brick (much of which has been overpainted), and has a raised, recessed central entryway, and a contemporary cornice. Buff-colored brick quoins exist around the recessed central entryway, at the building corners, and around fire escape doors. The red and buff-colored face brick and detailing returns on the north and south elevations for one bay.

At grade on Ocean Front Walk, the center bay consists of a raised, recessed central entryway with a marble stair and landing that features marble wainscoting, contemporary ocean scenes on tiles that extend to a painted cloud patterned ceiling, and a has a single light metal door. Above the first floor, the center bay has a fire escape, and single light wood doors with transoms that lead to the fire escape. A metal ladder extends to the roof from the fire escape at a notch in the cornice.

The north and south bays have a pair of contemporary double-hung vinyl windows in original openings. Buff-colored face brick surround the windows, and form a rectangular outline with a central diamond above and below each window. Similar brick acts as a soldier course above and below the first floor windows, and above the fourth floor windows.

North Elevation
The north elevation faces an adjacent surface parking lot, is divided into 13 bays clad in painted gunite over brick, and is dominated by a contemporary painted mural. This elevation mirrors the south elevation and consists of a regular fenestration pattern where each floor has contemporary single or paired double-hung vinyl windows, in original openings with a concrete sill. The west elevation face brick returns on this elevation to the extent of the westernmost bay. At the first floor, several windows are covered with security bars. The fourth bay from the west extends above the parapet at the stairwell. Seismic reinforcement ties and anchor plates are visible.

East Elevation
The east elevation faces Speedway, has three bays clad in painted gunite over brick with, and has a central slightly recessed arched entryway. The arched entryway has a marble surround, a single light metal door and double-hung vinyl window. The second to fourth floor center bay has an irregular pattern of windows and doors. The second floor above the entryway has a vinyl casement window and double-hung vinyl window. There is a metal fire escape at the third and fourth floors of the center bay, and single light wood doors with transoms that lead to the fire escape. A ladder connects the roof to the fire escape. The north and south bays are generally composed of double-hung vinyl windows set within arched recesses. Seismic reinforcement ties and anchor plates are visible.

South Elevation
The south elevation of the building is less than 10 feet from the adjacent building and is divided into 13 bays clad in painted gunite over brick. This elevation mirrors the north elevation and features a regular fenestration pattern where each floor has single or paired double-hung vinyl windows with concrete sills. The west elevation face brick returns on this elevation to the extent of the westernmost bay. On the first floor, several windows are covered with security bars. Seismic reinforcement ties and anchor plates are visible.

Interior

The interior of the building features four floors, a partial basement, and a partial roof deck. The first through fourth floors feature a double-loaded corridor, with eight guestrooms on each floor. Near the front entry is a U-shaped stairwell that extends from the first floor to the roof, with landings at each floor. Seismic steel reinforcement beams are visible within the stairwell. Adjacent to the stairwell at the first floor is a door to a stair that leads to the partial basement. East of the basement door is an original metal elevator that accesses the first through fourth floors. Along the northern wall are 32 rectangular aluminum mailboxes. The corridors have carpeted floors, painted walls, and globe lights. Each of the guestroom doors have identifying metal numbers. The guestrooms generally have a single room, kitchenette and bathroom, and some have a separate bedroom. All guestrooms have contemporary fixtures and furnishings.

Character-defining features

- Four-story massing
- Symmetrical west elevation and returns clad in patterned face brick
- Generally regular fenestration pattern of windows on each elevation
- Centered recessed entryway at west elevation
- Fire escapes

Alterations

Overall, alterations that have occurred since construction have generally been compatible with the original design, materials, proportion, and massing.

Alterations to the exterior include application of gunite over brick on north, east, and south elevations and over painted face brick on the west elevation. Before 1941, an aerial photograph indicates that the majority of common brick on the south elevation was painted. A comparison of historic photographs from 1929 and 1941 suggest that the original Italianate cornice on the west elevation was altered before 1941. In the late 1940s, the City of Los Angeles adopted a parapet correction ordinance which stipulated that unless parapets were laterally braced, they had to be removed. In 1952, according to building permits, the parapet and cornice were altered. In 1991, exterior gunite and seismic reinforcement were added. In 2001, a contemporary cornice was installed.

While materials, details, and fixtures have changed, the 32 guestrooms still exist in their original locations and configurations.

The table below summarizes available building permits.

Date	Permit Type	Owner	Architect/Builder/ Contractor	Value	Description
08/18/1926	BLDG-Alter/Repair				Fire escape
06/15/1934	BLDG-Alter/Repair				
03/27/1935	BLDG-Alter/Repair	First Security National Bank	Contractor: Raphael Breman		New elevator
03/28/1935	BLDG-Alter/Repair	First Security National Bank	Contractor: Raphael Breman	$300	“miscellaneous patching of plaster, adjusting doors and windows, no structural changes”
04/05/1935	BLDG-Alter/Repair	First Security National Bank	Contractor: Mahoney Tile Co.		“Interior tile work”
01/02/1936	BLDG-Alter/Repair	L.L. Becker	Contractor: Raphael Breman		Install fire door in elevator penthouse
01/07/1937	BLDG-Alter/Repair				Reroof w/ composite shingles
07/21/1937	BLDG-Alter/Repair	L.L. Becker	Contractor: H. Geuser		“refacing mortar joints”
06/02/1939	BLDG-Alter/Repair	L.L. Becker		$50	Repairs to fire escape
02/14/1940	BLDG-Alter/Repair	L.L. Becker	Contractor: Patton Blind Patent Co.	$40	Repair roof around elevator shaft, recoat fire walls with asphalt
05/07/1952	BLDG-Alter/Repair		Williams Waterproofing and painting Co.	$1,000	Alter parapet walls along Ocean Front and Speedway elevations
03/04/1953	BLDG-Alter/Repair		Termite Insulating Co.	$450	Cut off basement partition walls in areas where indicated, raise foundations above top of concrete slab, replacing stucco where removed, cut off damage in posts in basement, at P, and install on concrete beams extending to top of concrete floor, drill and chemically treat drywood termite infestations in window frames and tower elevator shaft opening inside plaster where necessary.
12/21/1954	BLDG-Alter/Repair	Louis Becker		$125	Post three new ceiling on 1 X 3 furring,16” square celotex blocks
07/23/1958	BLDG-Alter/Repair		ABC Sandblasting Co.	$1,180	

Date	Permit Type	Owner	Architect/Builder/ Contractor	Value	Description
08/10/1965	BLDG-Alter/Repair		A.J. Griffin		Comply with file X21173
02/07/1974	BLDG-Alter/Repair	Robert Washburn			Comply with fire safety ordinance
05/26/1976	BLDG-Alter/Repair	Robert Washburn		$1,000	Repair fire damage-non-structural
04/27/1987	BLDG-Alter/Repair	Mike Neal			Comply with Dorothy Mae Ordinance
03/05/1988	BLDG-Alter/Repair	Marsten Management Company			Install security bars with quick release devices
12/20/1988	BLDG-Alter/Repair	Mike Neal	Engineer: Joseph Zelner & Associates		Fully comply with Division 88 RC-3
08/20/1991	BLDG-Alter/Repair	Mike Neal	Engineer: Joseph Zelner & Associates		Install outer gunite and anchor brick veneer
08/03/1995	BLDG-Alter/Repair	Jack Area	Engineer: Seni Paibul		Earthquake damage repair, gunite east elevation
04/26/1999	BLDG-Alter/Repair	Tnt Property Mast	All-American Roofing Co. West	$1,177	Reroof with 3-ply cap sheet over existing roof, 28 sq 5 yrs
02/24/2000	BLDG-Alter/Repair	Tnt Property Mast	Engineer: John Lambert	$1,670	Interior remodel, no change in number of units, new interior walls, URM building, revise crosswalls,
06/26/2000	BLDG-Alter/Repair	Venice Suites LLC	Architect: John Barnany Engineer: John Lambert	$280	Install supports for existing window, 5' opening where concrete lintel have cracks or spalled concrete & corroded reinforcing, total of 28 such openings
09/13/2016	BLDG-Alter/Repair	Venice Suites LLC	Architect: John Barnany Engineer: John Lambert	$50,000	Interior and exterior remodel of four-story apartment building

Subject Property History

The subject property was originally owned and managed by J.R. and Lulu A. Winn, and according to a 1926 building permit was a 32-unit apartment house called the "Winn Apartments." By 1936, the owner and manager changed to William C. and Laurie T. Kerr, and the "Winn Apartments" became "Biltmore Apartments." Since construction, the building has operated as an apartment house offering both short and long-term stays. The current owner purchased the building in 1999 and has since operated it as a hotel known as Venice Suites.

B. STATEMENT OF SIGNIFICANCE

Previous Surveys

The subject property was identified as an historic resource in the City of Los Angeles (City) General Plan Land Use Element in the 2000 Venice Community Plan (Plan). The Plan contains the Venice Historic Sites Survey Report of 1990 in Appendix A of the Plan, wherein the subject property was known as "Biltmore by the Sea (1921)"[1] and included in the list of "Landmarks." The subject property was also identified in SurveyLA, as eligible for designation at the state and local levels. The survey results were published on the SurveyLA website in 2015, which identified the subject property as individually eligible for designation as a Historic-Cultural Monument (HCM), under the "Residential Development & Suburbanization, 1850-1980" context, "Multi-Family Residential, 1910-1980" sub-context, "Multi-Family Residential, 1910-1980" theme, and "Apartment Houses, 1910-1980" sub-theme.

History of Venice

The origins of Venice were influenced by beachfront development along the Santa Monica coastline starting in the mid-19th century. At this time, Santa Monica Canyon was used for seaside camping in tents, and gradually tents were supplemented and eventually replaced with more permanent buildings, both in the canyon and further south.[2] Among the more notable permanent buildings to be erected on the beach in the early years were bath houses, structures that housed changing rooms, individual chambers with tubs full of seawater for bathing, and other amenities, including plunges or swimming pools. The Arcadia Hotel, the first luxury hotel in Santa Monica, was constructed in 1886, soon followed by the Arcadia Bath House. The construction of more bath houses and hotels would follow, contributing to the success of tourism and recreation in the area.

In 1891, real estate developer and tobacco tycoon Abbot Kinney and his business partner Francis Ryan came to the area now known as Venice, and purchased a 1.5-mile strip of land previously part of Rancho La Ballona. In 1902, following Ryan's unexpected death, Kinney joined with three business partners, Alexander Fraser, Henry Gage, and George Merritt Jones, to develop a beachfront community. Most of the land was subdivided into the Golden Bay Tract, which includes the subject property. This tract was unique in its design, as it featured separate streets for pedestrian and automobile use, which resulted in a parallel plan of streets for walking, streets for driving, and alleys.[3]

Following disputes with his business partners, the land was divided, and Kinney retained the portion of the tract south of Marine Street, which includes the subject property. Residents in this area voted to establish a separate city.[4] This city, then known as Ocean Park, is where Kinney would develop "Venice of America" (Venice), a project inspired by the marsh landscape, which reminded him of the Italian city. His vision for Venice was to create a resort-themed community that would inspire a "cultural renaissance" in America,[5] and the basis of his plan was to recreate the Italian canals. Kinney hired Frank Durham, who had worked on several East Coast beachfront communities including Atlantic City, to be superintendent. Enamored with the "City Beautiful" movement, Kinney hired an apprentice in the office of New York-based Fredrick Law Olmstead to design Venice.[6]

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[1] According to current ownership, this title was painted on the north elevation when he purchased the property. The title "Biltmore by the Sea" does not appear on building permits or within City directories.

[2] Ernest Marquez, *Santa Monica Beach: A Collector's Pictorial History*, (Santa Monica: Angel City Press, 2004), 15.

[3] Historic Resources Group, "SurveyLA, Venice Community Plan Area," City of Los Angeles Office of Historic Resources, March 2015, 5-6.

[4] There were originally two separate neighborhoods known as Ocean Park. In 1911, the southern "Ocean Park," became Venice. The northern area known as Ocean Park was annexed to the City of Santa Monica in 1907.

[5] Historic Resources Group, "SurveyLA, Venice Community Plan Area," City of Los Angeles Office of Historic Resources, March 2015, 6.

[6] Ibid., The City Beautiful Movement emerged during the World's Columbian Exposition in Chicago in 1893, in which Fredrick Law Olmstead was the landscape architect.

The plan for Venice included areas for recreational, commercial, and residential development. In 1904, the 1,400-foot Venice Pier was constructed in conjunction with extension of a boardwalk from the north, then referred to as "The Promenade," which would later become "Ocean Front Walk." Windward Avenue, which was meant to be the first image of Venice for visitors arriving by streetcar, was designed to replicate Italian Renaissance architecture, and featured colonnaded walkways.

Venice officially opened in 1905 as a resort city with the canals not yet complete. Despite the subdivision and sale of lots for residential development, housing construction remained minimal. Early commercial buildings reflected the Italian Renaissance and Italianate styles, a trend that continued through the early 1920s.[7] Venice featured ornamental streetlights and some brick paved streets.[8] Venice was initially extremely popular, with a reported 40,000 visitors arriving during opening weekend. The streetcar was important to this success, as the Venice Short Line, operated by the Los Angeles and Pacific Railroad (later Pacific Electric Railway) connected Los Angeles with Venice, Ocean Park and Santa Monica.

Ocean Front Walk, first paved in Santa Monica in 1907, and originally referred to as "The Promenade," functioned as a seaside boardwalk, punctuated by several piers, and lined with bath houses, small-scale commercial buildings, single and multi-family residences ranging from one to three stories in height, beach clubs, and parking lots. In its early years, wooden shade structures were constructed to allow visitors a break from the sun.[9] Ocean Front Walk, extended from "the new concrete pier at Colorado Avenue, through the Seaside Terrace tract south to the Hollister Pier, making a continuous walk through Santa Monica, Ocean Park and Venice, rivaling the celebrated board walk at Atlantic City."[10] It was a major infrastructure improvement to the area. By 1955, according to Sanborn maps, Ocean Front Walk extended in a straight line from Santa Monica to Venice.

By the 1920s, the course of Venice's success began to change. Abbot Kinney died in 1920, and his son Thorton inherited his business. Then, one of the piers burned and was rebuilt. In 1925, after years of political infighting in Venice, it was consolidated into the City of Los Angeles. Maintenance of the canals was both difficult and costly, and most of the canals were filled and paved in 1929. The growing prominence of the automobile also contributed to Venice's decline, as the narrow streets were not accommodating for cars, and fewer people were using streetcar lines for transportation.

The decline of Venice continued throughout the mid-20th century with the closing of the Venice Pier in 1946, which was later demolished. Tourism was further hindered by "Blue laws" enacted by the City in the 1930s and 1940s that ended gambling and dancing on Sundays. In 1950, the Pacific Electric Railway ended the Venice Short Line route, stopping passenger service to Venice. Low tourism revenues sent Venice into an economic depression that continued through the 1970s.

By the 1950s, declining property values led to inexpensive rents in the neighborhood, resulting in an influx of artists moving to the predominately working-class neighborhood of Venice. Among the artists who came to Venice were designers Charles and Ray Eames, whose offices were located in a brick warehouse at 901 Abbot Kinney Boulevard (then known as West Washington Boulevard). High demand for Eames furniture caused them to expand so that the office occupied the whole building in the late 1950s. This building remained the company's office until 1988.

Also in the late 1950s and early 1960s, counterculture artists, such as poet Allen Ginsberg, and artist Earl Newman began moving to the area in part because the neighborhood was viewed as accepting

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[7] The Italianate style, popular from the mid to late-19th century, was a less learned style than Italian Renaissance, and designs for the style were shared through pattern books. Italian Renaissance, most popular between 1890-1935, was more closely based on Italian buildings.

[8] The last extant example of an original streetlight exists at the corner of Cabrillo Avenue and Altair Place, Historic Resources Group, "SurveyLA, Venice Community Plan Area," City of Los Angeles Office of Historic Resources, March 2015, 8.

[9] Historic Resources Group, "SurveyLA, Venice Community Plan Area," City of Los Angeles Office of Historic Resources, March 2015, 10.

[10] "Santa Monica Gets in Line," *Los Angeles Times*, October 3, 1909, V20.

and tolerant of their lifestyle. The Venice Planning Committee, a group formed in 1961 by residents and business owners, reacted negatively to the emergence of the artist community, and recommended that the City institute more stringent building inspections with the unstated goal of expelling some residents by condemning buildings in which they were residing. As a result of the inspections, over 1,000 buildings were determined to require serious repair. A total of 550 of these properties were demolished because the repairs were deemed more expensive than property values.[11]

Despite the economic decline, visitors still came to the Venice, though in smaller numbers, but increasingly for exercise rather than recreation. Weight lifting on Venice beach started in the early 1950s, and became especially popular following the closure of Muscle Beach in Santa Monica in 1959. In 1962, the City built a new recreation center, sports facilities, and lifeguard building to meet the demand for exercise related amenities.[12] In 1963, Joe Gold opened the first Gold's Gym in a storefront on Pacific Avenue in Venice.

Constructed in 1921 on Ocean Front Walk, the subject property is a pre-annexation example of the early development of Venice as a beachfront community. Therefore, for its relationship to the development of the neighborhood, the subject property is eligible under Criteria 1 as representing the broad cultural, economic, and social history of the community of Venice.

Beach tourism and recreation

The height of beach tourism and recreation in the areas of Santa Monica and Venice occurred between 1890 and 1930. Founded in 1875, Santa Monica was originally home to a sheep ranch near the current northern boundary of the city. Shortly after this period, the Los Angeles and Independence Railroad transformed Santa Monica into an industrial area. The founders of Santa Monica commissioned construction of the 4,700-foot Long Wharf to transport goods that would then be shipped out at sea.[13] By the late 1880s, the railroad industry collapsed, and land values declined.[14] The next era of Santa Monica's history turned toward the beach. Tourists started coming to staying seasonally, and in response the small group of local residents opened a general store, a large sleeping tent, and a grocery store.[15] As the area grew, new cottages, piers, hotels, and bath houses were constructed to accommodate the growing number of visitors.[16]

The piers were particularly important in the development of tourism and recreation in both Santa Monica and Venice. Many piers built along the coastline were specifically intended for recreational use, either for relatively passive activities such as sightseeing, fishing, or eating, or more active pursuits, such as pleasure rides, amusement arcades, and dancing. Abbot Kinney and Francis Ryan built the Ocean Park Pier, at the foot of Pier Avenue north of Venice in the 1890s. Kinney later erected the Venice Pier at the end of Windward Avenue in 1905. Several other piers were constructed in both Santa Monica and Venice, including the Lick, Sunset, and Bristol Piers. The height of pier construction and tourism was the 1910s, when up to eight piers existed. Eventually all the piers were either damaged or destroyed by storms or fire; some were rebuilt.

Beach tourism and recreation declined as a result of the Great Depression and World War II, and by postwar, consumer preferences for recreation had changed. In 1946, the City Department of Parks and Recreation chose not to renew the Venice Pier permit and it was later demolished.[17] In 1950, the Ocean Park Pier was the only amusement pier extant south of the Santa Monica Municipal Pier.

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[11] Historic Resources Group, "SurveyLA, Venice Community Plan Area," City of Los Angeles Office of Historic Resources, March 2015, 16.

[12] Ibid.

[13] Architectural Resources Group and Historic Resources Group, "Santa Monica Historic Resources Inventory Draft Historic Context Statement," City of Santa Monica, 2017, 25.

[14] Ibid., 26.

[15] Architectural Resources Group and Historic Resources Group, "Santa Monica Historic Resources Inventory Draft Historic Context Statement," City of Santa Monica, 2017, 136.

[16] Ibid, 137.

[17] *Santa Monica Beach: A Collector's Pictorial History,* 47.

In an effort to bring back tourists who had abandoned the piers in favor of Disneyland, the Los Angeles Turf Club and Columbia Broadcasting System (CBS), joined together in 1956 to create a new amusement park on the Ocean Park Pier. "Pacific Ocean Park" opened in July 1958, and had first-week sales that exceeded Disneyland.[18] Despite the early success of this amusement park, by 1965, urban renewal projects in Santa Monica made it difficult to travel to the park. Pacific Ocean Park filed for bankruptcy and closed in 1967.[19] Today, the Santa Monica Municipal Pier is the only extant amusement pier in the area, and has continually supported many of the same attractions. The Venice Fishing Pier, built in 1965, has been rebuilt over time as a result of storm damage, and remains extant today, though lacking the activities of Santa Monica Municipal Pier to the north.[20]

Ocean Front Walk, once a boardwalk that spanned uninterrupted from Santa Monica to Venice is now broken up into sections between the two locations. In Santa Monica, Ocean Front Walk is a curvilinear pedestrian way that spans from the Santa Monica Municipal Pier to Bicknell Avenue, where it is interrupted by two parking lots and Dorothy Green Park. However, in Venice, Ocean Front Walk still functions as a complete, uninterrupted, linear pedestrian way that continues for approximately two and a half miles from Barnard Way, the northern City boundary, to Marina Del Rey, the southern City boundary.

Despite no longer having an amusement pier, tourism remains a major industry in Venice, and it is reportedly the second most popular tourist destination in southern California after Disneyland.[21] The subject property was constructed for tourists, and continues to be an integral part of the tourism industry, through its operation as a beachfront hotel on Ocean Front Walk. Therefore, in the context of beach tourism and recreation, the subject property is eligible for designation under Criterion 1 as representing the broad cultural, economic, and social history of the community of Venice.

Apartment Hotels

Like greater Los Angeles, one of the ways Venice met the need to house both permanent residents and tourists was through construction of hotels, apartment hotels, and apartment houses. The construction of hotels in Los Angeles began during the real estate boom of the 1880s. Early hotels were constructed Downtown, to serve people arriving by train, were typically two to five stories tall, and featured ground floor retail and shared bathrooms.[22]

The concept of hotels having guestrooms that featured small kitchens began the early 1900s. The first hotel rooms to have kitchens typically had a full-sized sink, an icebox or refrigerator, and a hot plate and warming oven, if not a full stove. By the 1920s these spaces were termed "kitchenettes," and were approximately six by eight feet.[23] Also by the 1920s, hotel guestrooms had private bathrooms, a luxury afforded by improvements in ventilation, which allowed for windowless bathrooms.[24]

In the SurveyLA "Commercial Development, Hotels, 1890-1980" context, an apartment hotel "is defined as a hotel containing a room, or more commonly a suite of rooms, which includes facilities for dining and some form of food preparation."[25] It typically provided common spaces and housekeeping, like a hotel.

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[18] *Santa Monica Beach: A Collector's Pictorial History,* 47

[19] Ibid.

[20] Gordan Dillow, Mathias Chazanov, "Standing Firm: Area Piers Survive the Ravages of Time and Tide to Enjoy a New Wave of Renovation," *Los Angeles Times*, December 11, 1994.

[21] According to the Venice Chamber of Commerce, http://venicechamber.net/visitors/about-venice/.

[22] Daniel Prosser, "SurveyLA Citywide Historic Context Statement, Commercial Development, 1859-1980/Hotels, 1870-1980 Draft," City of Los Angeles Office of Historic Resources, August 2016, 7.

[23] Ibid., 61.

[24] Ibid., 15.

[25] Daniel Prosser, "SurveyLA Citywide Historic Context Statement, Commercial Development, 1859-1980/Hotels, 1870-1980 Draft," City of Los Angeles Office of Historic Resources, August 2016, 61.

As stated by Columbia University professor, Gwendolyn Wright, in *Building the Dream: A Social History of Housing in America,* apartment houses were commonly interchangeably referred to as apartment hotels, as they often provided guests with communal areas and facilities while offering guests the option to stay for a range of time (i.e. daily, weekly, monthly). This is evidenced by the Breeze Hotel (1930), which was identified in SurveyLA as an individual resource as a hotel, and listed as an "Apartment" on Sanborn maps.

In Venice, apartment hotels were constructed to accommodate tourists. Most extant examples were constructed between the 1910s and 1930s. Aside from the subject property, these include the Phoenix House (1913), The Potter (1912), Walker Arms (1928), and Ames Apartments (1913). In addition, hotels along Ocean Front Walk in Venice include Hotel Waldorf (1913), King George Hotel (1912), and Cadillac Hotel (1914). Each of these properties contributed to Venice being a popular tourist destination in the early 20th century.

While many apartment hotels in Los Angeles featured upwards of 100 units, in Venice these buildings, including the subject property, were typically smaller buildings, and were less likely to have common areas. Apartment hotels were popular throughout the 1910s and 1920s, and waned in popularity beginning with the Great Depression. Following the Great Depression and World War II, this building type was replaced with motels, which were typically one to two stories, as this building type was more compatible with the automobile. The decline of this building type in Venice is concurrent with the overall decline in beach tourism during the late 20th century, influenced by the end of streetcar transportation and the rise of the automobile.

The subject property is an excellent example of an extant apartment hotel in Venice. Therefore, the subject property is eligible under Criteria 1 as representing the broad cultural, economic, and social history of the community of Venice.

Conclusion

Constructed in 1921 on Ocean Front Walk, the subject property is a pre-annexation example of the early development of Venice as a beachfront community. The subject property was constructed for tourists, and continues to be an integral part of the tourism industry, through its operation as a beachfront hotel. As an excellent example of an apartment hotel where tourists could stay daily, weekly, or monthly, the subject property represents the building type in Venice. Therefore, for its association with the history of Venice, the development of beach tourism and recreation, and as an example as an apartment hotel, the subject property is eligible under Criteria 1 as an Historic-Cultural Monument.

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“Santa Monica Gets in Line,” *Los Angeles Times*, October 3, 1909.

ATTACHMENTS

417 OCEAN FRONT WALK
LOS ANGELES, CALIFORNIA

ATTACHMENT A: CONTEMPORARY PHOTOGRAPHS
ATTACHMENT B: HISTORIC PHOTOGRAPHS
ATTACHMENT C: PERMIT RESEARCH
ATTACHMENT D: DIRECTORY RESEARCH
ATTACHMENT E: DEEDS
ATTACHMENT F: NEWSPAPER RESEARCH
ATTACHMENT G: 1930 CENSUS
ATTACHMENT H: SANBORN MAP
ATTACHMENT I: PREVIOUS HISTORICAL IDENTIFICATION
ATTACHMENT J: EXISTING FLOOR PLANS AND ELEVATIONS
ATTACHMENT K: ZIMAS PARCEL REPORT

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ATTACHMENT A: CONTEMPORARY PHOTOGRAPHS

417 OCEAN FRONT WALK

LOS ANGELES, CALIFORNIA

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Image 1: West elevation (primary facade), view east (Chattel, 2017)



Image 2: West elevation, northwest corner, view southeast (Chattel, 2017)



Image 3: West elevation, southwest corner, view northwest (Chattel, 2017)



Image 4: North elevation, view southeast (Chattel, 2017)

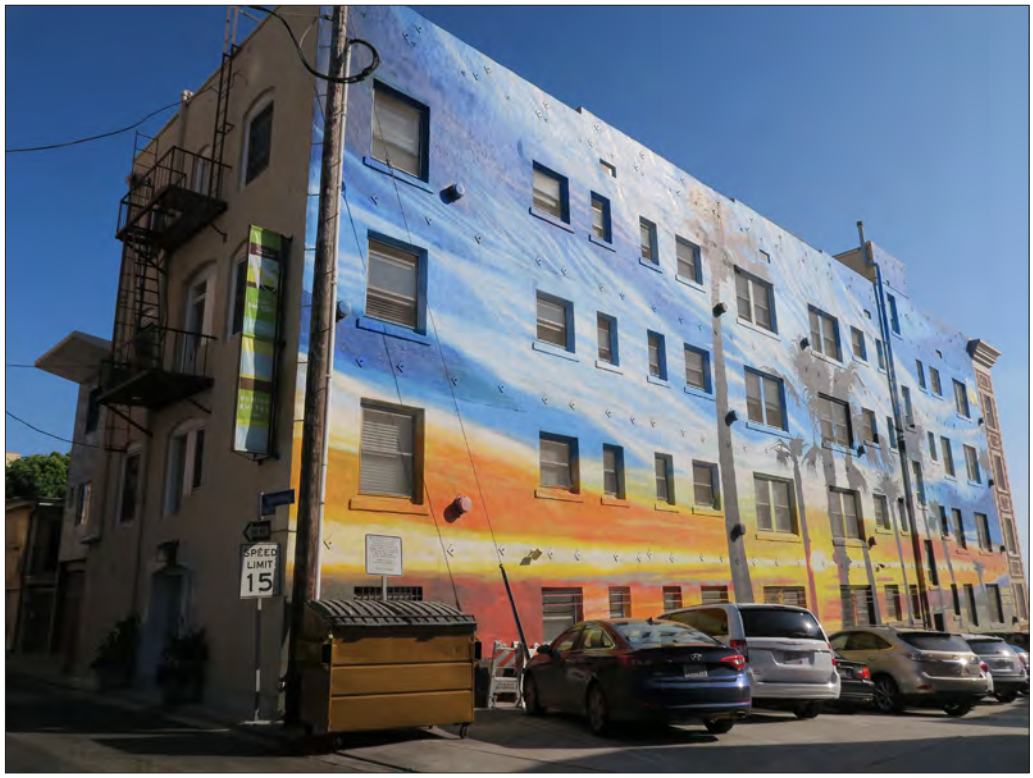


Image 5: North elevation, view southwest (Chattel, 2017)



Image 6: East elevation, view southwest (Chattel, 2017)



Image 7: East elevation, view northwest (Chattel, 2017)



Image 8: Southeast corner, view northwest (Chattel, 2017)



Image 9: West elevation, recessed central entryway, view northeast (Chattel, 2017)

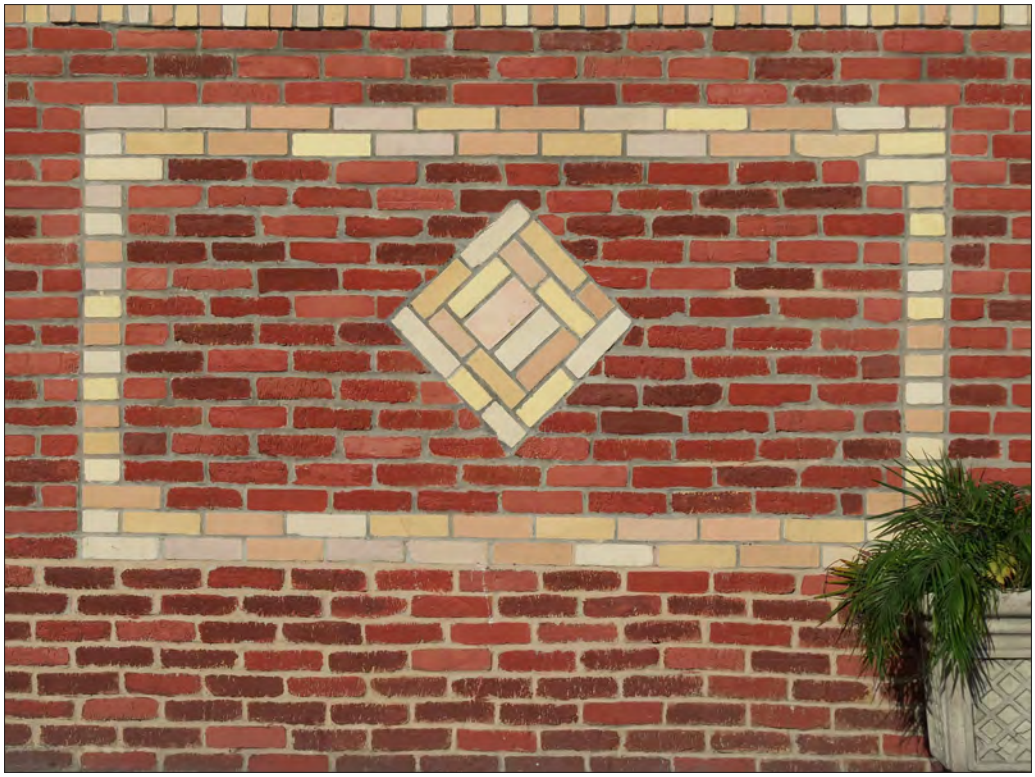


Image 10: West elevation, detail of overpainted face brick (Chattel, 2017)

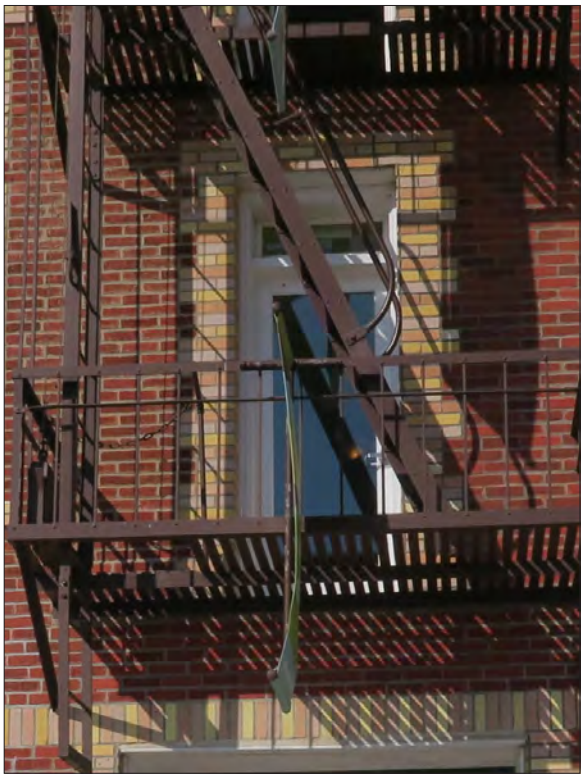


Image 11: West elevation, wood door to fire escape, view northwest (Chattel, 2017)



Image 12: West elevation, recessed central entryway, view northeast (Chattel, 2017)



Image 13: West elevation, recessed central entryway, view northeast (Chattel, 2017)

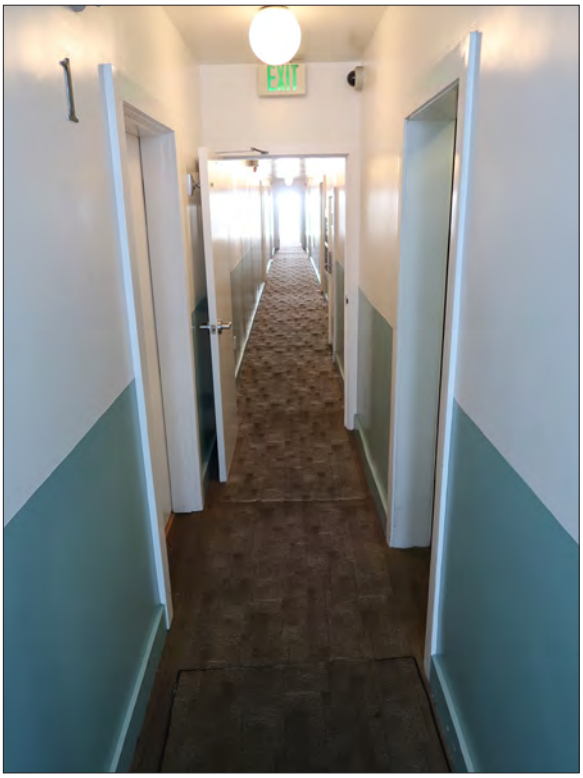


Image 14: First floo , typical hallway, view east (Chattel, 2017)

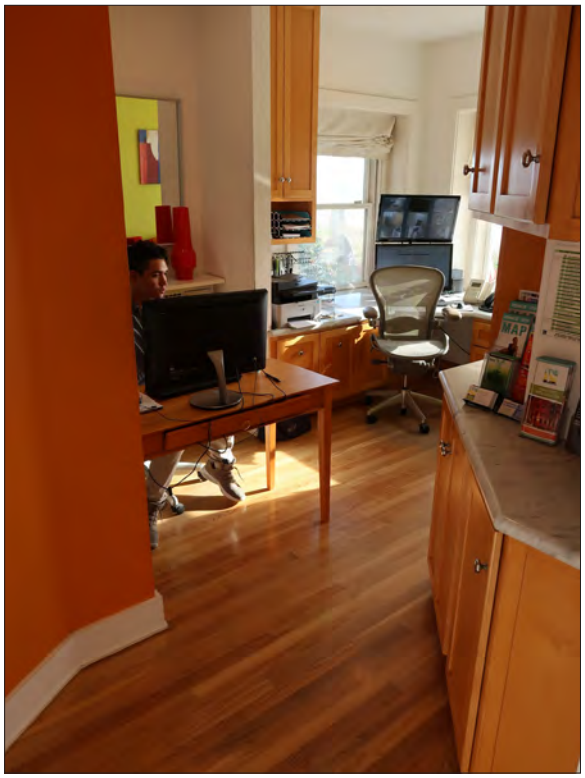


Image 15: First floo , front office, view southwest (Chattel, 2017



Image 16: First floo , front office, view east (Chattel, 2017



Image 17: First floo , front office, view west (Chattel, 2017



Image 18: First floo , elevator door (Chattel, 2017)

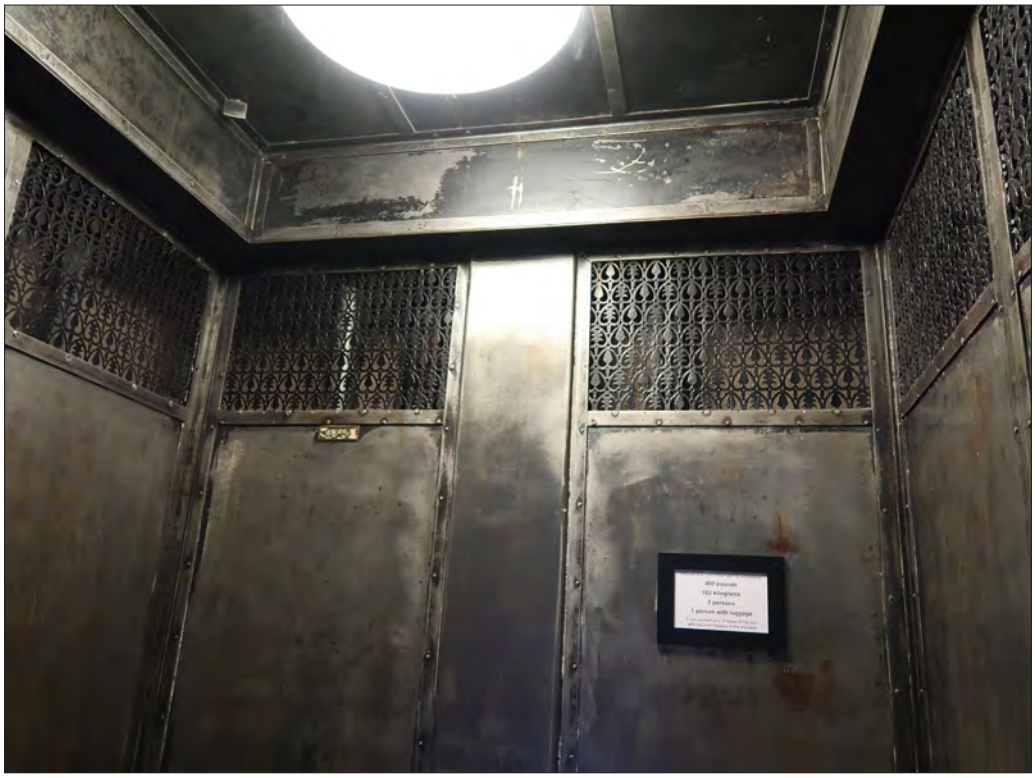


Image 19: Elevator cab interior (Chattel, 2017)



Image 20: First floo , mailboxes, view east (Chattel, 2017)



Image 21: First floo , mechanical closet door (Chattel, 2017)



Image 22: First to second floor stairwell, view northeast (Chattel, 2017



Image 23: Second to first floor stairwell, view north (Chattel, 2017



Image 24: Third floo , typical guestroom door (Chattel, 2017)



Image 25: Fourth floo , typical guestroom (Chattel, 2017)

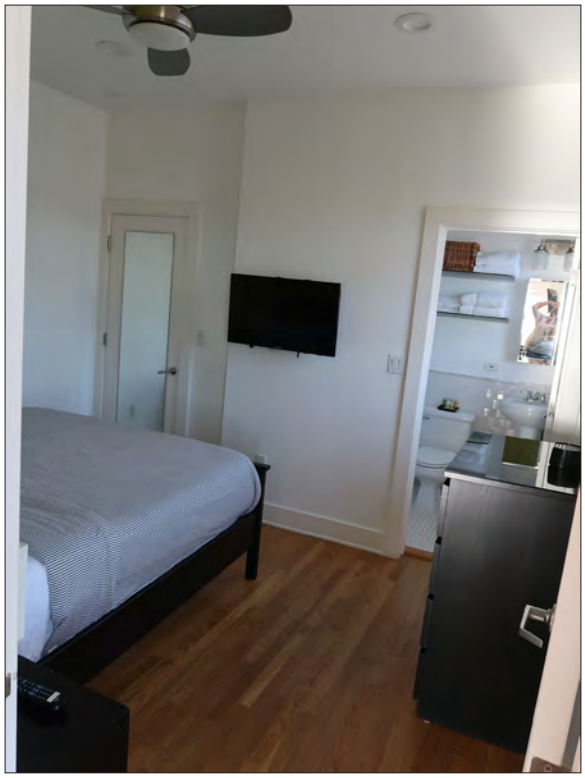


Image 26: Fourth floo , typical guestroom (Chattel, 2017)

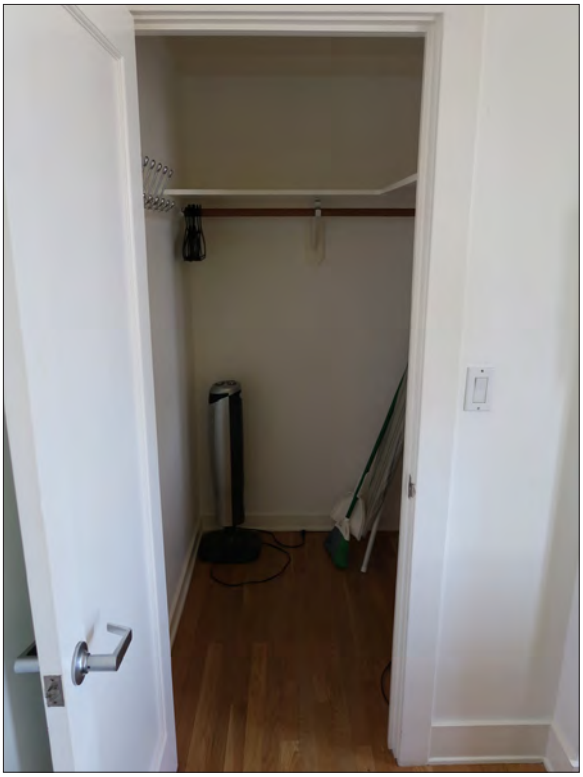


Image 27: Fourth floo , closet, typical guestroom (Chattel, 2017)



Image 28: Fourth floo , bathroom, typical guestroom (Chattel, 2017)



Image 29: Fourth floo , larger guestroom kitchen and living area (Chattel, 2017)



Image 30: Roof level, laundry room (Chattel, 2017)



Image 31: Roof-deck, view west (Chattel, 2017)



Image 32: Roof-deck, view north (Chattel, 2017)



Image 33: Roof, parapet, view north (Chattel, 2017)



Image 34: Roof, parapet and fire escape, view south (Chattel, 2017



Image 35: Roof, view east (Chattel, 2017)



Image 36: Typical seismic reinforcement in stairwell (Chattel, 2017)



Image 37: Typical detail of seismic reinforcement in stairwell (Chattel, 2017)



Image 38: Basement, mechanical equipment (Chattel, 2017)

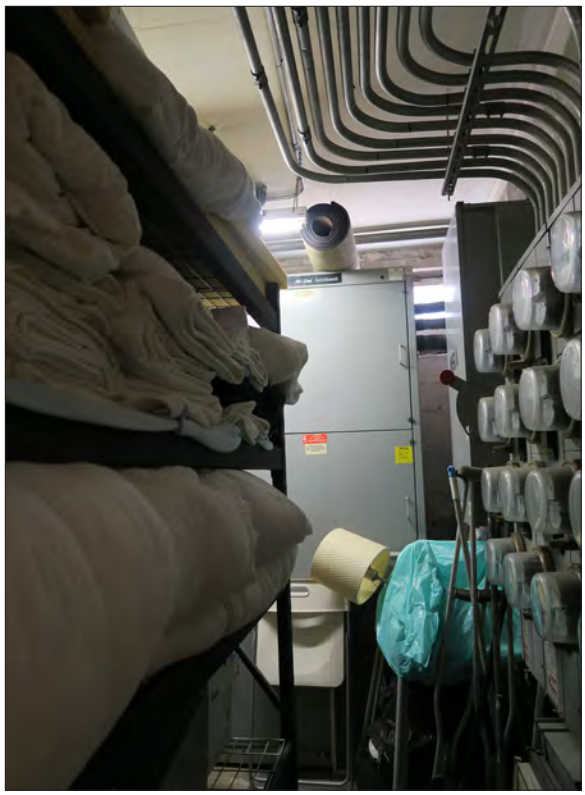


Image 39: Basement, mechanical equipment (Chattel, 2017)

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Attachment B: Historic Photographs
417 Ocean Front Walk
Los Angeles, California

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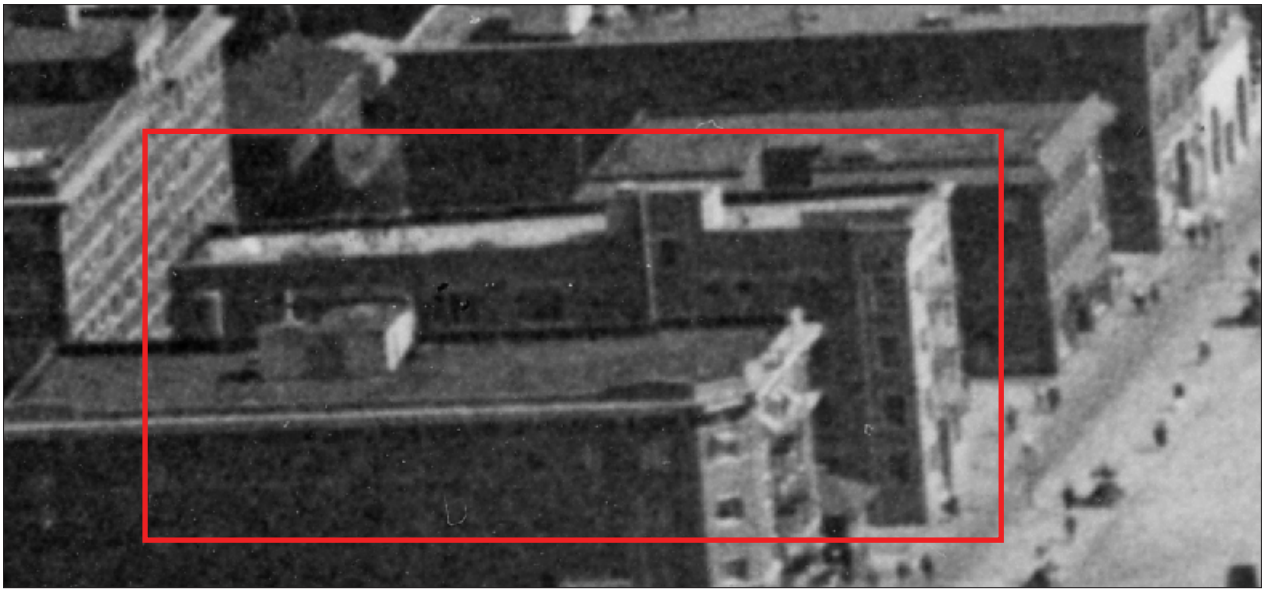


Image 40: Subject property outlined in red, north elevation, view southeast, original cornice and exposed brick visible (UCLA Air Photo Archives, 1926)



Image 41: Subject property, south elevation, view north, original cornice and exposed brick visible (UCLA Air Photo Archives, 1927)



Image 42: Subject property, original cornice visible (Huntington Digital Library, Ernest Marquez Collection, 1929)



Image 43: Subject property, southwest corner, view northeast (UCLA Air Photo Archives, 1941)



Image 44: Subject property, west elevation, cornice removed (Carl Lambert, 1997)



Image 45: Subject property, west elevation, contemporary cornice visible (unknown, post-1997)

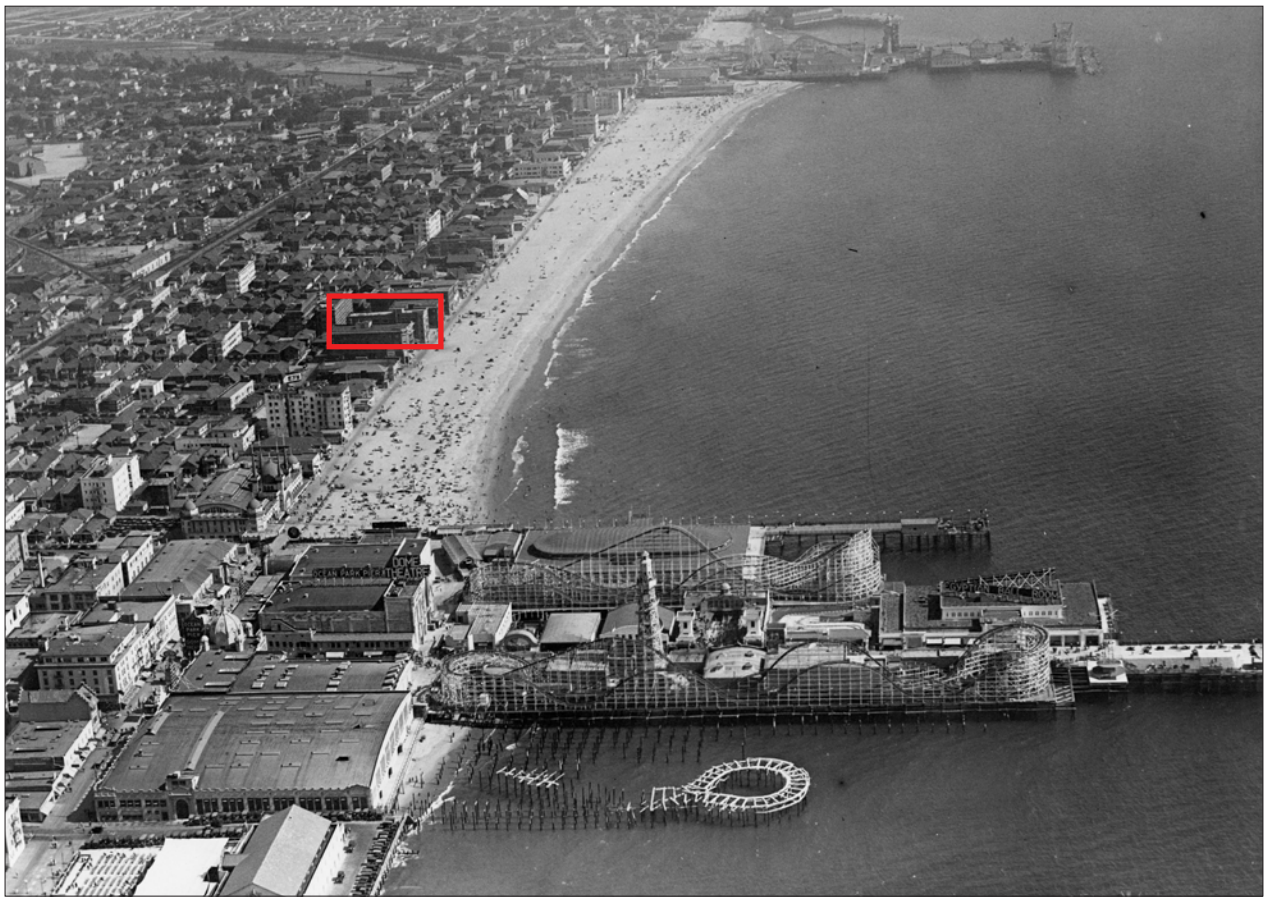


Image 46: Subject property outlined in red, Venice context, view northeast (UCLA Air Photo Archives, 1926)



Image 47: Subject property outlined in red, Venice context, view northeast (UCLA Air Photo Archives, 1927)



Image 48: Subject property outlined in red, Venice context, view northeast (UCLA Air Photo Archives, 1941)



Image 49: Venice beach context (Los Angeles Public Library Photo Collection, 1920)



Image 50: Muscle beach, Venice beach context (Los Angeles Public Library Photo Collection, 1948)



Image 51: Venice pier, view south (Los Angeles Public Library Photo Collection, 1950)



Image 52: Apartment hotels, Ocean Front Walk (Los Angeles Public Library Photo Collection, 1921)

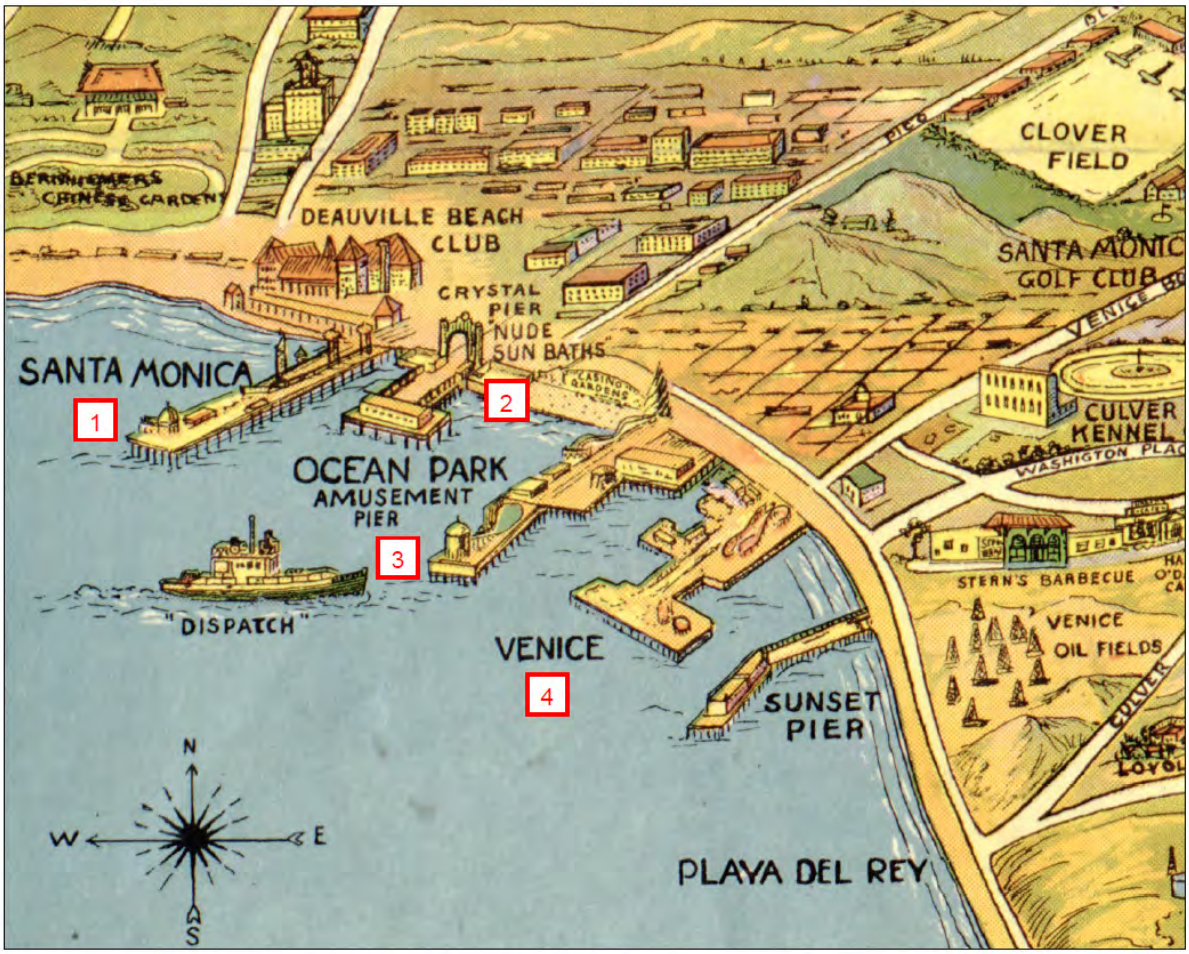


Image 53: 1932 "Greater Los Angeles: the wonder city of America" tourist map showing Santa Monica and Venice pleasure piers, (Library of Congress)

The numbers corresponding to the piers in this image are as follows :

1: *Santa Monica Pier*—which includes both the Santa Monica Municipal Pier (1909) and the Looff Pier (1916)

2: *Crystal Pier*—formerly known as the Bristol Pier and White Star Pier (1905)

3: *Ocean Park Pier*—which includes both the Lick Pier (formerly Horseshoe Pier and Frasier's Million Dollar Pier, Pickering Pier –1911) and Ocean Park Pier (1897)

4: *Venice Pier*—directly south of Santa Monica (1904)



Image 54: Aerial photograph of pleasure piers along Santa Monica and Venice coast, 1921 (Santa Monica Beach by Ernest Marquez)

The numbers corresponding to the piers in this image are as follows :

1: *Santa Monica Pier*—which includes both the Santa Monica Municipal Pier (1909) and the Looff Pier (1916)

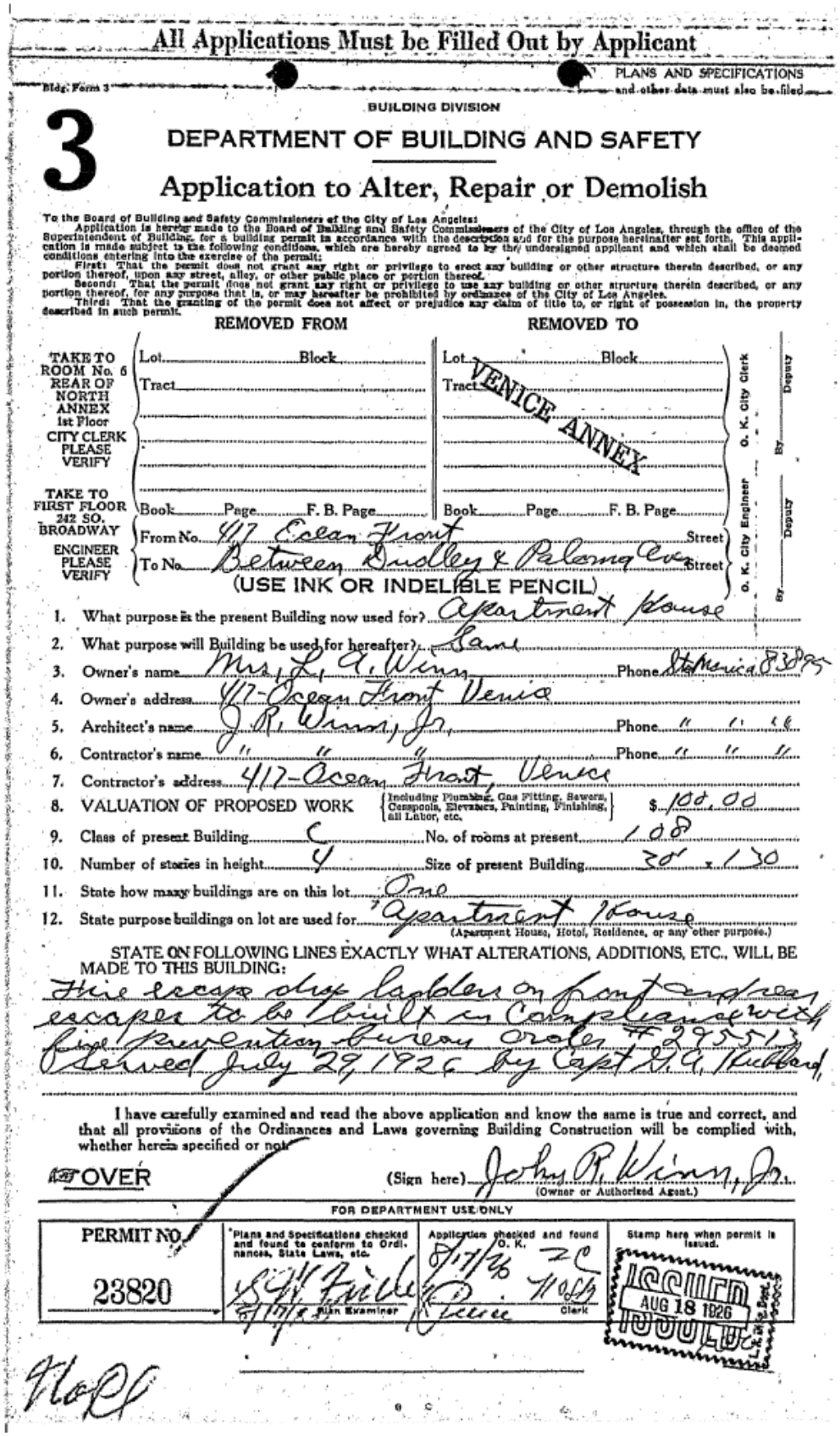
2: *Crystal Pier*—formerly known as the Bristol Pier and White Star Pier (1905)

3: *Ocean Park Pier*—which includes both the Lick Pier (formerly Horseshoe Pier and Frasier's Million Dollar Pier, Pickering Pier –1911) and Ocean Park Pier (1897)

4: *Venice Pier*—directly south of Santa Monica (1904)

Attachment C: Permit Research
417 Ocean Front Walk
Los Angeles, California

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All Applications Must be Filled Out by Applicant

Bldg. Form 3 — PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO
TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor CITY CLERK PLEASE VERIFY	Lot ..... Block ..... Tract	Lot ..... Block ..... Tract VENICE ANNEX
TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY	Book ..... Page ..... F. B. Page ..... From No. 417 Ocean Front Street To No. Between Dudley & Paloma Ave. Street	Book ..... Page ..... F. B. Page ..... O. K. City Engineer By ..... Deputy

O. K. City Clerk By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Apartment House
2. What purpose will Building be used for hereafter? Same
3. Owner's name Mrs. L. A. Winn Phone Sta Monica 838-95
4. Owner's address 417-Ocean Front Venice
5. Architect's name J. R. Winn, Jr. Phone " " "
6. Contractor's name " " " Phone " " "
7. Contractor's address 417-Ocean Front Venice
8. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 100.00
9. Class of present Building C No. of rooms at present 108
10. Number of stories in height 4 Size of present Building 30' x 120
11. State how many buildings are on this lot One
12. State purpose buildings on lot are used for Apartment House (Apartment Houses, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Fire escape ship ladders on front and rear
escapes to be built in compliance with
Fire Prevention Bureau order # 29551
Served July 29, 1926 by Capt D. A. Hubbard

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) John R. Winn, Jr.
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
23820	8/17/26 Plan Examiner	8/17/26 Clerk	ISSUED AUG 18 1926

Image 55: Earliest available building permit, 1926 permit for fire escape (page 1 of 2)

13. Size of new addition None x No. of Stories in height.....
14. Material of foundation.....Size footings.....Size wall.....Depth below ground.....
15. Size of Redwood Mudsills.....x.....Size of interior bearing studs.....x.....
16. Size of exterior studs.....x.....Size of interior non-bearing studs.....x.....
17. Size of first floor joists.....x.....Second floor joists.....x.....
18. Will all provisions of State Housing Act be complied with?.....

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

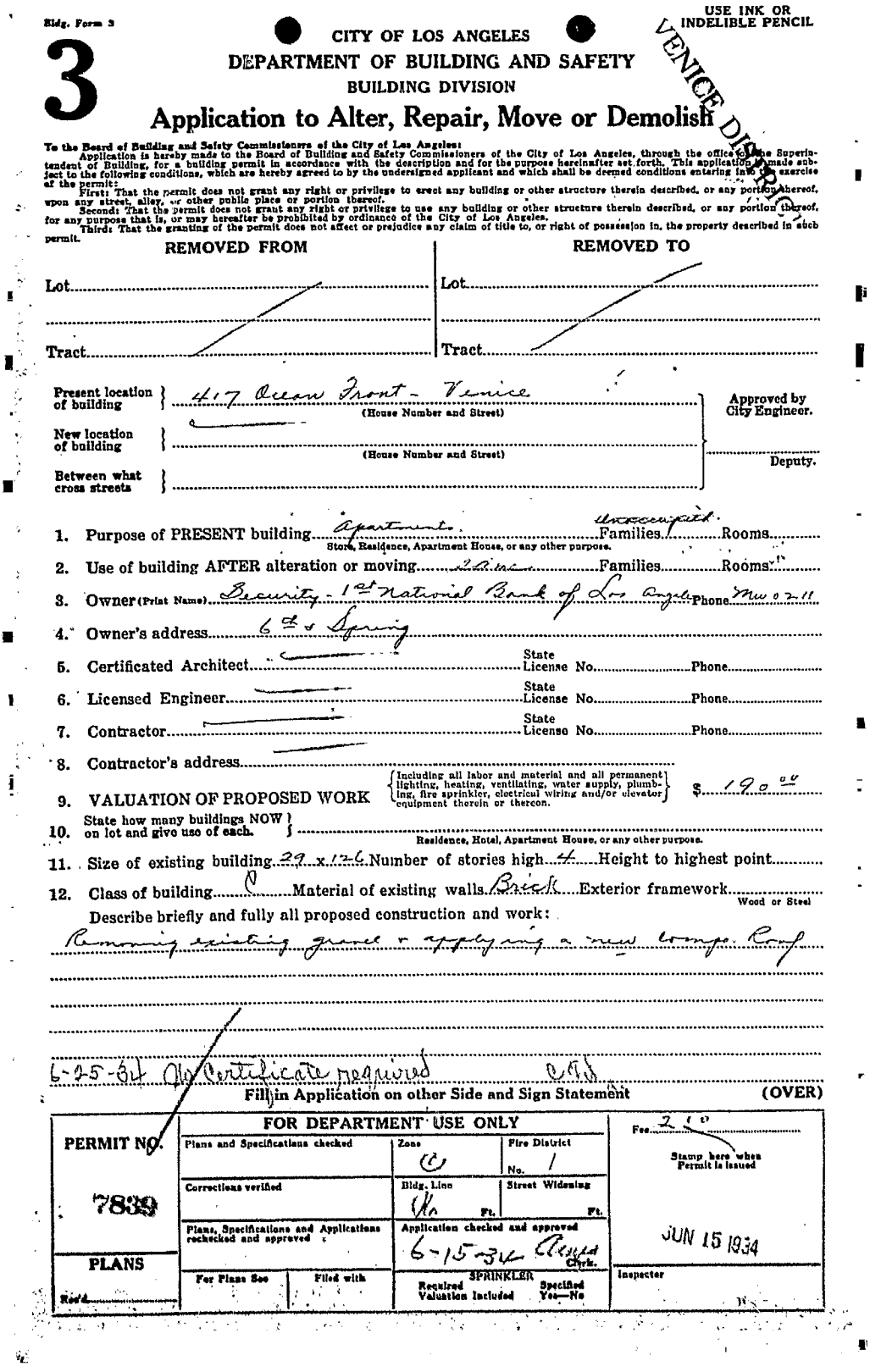
(Sign here) John R Weiss, Jr.
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. SWF
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K. SWF

REMARKS

Image 56: 1926 permit for fire escape (page 2 of 2)



Bldg. Form 3

3

USE INK OR INDELIBLE PENCIL

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

VENICE DISTRICT OFFICE

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract

Present location of building: 417 Ocean Front - Venice (House Number and Street)
New location of building: (House Number and Street)
Between what cross streets:
Approved by City Engineer.
Deputy.

1. Purpose of PRESENT building: Apartments (Store, Residence, Apartment House, or any other purpose.) Families: Unoccupied Rooms:
2. Use of building AFTER alteration or moving: Families: Rooms:
3. Owner (Print Name): Security - 1st National Bank of Los Angeles Phone: MU 0211
4. Owner's address: 6th & Spring
5. Certificated Architect: State License No. Phone:
6. Licensed Engineer: State License No. Phone:
7. Contractor: State License No. Phone:
8. Contractor's address:
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 190.00
10. State how many buildings NOW on lot and give use of each: (Residence, Hotel, Apartment House, or any other purpose.)
11. Size of existing building: 29 x 126 Number of stories high: 1 Height to highest point:
12. Class of building: C Material of existing walls: Brick Exterior framework: (Wood or Steel)

Describe briefly and fully all proposed construction and work:
Removing existing gravel & applying a new comp. Roof

6-25-34 No Certificate required R.D.

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee: 2.00
7839	Plans and Specifications checked	Zone: C	Fire District No. 1	Stamp here when Permit is issued
	Corrections verified	Bldg. Line: N/A Ft.	Street Widening Ft.	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved: 6-15-34 Chief Clerk.		JUN 15 1934
PLANS Rec'd	For Plans See / Filed with	SPRINKLER Required / Valuation Included / Specified Yes—No		Inspector

Image 57: 1934 permit for removing existing gravel and applying a new composite roof (page 1 of 2)

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Security-1st National Bank of Los Angeles
(Owner or Authorized Agent)

By J. H. Bryant

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here.....
Owner or Authorized Agent.

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.

OWNER OR AUTHORIZED AGENT

Image 58: 1934 permit for removing existing gravel and applying a new composite roof (page 2 of 2)

Bldg. Form 8

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot	Lot VENICE DISTRICT
Tract	Tract

Present location of building: 417 Ocean Front Walk (House Number and Street)

New location of building: Same (House Number and Street)

Between what cross streets: Rialto Ave.

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Apartments (Store, Residence, Apartment House, or any other purpose.) Families 32 Rooms 44
2. Use of building AFTER alteration or moving: Same Families 32 Rooms 44
3. Owner (Print Name): SECURITY-FIRST NATIONAL BANK Phone MU 0211
4. Owner's address: 216 W 5th St
5. Certificated Architect: None State License No. Phone
6. Licensed Engineer: None State License No. Phone
7. Contractor: Raphael J Brennan State License No. 31484 Phone WI 1087
8. Contractor's address: 1260 Hermosa Ave
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 300
10. State how many buildings NOW on lot and give use of each: One Apartment House (Residence, Hotel, Apartment House, or any other purpose.)
11. Size of existing building 30 x 132 Number of stories high 4 Height to highest point 40'
12. Class of building C Material of existing walls Brick Exterior framework Brick (Wood or Steel)

Describe briefly and fully all proposed construction and work:

misc. Plastering patching of plaster, adjusting doors and windows

Material and Labor

No Contractor required

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee 2.50
5072	Plans and Specifications checked	Zone C	Fire District No. #1	Stamp here when Permit is issued MAR 28 1935
	Corrections verified	Bldg. Line Yard Ft.	Street Widening Yard Ft.	
PLANS Rec'd	Plans, Specifications and Applications rechecked and approved	Application checked and approved 3-28-35 Clerk.		
	For Plans See / Filed with	Required SPRINKLER Valuation Included	Specified Yes—No	Inspector

8 OF

2.50

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....Raphael J. Brennan
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here.....
Owner or Authorized Agent.

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

Image 60: 1935 permit for miscellaneous patching of plaster, and adjusting doors and windows (page 2 of 2)

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession of, the property described in such permit.

VENICE DISTRICT

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract

Present location of building: 417 Ocean Front Walk Venice Calif. (House Number and Street)
New location of building: Same (House Number and Street)
Between what cross streets: Near Dudley

Approved by City Engineer.
Deputy.

1. Purpose of PRESENT building: Apartment House Families 32 Rooms 32
   Store, Residence, Apartment House, or any other purpose.
2. Use of building AFTER alteration or moving: Same Families Rooms
3. Owner (Print Name): SECURITY FIRST NATIONAL BANK Phone MU 0211
4. Owner's address: 215 W- 6th St City
5. Certificated Architect: State License No. Phone
6. Licensed Engineer: State License No. Phone
7. Contractor: Raphael J. Brennan State License No. 31484 Phone WH 1092
8. Contractor's address: 1267 Dimmont Ave
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 500.00
10. State how many buildings NOW on lot and give use of each: One
    Residence, Hotel, Apartment House, ~~or any other purpose~~
11. Size of existing building 34x120 Number of stories high 4 Height to highest point 50
12. Class of building C Material of existing walls Brick Exterior framework
    Wood or Steel

Describe briefly and fully all proposed construction and work:

Install used elevator in existing plastered shaft. New Elevator pit and plaster walls of penthouse 4 new metal doors for elevator

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 4949	Plans and Specifications checked	Zone C	Fire District No. #1
	Corrections verified	Bldg. Line 70 Ft.	Street Widening Ft.
PLANS Red	Plans, Specifications and Applications rechecked and approved	Application checked and approved 3/26/35 Clerk.	
	For Plans See	Filed with	SPRINKLER Required Specified Yes No

Fee 3.50
Stamp here when Permit is issued
MAR 27 1935
Inspector

Image 61: 1935 permit to install used elevator in existing plaster shaft, new elevator pit and plaster walls of penthouse (page 1 of 2)

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Raphael J. Brown
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

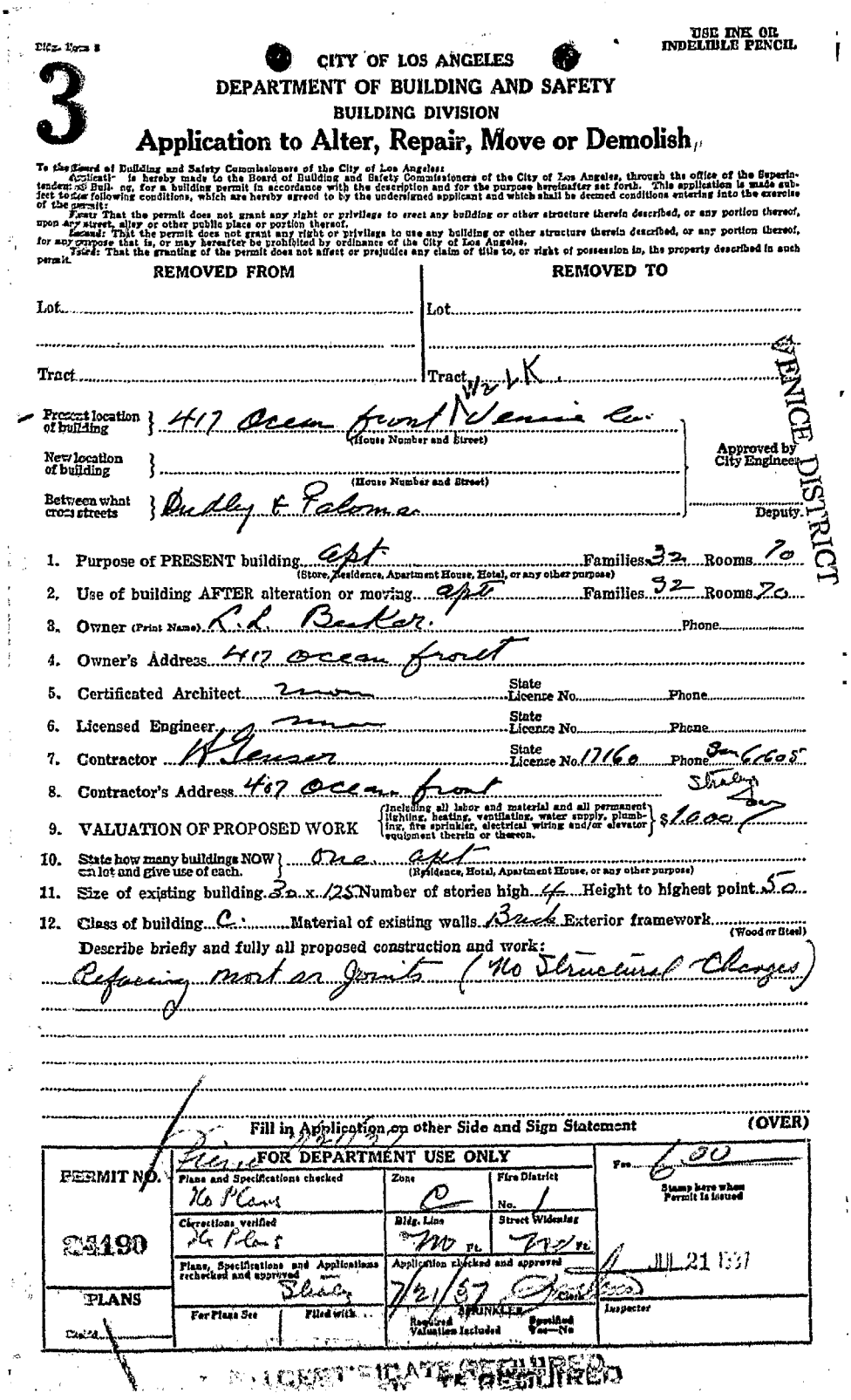
Sign Here.....
Owner or Authorized Agent.

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

Image 62: 1935 permit to install used elevator in existing plaster shaft, new elevator pit and plaster walls of penthouse (page 2 of 2)



Bldg. Form 3

USE INK OR INDELIBLE PENCIL

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

3

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract W L K

Present location of building: 417 Ocean front Venice Cal. (House Number and Street)
New location of building: (House Number and Street)
Between what cross streets: Dudley & Paloma ave.

Approved by City Engineer
Deputy.

VENICE DISTRICT

1. Purpose of PRESENT building: apt. (Store, Residence, Apartment House, Hotel, or any other purpose) Families 32 Rooms 70
2. Use of building AFTER alteration or moving: apt. Families 32 Rooms 70
3. Owner (Print Name): L.L. Baker. Phone
4. Owner's Address: 417 ocean front
5. Certificated Architect: none State License No. Phone
6. Licensed Engineer: none State License No. Phone
7. Contractor: K Jensen State License No. 1716 Phone Sun 6605
8. Contractor's Address: 417 ocean front Shelley Jay
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 100.00
10. State how many buildings NOW on lot and give use of each: One apt. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 30 x 125 Number of stories high 4 Height to highest point 50
12. Class of building C Material of existing walls Brick Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work:
Refacing mortar on Joints (No Structural Changes)

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee 1.00
23190	Plans and Specifications checked: No Plans	Zone: C	Fire District No. 1	Stamp here when Permit is issued
	Corrections verified: No Plans	Bldg. Line: 10 Ft.	Street Widening: 7½ Ft.	JUL 21 1937
PLANS	Plans, Specifications and Applications rechecked and approved: Shaw	Application checked and approved: 7/21/37 Jones		
Dated	For Plans See / Filed with	SPRINKLER Required / Valuation Included / Sprinkler Fee—No		Inspector

LICENSE REQUIRED ~~NOT REQUIRED~~

Image 63: 1937 permit for refacing mortar joints (page 1 of 2)

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....R K Bunker.....
(Owner or Authorized Agent)

By.....H Genser.....

FOR DEPARTMENT USE ONLY

Application	Fire District.....	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

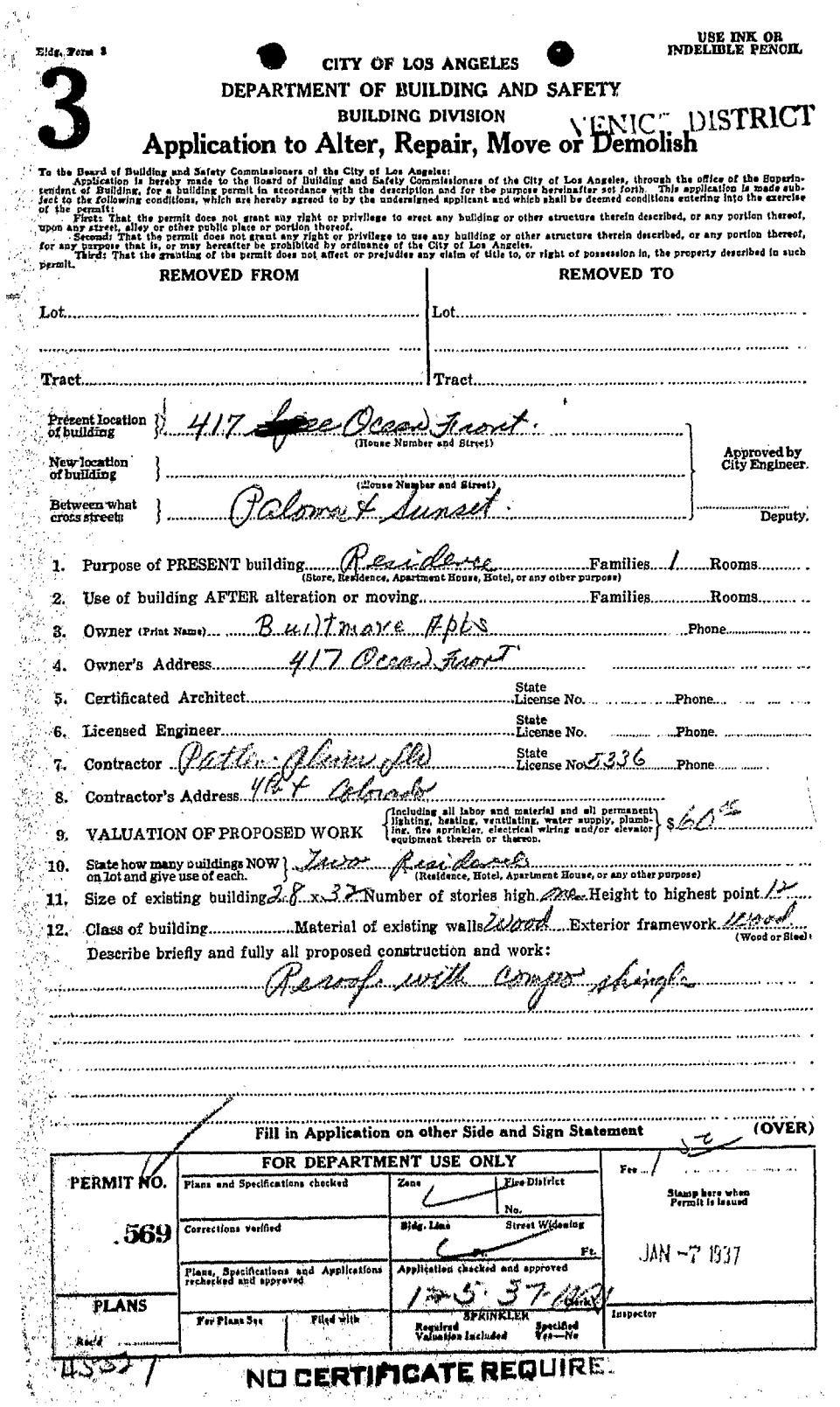
Sign Here.....
(Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

Image 64: 1937 permit for refacing mortar joints (page 2 of 2)



Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

VENICE DISTRICT

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
Tract.....	Tract.....

Present location of building: 417 ~~Lee~~ Ocean Front. (House Number and Street)
New location of building: ..... (House Number and Street)
Between what cross streets: Paloma & Sunset.

Approved by City Engineer.
Deputy.

1. Purpose of PRESENT building: Residence (Store, Residence, Apartment House, Hotel, or any other purpose) Families 1 Rooms.....
2. Use of building AFTER alteration or moving..... Families..... Rooms.....
3. Owner (Print Name) Biltmore Apts Phone.....
4. Owner's Address 417 Ocean Front
5. Certificated Architect..... State License No..... Phone.....
6. Licensed Engineer..... State License No..... Phone.....
7. Contractor Pattie Glenn (Mr) State License No. 5336 Phone.....
8. Contractor's Address 414 Colorado
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $60.00
10. State how many buildings NOW on lot and give use of each. Two Residences (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 28 x 37 Number of stories high one Height to highest point 12
12. Class of building..... Material of existing walls Wood Exterior framework Wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:
Reroof with comps shingles

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY

PERMIT NO. 569	Plans and Specifications checked	Zone C Fire District No.	Fee $1.00 Stamp here when Permit is issued JAN -7 1937
	Corrections verified	Bldg. Line C Street Widening Ft.	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved 1-5-37 (Clerk)	
PLANS Roll	For Plans See ..... Filed with	SPRINKLER Required Valuation Included ..... Specified Yes—No	Inspector

U537 1

NO CERTIFICATE REQUIRED

Image 65: 1937 permit for reroofing with composite shingles (page 1 of 2)

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition..... ....x.....Size of Lot..... ..x..... ..Number of Stories when complete.....

Material of Foundation..... .....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall. .. ..Size of Redwood Sill. .....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.... .....Size of Interior Bearing Studs..... . ...x .....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

Application	Fire District.	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here.....(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....(Owner or Authorized Agent)

REMARKS: ...

Image 66: 1937 permit for reroofing with composite shingles (page 2 of 2)

Bldg. Form 8

3

INDELIBLE PENCIL

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract

Present location of building: X 417 Ocean Front (House Number and Street)
New location of building: Same (House Number and Street)
Between what cross streets:

Approved by City Engineer. ..... Deputy.

VENICE DISTRICT

1. Purpose of PRESENT building: Apartment House Families ... Rooms ... (Store, Residence, Apartment House, Hotel, or any other purpose)
2. Use of building AFTER alteration or moving: Apt's Families ... Rooms ...
3. Owner (Print Name): Louis L. Bicker Phone ...
4. Owner's Address: 76 Chicago Ave.
5. Certificated Architect: None State License No. ... Phone ...
6. Licensed Engineer: R. C. Bullock State License No. ... Phone ...
7. Contractor: Bullocks & Mills State License No. 25197 Phone 24019
8. Contractor's Address: 1014 Colorado ave. Ocean Park
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 50 00
10. State how many buildings NOW on lot and give use of each: One (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building ... x ... Number of stories high 2 Height to highest point ...
12. Class of building C Material of existing walls Brick Exterior framework ... (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Repair to fire escape

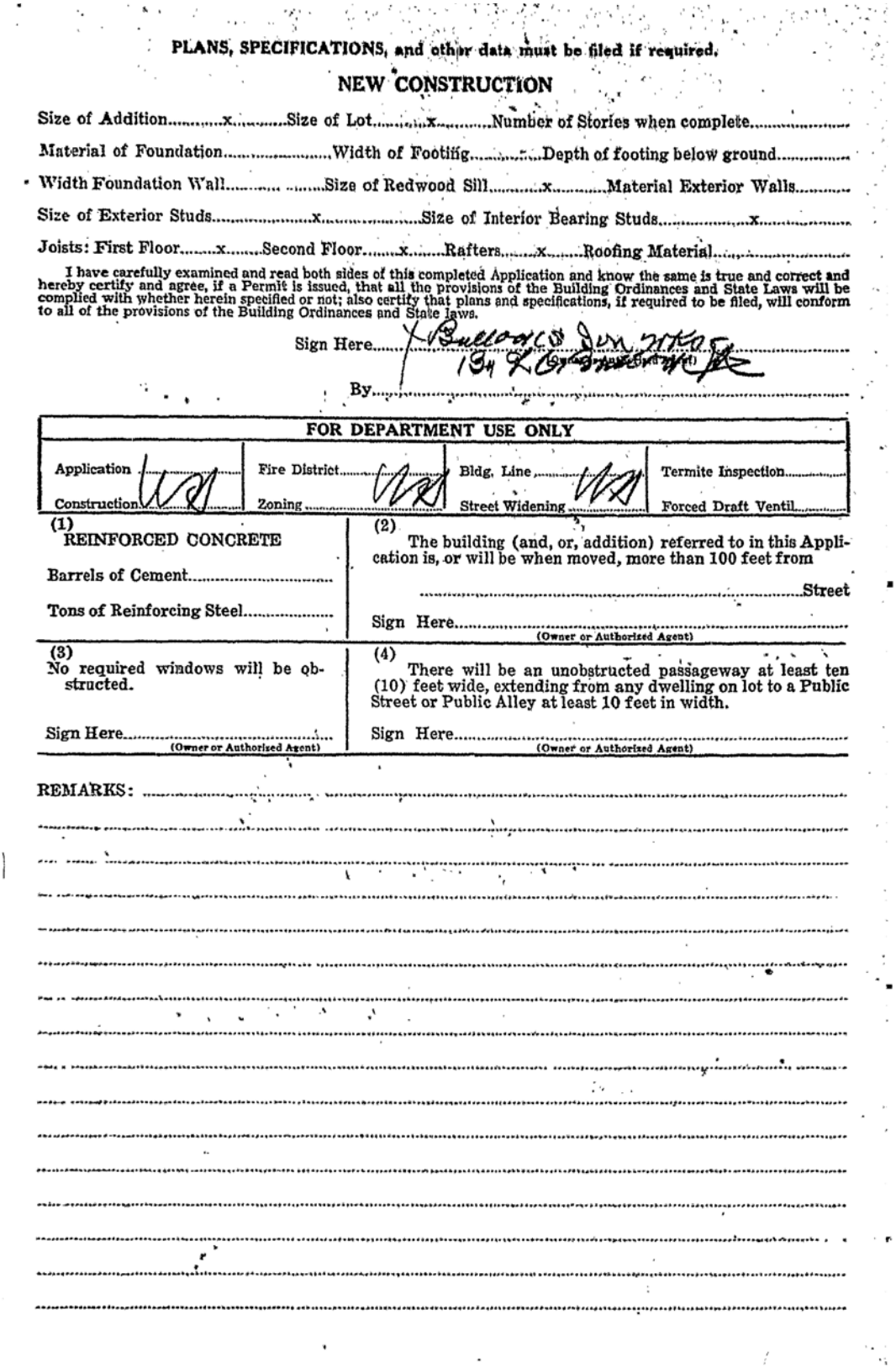
Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked	Zone	Fire District No.	Fee 1 75
21917	Corrections verified	Bldg. Line None Ft.	Street Widening Ft.	Stamp here when Permit is issued JUN -2 1939
	Plans, Specifications and Applications rechecked and approved	Application checked and approved 6-1-39 Clerk		
PLANS Rec'd. None	For Plans Sts. / Filed with	SPRINKLER Required / Valuation Included	Provided Yes—No	Inspector

NO CERTIFICATE REQUIRED

Image 67: 1939 permit for repairs to fire escape (page 1 of 2)



PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....

By.....

FOR DEPARTMENT USE ONLY			
Application	Fire District.....	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

Image 68: 1939 permit for repairs to fire escape (page 2 of 2)

Bldg. Form 3

INDELIBLE PENCIL

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
.....	..... VENICE DISTRICT
Tract.....	Tract.....

Present location of building } x 417 Ocean Front (House Number and Street)
New location of building } Same (House Number and Street)
Between what cross streets } Rustic & Sunset

Approved by City Engineer.
..... Deputy.

1. Purpose of PRESENT building Apartment House (Store, Residence, Apartment House, Hotel, or any other purpose) Families..... Rooms.....
2. Use of building AFTER alteration or moving... Same Families..... Rooms.....
3. Owner (Print Name)... Mr. Becker Phone.....
4. Owner's Address... 417 Ocean Front
5. Certificated Architect..... State License No..... Phone.....
6. Licensed Engineer..... State License No..... Phone.....
7. Contractor Pattan Blind Lumber Co. State License No..... Phone 51136
8. Contractor's Address... 4th & Colorado
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 40 00
10. State how many buildings NOW on lot and give use of each. Apartment House (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building.....x.....Number of stories high.....Height to highest point.....
12. Class of building.....Material of existing walls.....Exterior framework..... (Wood or Steel)

Describe briefly and fully all proposed construction and work:
Repair roof around elevator shaft & recoat fire walls with asphalt

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY				
PERMIT NO. 5404	Plans and Specifications checked	Zone C	Fire District No. 1	Fee... 1 50
	Corrections verified	Bldg. Line Neat	Street Widening Ft.	Stamp here when Permit is issued FEB 14 1940
	Plans, Specifications and Applications rechecked and approved	Application checked and approved 2-13-40 WM		
PLANS Rec'd None	For Plans See	Filed with	SPRINKLER Required Valuation Included / Specified Yes—No	Inspector

8697 NO CERTIFICATE REQUIRED

Image 69: 1940 permits for repairing roof around elevator shaft and recoat walls with ashpalt (page 1 of 2)

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition..... .....x.....Size of Lot.....x..... ...Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.... . .....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x..... ....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here X Fallon Plumbing Co
(Owner or Authorized Agent)

By M. J. Cullen

FOR DEPARTMENT USE ONLY			
Application	Fire District.	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

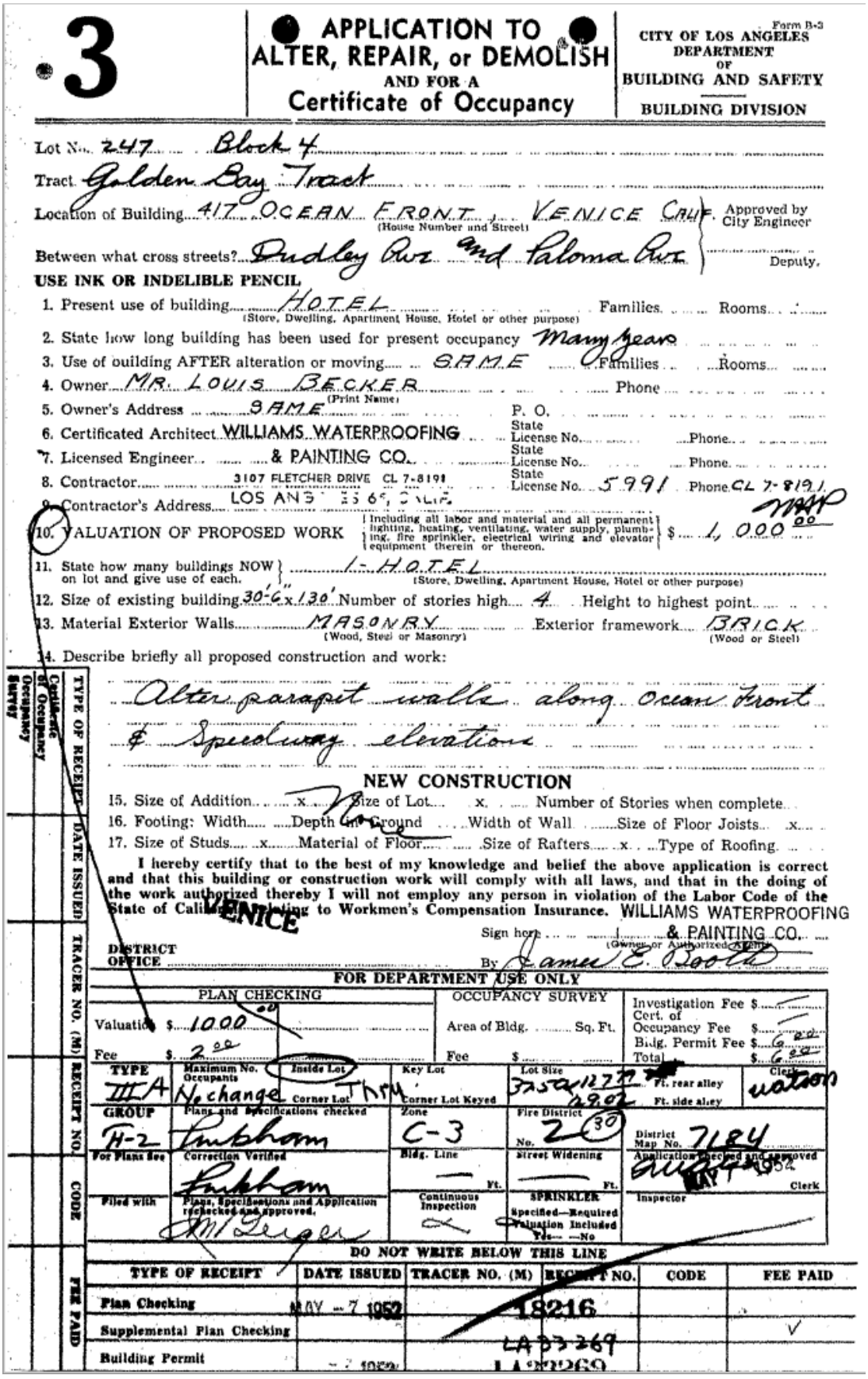
Sign Here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

Image 70: 1940 permits for repairing roof around elevator shaft and recoat walls with ashpalt (page 2 of 2)



3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 247 Block 4
Tract Golden Bay Tract
Location of Building 417 OCEAN FRONT, VENICE CALIF. (House Number and Street) Approved by City Engineer
Between what cross streets? Dudley Ave and Paloma Ave Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building HOTEL (Store, Dwelling, Apartment House, Hotel or other purpose) Families Rooms
2. State how long building has been used for present occupancy Many years
3. Use of building AFTER alteration or moving SAME Families Rooms
4. Owner MR. LOUIS BECKER (Print Name) Phone
5. Owner's Address SAME P. O.
6. Certificated Architect WILLIAMS WATERPROOFING State License No. Phone
7. Licensed Engineer & PAINTING CO. State License No. Phone
8. Contractor 3107 FLETCHER DRIVE CL 7-8191 State License No. 5991 Phone CL 7-8191
9. Contractor's Address LOS ANG[illegible] CALIF.
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 1,000.00
11. State how many buildings NOW on lot and give use of each. 1-HOTEL (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 30'-6" x 130' Number of stories high 4 Height to highest point
13. Material Exterior Walls MASONRY (Wood, Steel or Masonry) Exterior framework BRICK (Wood or Steel)
14. Describe briefly all proposed construction and work:

Alter parapet walls along Ocean Front & Speedway elevations

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete
16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x
17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

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. WILLIAMS WATERPROOFING

Sign here & PAINTING CO. (Owner or Authorized Agent)

DISTRICT OFFICE VENICE By James E. Booth

FOR DEPARTMENT USE ONLY

PLAN CHECKING	OCCUPANCY SURVEY	
Valuation $ 1000.00	Area of Bldg. Sq. Ft.	Investigation Fee $
Fee $ 2.00	Fee $	Cert. of Occupancy Fee $
		Bldg. Permit Fee $ 6.00
		Total $ 6.00

TYPE IIIA	Maximum No. Occupants No change	Inside Lot Corner Lot THM	Key Lot Corner Lot Keyed	Lot Size 37.5 x 127.79 2902	Ft. rear alley Ft. side alley Clerk watson
GROUP H-2	Plans and Specifications checked Fulkham		Zone C-3	Fire District No. 2 30	District Map No. 7184
For Plans See	Correction Verified Fulkham		Bldg. Line Ft.	Street Widening Ft.	Application Checked and Approved MAY 1952 Clerk
Filed with	Plans, Specifications and Application rechecked and approved. [signature]		Continuous Inspection X	SPRINKLER Specified—Required Valuation Included Yes— —No	Inspector

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	MAY -7 1952		18216		
Supplemental Plan Checking					V
Building Permit	-7 1952		LA 93269		

Image 71: 1952 permit for parapet alteration

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. .....

Tract. .....

Location of Building ..... 417 Ocean Front, Venice, California (House Number and Street) — Approved by City Engineer

Between what cross streets? ..... — Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building ..... Apartment Bldg. (Store, Dwelling, Apartment House, Hotel or other purpose) Families .. Rooms.....
2. State how long building has been used for present occupancy .....
3. Use of building AFTER alteration or moving ..... Same ..... Families .. Rooms.....
4. Owner ..... Mr. Backer (Print Name) ..... Phone Ex-92305 .....
5. Owner's Address ..... 417 Ocean Front ..... P. O. ..... Venice ..... State .....
6. Certificated Architect ..... License No. ..... Phone .....
7. Licensed Engineer ..... License No. ..... Phone .....
8. Contractor ..... Termite Insulating Co. ..... License No. 118624 Phone Ex-44140
9. Contractor's Address ..... 1629 - 12th Street, Santa Monica .....
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $450.00
11. State how many buildings NOW on lot and give use of each. ..... One - Apartment Bldg. (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building ..... x ..... Number of stories high ..... Height to highest point .....
13. Material Exterior Walls ..... Brick (Wood, Steel or Masonry) ..... Exterior framework ..... (Wood or Steel)
14. Describe briefly all proposed construction and work:

Cut off partion walls in basement in areas indicated, raise foundations above top of concrete slab, replacing stucco where removed.

Cut off damage in posts in basement, at P, and install on concrete bases, extending above top of concrete floor.

Drill and chemically treat drywood termite infestations in ~~in~~ window frames, and in tower of elevator shaft, opening inside plaster where necessary.

NEW CONSTRUCTION

15. Size of Addition ..... x ..... Size of Lot ..... x ..... Number of Stories when complete .....
16. Footing: Width ..... Depth in Ground ..... Width of Wall ..... Size of Floor Joists ..... x .....
17. Size of Studs ..... x ..... Material of Floor ..... Size of Rafters ..... x ..... Type of Roofing .....

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 DISTRICT** Sign here ..... TERMITE INSULATING CO. (Owner or Authorized Agent)

By .....

FOR DEPARTMENT USE ONLY

PLAN CHECKING	OCCUPANCY SURVEY	
Valuation $	Area of Bldg. Sq. Ft.	Investigation Fee $
Fee $	Fee $	Cert. of Occupancy Fee $
		Bldg. Permit Fee $ 3.50
		Total $

TYPE V	Maximum No. Occupants 100 chg	Inside Lot / Corner Lot NO	Key Lot / Corner Lot Keyed L E G A L	Lot Size	Ft. rear alley / Ft. side alley	Clerk
GROUP H-2	Plans and Specifications checked ✓	Zone C-3	Fire District No. 2		District Map No. 7184	
For Plans See	Correction Verified	Bldg. Line Ft.	Street Widening Ft.		Application checked and approved Clerk	
Filed with	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER ~~Specified~~ ~~Required~~ Valuation Included Yes ~~No~~		Inspector	

TYPE OF RECEIPT: Certificate of Occupancy Survey
DATE ISSUED
TRACER NO. (M)
RECEIPT NO.
CODE
FEE PAID

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					✓
Building Permit	MAR 4 1953	1	74683		

Image 72: 1953 permit for various interior wall and window work

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: RT 247	BLK.: 4	TRACT: Golden Bay	DIST. MAP: 713A
2. BUILDING ADDRESS: 417 Ocean Front		APPROVED: K	ZONE: C-3
3. BETWEEN CROSS STREETS: Dudley Ave. AND Paloma Ave.			FIRE DIST.: 2
4. PRESENT USE OF BUILDING: Apt-House (Not)	NEW USE OF BUILDING: Same		INSIDE KEY
5. OWNER: Mr. L. L. Becker	PHONE		COR. LOT / REV. COR.
6. OWNER'S ADDRESS: 417 Ocean Front	P.O.: Venice	ZONE	LOT SIZE: 37.5 X 129.02
7. CERT. ARCH.	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY: 20 / SIDE ALLEY
9. CONTRACTOR: A.B.C. Sandblasting Co.	STATE LICENSE: 167043	PHONE: FR 6-3823	BLDG. LINE: no
10. CONTRACTOR'S ADDRESS: 4008 Merrill	P. O.: Torrance	ZONE	AFFIDAVITS
11. SIZE OF EXISTING BLDG.: 45 x 120	STORIES: 4	HEIGHT: 45'	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 hotel	BLDG. AREA
12. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☑ STUCCO ☐ BRICK ☐ CONCRETE	ROOF CONST.: ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	ROOFING	SPRINKLERS REQ'D. SPECIFIED

3 417 Ocean Front V13082 — DISTRICT OFFICE: VENICE

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 1,180.00		DWELL. UNITS
14. SIZE OF ADDITION: Sandblast — STORIES — HEIGHT	VALUATION APPROVED	PARKING SPACES
15. NEW WORK: EXT. WALLS — ROOFING	APPLICATION CHECKED: Groverman	GUEST ROOMS
C. OF O. ISSUED	PLANS CHECKED	FILE WITH
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED	CONT. INSP.
SIGNED	PLANS APPROVED	
This Form When Properly Validated is a Permit to Do the Work Described.	APPLICATION APPROVED	INSPECTOR

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
IIIB	H-3				6.60			

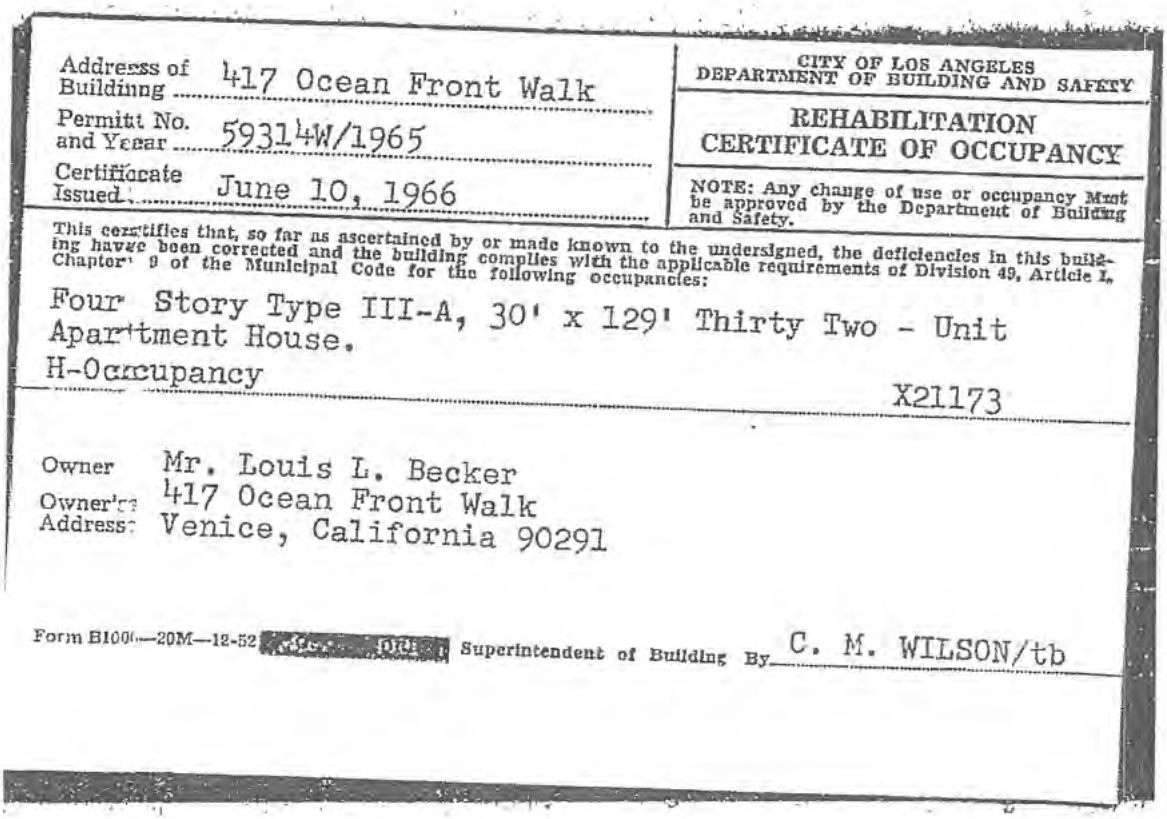
VALIDATION: pa

CASHIER'S USE ONLY: [illegible] 23 1958 V13082

Form B-3a

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Image 73: 1958 permit for sandblasting



Address of Building: 417 Ocean Front Walk
Permit No. and Year: 59314W/1965
Certificate Issued: June 10, 1966

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

REHABILITATION
CERTIFICATE OF OCCUPANCY

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 deficiencies in this building have been corrected and the building complies with the applicable requirements of Division 49, Article 1, Chapter 9 of the Municipal Code for the following occupancies:

Four Story Type III-A, 30' x 129' Thirty Two - Unit Apartment House.
H-Occupancy

X21173

Owner: Mr. Louis L. Becker
Owner's Address: 417 Ocean Front Walk, Venice, California 90291

Form B1000—20M—12-52 [redacted] Superintendent of Building By C. M. WILSON/tb

Image 74: 1966 Certificate of Occupancy

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY
EARTHQUAKE SAFETY DIVISION

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

460Y

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1095 H 141

1. LEGAL DESCR.	LOT 247	BLOCK	TRACT Golden Bay Tract	COUNCIL DISTRICT NO. 6	DIST. MAP 7184 / CENSUS TRACT 2734
2. PRESENT USE OF BUILDING (5) Apartment	NEW USE OF BUILDING ( ) same				ZONE C1-1
3. JOB ADDRESS 417 Oceanfront Walk				(MP 2-15)	FIRE DIST. XXXi two
4. BETWEEEN CROSS STREETS Dudley Ave.	AND Paloma Ave.				LOT TYPE thru
5. OWNER'S NAME Mr. Mike Neal				PHONE	LOT SIZE 37.5 x 129.02
6. OWNER'S ADDRESS	CITY			ZIP	
7. ENGINEER Joseph Zelner & Assoc.	BUS LIC. NO. 10345	ACTIVE STATE LIC. NO		PHONE 872-3041	ALLEY
8. ARCHITECT OR DESIGNER	BUS LIC NO.	ACTIVE STATE LIC. NO.		PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS 14241 Ventura Blvd.	CITY Sherman Oaks			ZIP 91423	AFFIDAVITS ZI 1105, 1312 Ord 146,323 CZCA
10. CONTRACTOR K.D.C.	BUS LIC. NO	ACTIVE STATE LIC. NO. 484110		PHONE (213)673-6601	
11. SIZE OF EXISTING. BLDG WIDTH 30.7 LENGTH 128.0	STORIES 4	HEIGHT 43'	NO. OF EXISTING BUILDINGS ON LOT AND USE		P.C. REQ'D no
12. CONSTI MATERIAL OF EXISTING BLDG. →	EXT. WALLS URM	ROOF compo	FLOOR wood		
3 13. JOB ADDRESS 417 Oceanfront Walk			STREET GUIDE		DISTRICT OFFICE W LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 103,000.00				SEISMIC STUDY ZONE
15. NEW WORK (Describe) Full Compliance with Div. 88, RC-3					GRADING / FLOOD yes / HWY. DED. / CONS.
NEW USE OF BUILDING N/C	SIZE OF ADDITION N/A	STORIES	HEIGHT		ZONED BY M. Pakniat
TYPE III GROUP OCC. N/C	FLOOR AREA N/C	PLANS CHECKED MAJID PAKNIAT			FILE WITH
DWELL UNITS N/C MAX OCC. N/C	TOTAL	APPLICATION APPROVED			TYPIST ph
GUEST ROOMS N/C PARKING REQ'D N/C	PARKING PROVIDED STD. N/C COMP N/C	INSPECTION ACTIVITY ICONS / GEN. / MAJ.S. / CONS: / EQ.			INSPECTOR

P.C. 392.27	G.P.I. —	CONT INSP TORRUETST.	
S.P.C. —	P.M. 9.23		
B.P. 461.50	E.I. 7.21	Claims for refund of fees paid on permits must be filed 1 Within one year from date of payment of fee, or 2 Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B & S. SECTIONS 22.12 & 22.13 LAMC	
I.F. —	F.H. 226.60		
S.D. N/A	O.S.S. 7.85		
DIST. OFFICE LA.	S.O.S.S. 14.09	SPRINKLERS REQ'D SPEC	
P.C. NO. D5458	C/O —	ENERGY N/C	

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

719.63

B & S B-3 (R, 2/87)

CASHIER'S USE ONLY

C 392.27 BSPC
C 7.05 DSS
K93BB 3 09/09/88 400.12 CHTD
461.50
C 7.21 BP
C 226.60 FIRE
C 14.09 DSS
C5611 9 12/30/88 719.63 CHTD

Image 75: 1988 permit for seismic (Division 88) work (page 1 of 3)

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 12-14-88 Lic. Class B Lic. Number 484110 Contractor Gary D. Cox (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 12/14/88 Applicant's Signature X Gary D. Cox

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. 91.0202 LAMC)

Signed X Gary D. Cox (Owner or agent having property owner's consent) Agent Position 12/14/88 Date

Image 76: 1988 permit for seismic (Division 88) work (page 2 of 3)

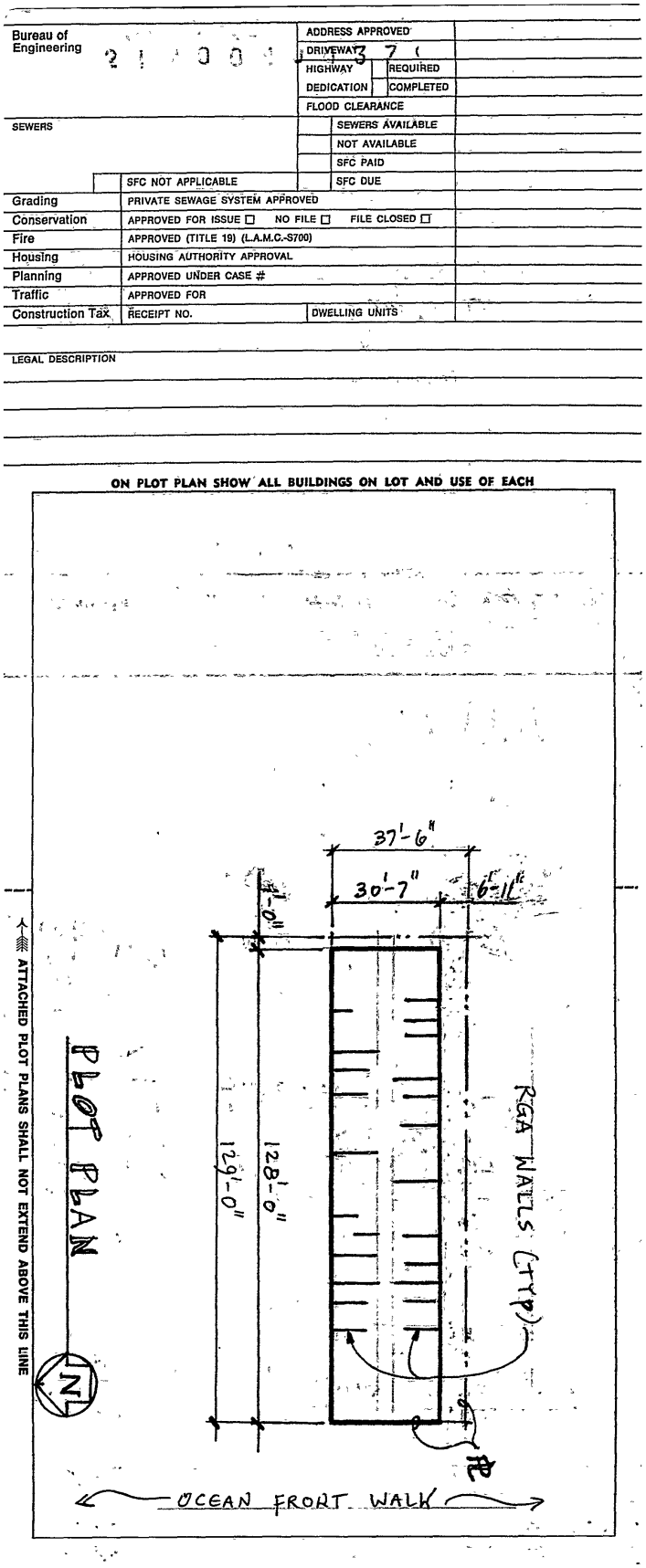


Image 77: 1988 permit for seismic (Division 88) work (page 3 of 3)

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY
3 3 7 0 0 4 0 0 0 2 5
Earthquake Safety Division

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 247	BLOCK: -	TRACT: GOLDEN BAY TRACT	COUNTY REF. NO.: MP 2-15	DIST. MAP: 109.5A141
					CENSUS TRACT: 2734
2. PRESENT USE OF BUILDING: (05) APARTMENTS		NEW USE OF BUILDING: (05) SAME			ZONE: R3-1
3. JOB ADDRESS: 417 OCEAN FRONT WALK					FIRE DIST.: - / COUN. DIST.: 6
4. BETWEEEN CROSS STREETS: PALOMA ST.		AND: DUDLEY ST.			LOT TYPE: INT.
5. OWNER'S NAME: JACK AREA, MIKE NEAL, LOU TELBIZOFF			PHONE: 213- -1330		LOT SIZE: 37.5 X 129
6. OWNER'S ADDRESS: 1225 W. 190TH ST.	CITY: STE205 GARDENA,			ZIP: CA. 90248	
7. ENGINEER: JOE ZELNER	BUS. LIC. NO.: 705010	ACTIVE STATE LIC. NO.: C10345	PHONE: 872-3041		ALLEY: --
8. ARCHITECT OR DESIGNER: ---	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE: --
9. ARCHITECT OR ENGINEER'S ADDRESS: 14241 VENTURA BLVD.	CITY: SHERMAN OAKS			ZIP: CA 91423	AFFIDAVITS: ZI 1466EXH8
10. CONTRACTOR: CUSTOM PACIFIC CO.	BUS. LIC. NO.: 871244	ACTIVE STATE LIC. NO.: B574942	PHONE: 213-617-3067		ZI 1105
11. SIZE OF EXISTING BLDG. WIDTH: 30.7 LENGTH: 128'	STORIES: 4	HEIGHT: -	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 -		ZI 1312
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS: URM	ROOF: WOOD	FLOOR: WOOD		ORD NO146323
13. JOB ADDRESS: 417 OCEAN FRONT WALK	VENICE		STREET GUIDE		164844 CZCA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	P.C. $ 35,000.00	B.P. $ 17,500.00			DIST. OFF.: WLA / P.C. REQ'D: NO (e)
15. NEW WORK (Describe): INSTALL OUTER GUNITE AND ANCHOR BRICK VENEER					GRADING: - / SEISMIC: -
					HWY. DED.: - / FLOOD: YES
NEW USE OF BUILDING: N/C	SIZE OF ADDITION: NONE	STORIES	HEIGHT		FILE WITH: -
TYPE: III-N / GROUP OCC.: R1	FLOOR AREA	PLANS CHECKED: OSCAR ONDOY			ZONED BY: 8/19/91
DWELL UNITS: N/C / MAX OCC.: N/C	TOTAL	APPLICATION APPROVED: Oscar A. Ondoy			TYPIST: E. CAUDILLO
GUEST ROOMS: N/C / PARKING REQ'D: N/C	PARKING PROVIDED STD.: N/C COMP.	INSPECTION ACTIVITY: CS / GEN. / MAJ.S. / EQ.			INSPECTOR: --

P.C. 212.50	G.P.I. + NP	CONT. INSP. GUNITE	
S.P.C. -	P.M. 7.00	TORQUE TEST	
B.P. 148.75	E.I. ~~1.25~~ 1.75	Claims for refund of fees paid on permits must be filed. 1. Within one year from date of payment of fee or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F. -	F.H. -		
S.D. -	O.S.S. 7.38		
ISS. OFF. HO	S.O.S.S. -	SPRINKLERS REQ'D SPEC. NO	
P.C. NO. -	C/O -	ENERGY -	DAS -

Unless a shorter period of time has been established by an offical 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.

CASHIERS USE ONLY

B & S B-3 (R.7/89)

08/20/91 12:16:25PM H001 T-1405 C 26

E.Q., PLAN CHEC	212.50
E.Q., PERMITS	148.75
PLAN MAINTENAN	7.00
EI RESIDENTIAL	1.75
ONE STOP	7.40
TOTAL	377.40
CHECK	377.40

91HO 13917

Image 78: 1991 permit for installing gunite and to anchor brick veneer (page 1 of 2)

3 3 7 0 0 4 0 0 0 2 4

Bureau of Engineering			ADDRESS APPROVED	
			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 ☐ NO FILE ☐ FILE CLOSED ☐			
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)			
Housing	HOUSING AUTHORITY APPROVAL			
Planning	APPROVED UNDER CASE #			
Transportation	APPROVED FOR			
Construction Tax	RECEIPT NO.	DWELLING UNITS		

LEGAL DESCRIPTION

ASBESTOS NOTIFICATION

✓ ☐ Notification letter sent to AQMD or EPA

box ☐ I declare that notification of asbestos removal is not applicable to addressed project.

OK TO ISSUE PERMIT 8/20/91

BY Peter E. Hahn

Signature _____ *Date* _____

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

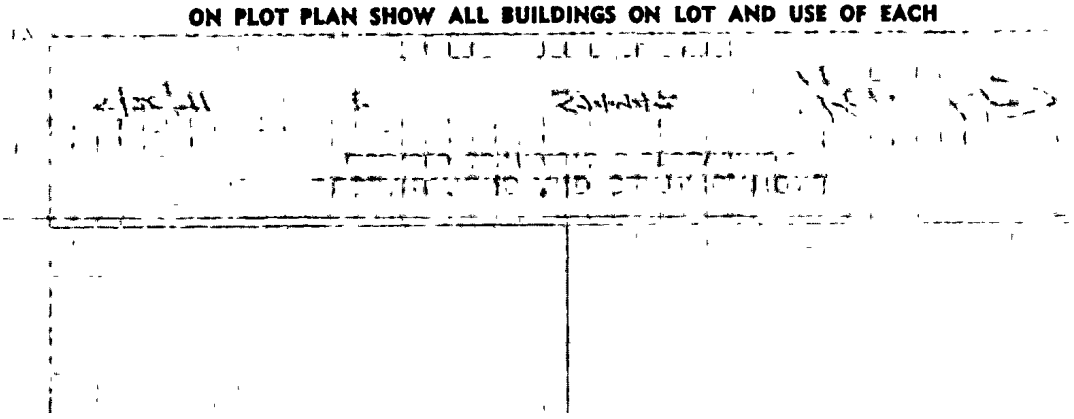
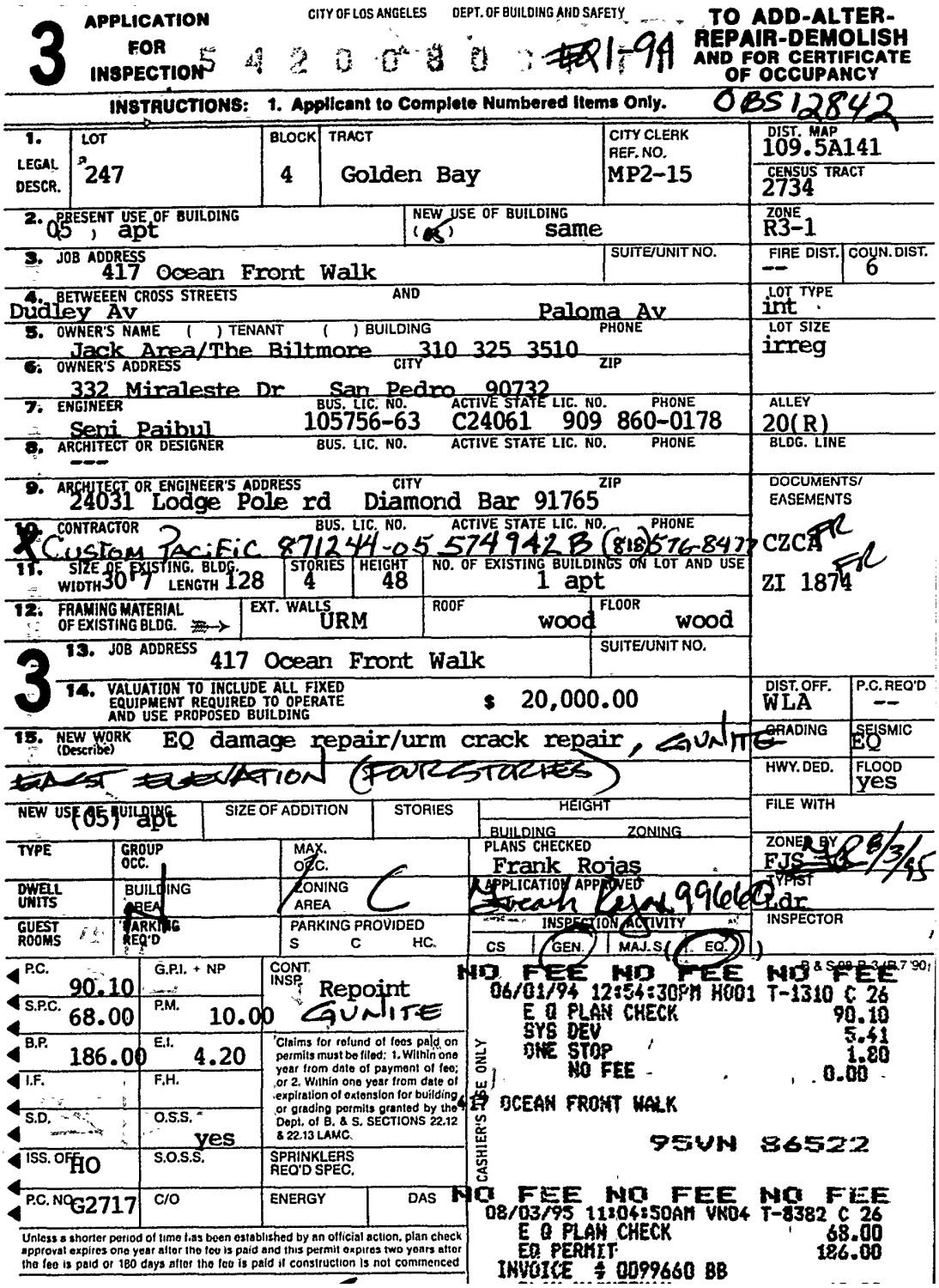


Image 79: 1991 permit for installing gunite and to anchor brick veneer (page 2 of 2)



CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

3 APPLICATION FOR INSPECTION 5 4 2 0 0 8 0 ER1-94

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

OBS12842

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 247	BLOCK 4	TRACT Golden Bay	CITY CLERK REF. NO. MP2-15	DIST. MAP 109.5A141 / CENSUS TRACT 2734
2. PRESENT USE OF BUILDING	05) apt	NEW USE OF BUILDING ( ) same			ZONE R3-1
3. JOB ADDRESS	417 Ocean Front Walk			SUITE/UNIT NO.	FIRE DIST. -- / COUN. DIST. 6
4. BETWEEN CROSS STREETS	Dudley Av	AND	Paloma Av		LOT TYPE int
5. OWNER'S NAME ( ) TENANT ( ) BUILDING	Jack Area/The Biltmore	PHONE	310 325 3510		LOT SIZE irreg
6. OWNER'S ADDRESS	332 Miraleste Dr	CITY San Pedro	ZIP 90732		
7. ENGINEER	Seni Paibul	BUS. LIC. NO. 105756-63	ACTIVE STATE LIC. NO. C24061	PHONE 909 860-0178	ALLEY 20(R)
8. ARCHITECT OR DESIGNER	---	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	24031 Lodge Pole rd	CITY Diamond Bar	ZIP 91765		DOCUMENTS/ EASEMENTS
10. CONTRACTOR	X Custom Pacific	BUS. LIC. NO. 871244-05	ACTIVE STATE LIC. NO. 574942 B	PHONE (818)576-8477	CZCA FR
11. SIZE OF EXISTING BLDG. WIDTH 30'7 LENGTH 128	STORIES 4	HEIGHT 48	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 apt		ZI 1874 FR
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS URM	ROOF wood	FLOOR wood		
3 13. JOB ADDRESS	417 Ocean Front Walk			SUITE/UNIT NO.	
3 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 20,000.00				DIST. OFF. WLA / P.C. REQ'D --
15. NEW WORK (Describe)	EQ damage repair/urm crack repair, GUNITE EAST ELEVATION (FOUR STORIES)				GRADING / SEISMIC EQ / HWY. DED. / FLOOD yes
NEW USE OF BUILDING (05) apt	SIZE OF ADDITION	STORIES	HEIGHT BUILDING / ZONING		FILE WITH
TYPE	GROUP OCC.	MAX. OCC.	PLANS CHECKED Frank Rojas		ZONED BY FJS 8/3/95
DWELL UNITS	BUILDING AREA	ZONING AREA C	APPLICATION APPROVED Sarah Penn 99660		TYPIST Ldr
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED S C HC.	INSPECTION ACTIVITY CS / GEN. / MAJ.S (1. EQ.)		INSPECTOR

P.C. 90.10	G.P.I. + NP	CONT. INSP. Repoint GUNITE	
S.P.C. 68.00	P.M. 10.00		
B.P. 186.00	E.I. 4.20	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F.	F.H.		
S.D.	O.S.S. yes		
ISS. OFF HO	S.O.S.S.	SPRINKLERS REQ'D SPEC.	
P.C. NO G2717	C/O	ENERGY	DAS

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

CASHIER'S USE ONLY

NO FEE NO FEE NO FEE
06/01/94 12:54:30PM H001 T-1310 C 26
E Q PLAN CHECK 90.10
SYS DEV 5.41
ONE STOP 1.80
NO FEE 0.00
417 OCEAN FRONT WALK
95VN 86522

NO FEE NO FEE NO FEE
08/03/95 11:04:50AM VN04 T-8382 C 26
E Q PLAN CHECK 68.00
EQ PERMIT 186.00
INVOICE # 0099660 BB

Image 80: 1995 permit for earthquake damage repair, unreinforced masonry crack repair, gunite to east elevation (four stories) (page 1 of 5)

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO _____ PER

ADMINISTRATIVE APPROVAL DATED _____

BY _____

D.A.D. PLANS CHECKED

HOUSING MITIGATION FEE ORDINANCE

☐ REQUIRED ☐ EXEMPT

ASBESTOS NOTIFICATION

Check Box: ☐ Notification letter sent to AQMD or EPA.

☐ I declare that notification of asbestos removal is not applicable to addressed project.

Signature _____ Date _____

PLAN MAINTENAN	10.00
EI COMMERCIAL	4.20
SYS DEV	16.09
ONE STOP	5.36
[illegible]	7.92
[illegible]	5.00
[illegible]	0.00

UNDER PENALTY OF PERJURY I HEREBY AFFIRM THAT I HAVE NOT AND WILL NOT RECEIVE ANY INSURANCE SETTLEMENT WHICH INCLUDES PAYMENT FOR DEPT OF BUILDING & SAFETY PERMITS OR INSPECTION COST IN CONNECTION WITH NORTHRIDGE EARTHQUAKE DAMAGE

[signature] (engineer)

OWNER OR OWNER'S AGENT

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. 7800, 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. 91.0202 LAMC)

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

Image 81: 1995 permit for earthquake damage repair, unreinforced masonry crack repair, gunite to east elevation (four stories) (page 2 of 5)

5 4 2 9 0 8 9 0 1 4 2

Bureau of Engineering		ADDRESS APPROVED		
		DRIVEWAY		
		HIGHWAY ☐	REQUIRED	
		DEDICATION ☐	COMPLETED	
		FLOOD CLEARANCE		
Public Works Improvement	Required YES ☐ NO ☐ 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 ☐ NO FILE ☐ FILE CLOSED ☐			
CEQA				
Fire	APPROVED (TITLE 19) (L.A.M.C -S700)			
	APPROVED - HYDRANT UNIT, ROOM 920 CHE			
CRA	APPROVED PER REDEV. PROJECT			
Transportation	APPROVED FOR DRIVEWAY LOCATION			
	APPROVED FOR ORD. #			
Planning	WORK SHEET # 94-1623			ordinance 8 15-94
	APPROVED UNDER CASE # ZI 1874			
	LANDSCAPE / XERISCAPE C2CA-EX			
	SIGHT PLAN REVIEW			
Housing	HOUSING AUTHORITY AFFIDAVIT NO			
Construction Tax	RECEIPT NO. DWELLING UNITS			
Cultural Affairs				
Rent Stabilization Division				

Image 82: 1995 permit for earthquake damage repair, unreinforced masonry crack repair, gunite to east elevation (four stories) (page 3 of 5)

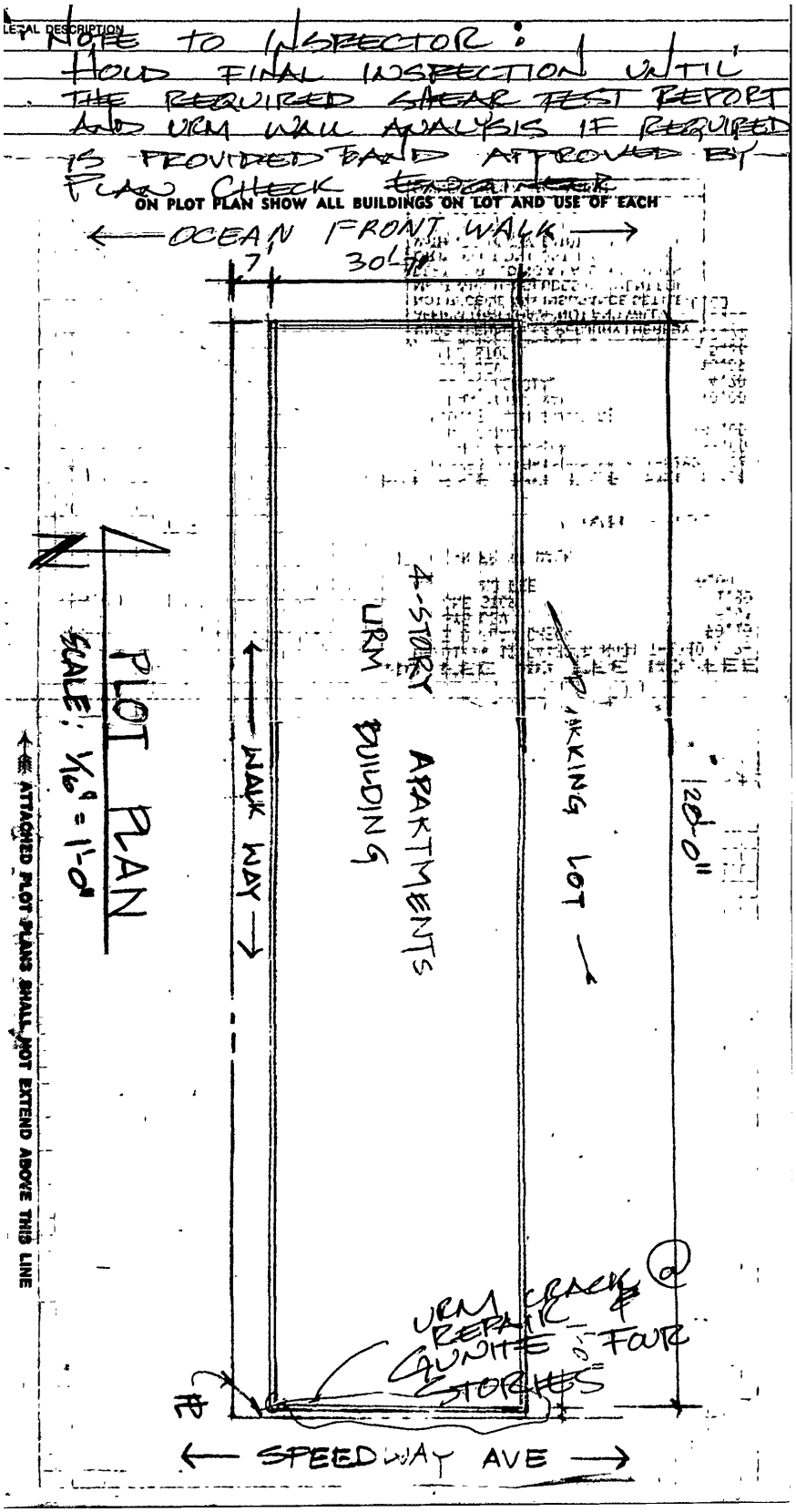


Image 83: 1995 permit for earthquake damage repair, unreinforced masonry crack repair, gunite to east elevation (four stories) (page 4 of 5)

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION ATTACHMENT

JOB ADDRESS 417 OCEAN FRONT WALK

DESCRIPTION OF WORK EQ REPAIR REPAIR & GUNITE UNRM WALL

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the attached permit and I am licensed under the provisions Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I responsible for the following permits: ☒ Building ☐ Electrical ☐ Plumbing ☐ HVAC

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, the performance of the work for which the attached permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work which the attached permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier GOLDEN EAGLE Policy No. NWC 272984-00

☐ I certify that in the performance of the work for which the attached permit is issued, I shall not employ any person in any manner so as to becor subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the La Code, I shall forthwith comply with those provisions.

Sign X Gary D. Cox Date X 8-3-95 UT

CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which the attached per is issued (Sec. 3097, Civil Code).

Lender's Name _____ Lender's Address NO

ASBESTOS REMOVAL

☐ I declare that notification of Asbestos Removal is not applicable ☐ I declare that a notification letter has been sent to the AQMD or E

Sign X Gary D. Cox Date X 8-3-95

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Busir & Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuan also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors Lice Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hund dollars ($500):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will h the burden of proving that he or she did not intend to improve for the purpose of sale).

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Profess Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such proje with a contractor(s) licensed pursuant to the Contractors License Law).

☐ I am exempt under Sec. _____, Bus. & Prof. Code for the following reason _____

Print _____ Sign _____ Date _____ ☐ OWNER ☐ AUTHORIZED AGEN

FINAL DECLARATION

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 s laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspec purposes. I realize that the attached permit is an application for inspection and that it does not approve or authorize the work specified therein. A that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work deacri herein, nor the condition of the property nor the soil upon which such work is performed.

Print X Gary D. Cox ☐ OWNER ☐ AUTHORIZED AGENT ☒ CONTRACTOR

Sign (BP/CBA) X Gary D. Cox Date X 8-3-95

CASHIER USE ONLY

95VN 86522
08/03/95 11:04:5
VND4 T-8382 C 26

Image 84: 1995 permit for earthquake damage repair, unreinforced masonry crack repair, gunite to east elevation (four stories) (page 5 of 5)

417 S Ocean Front Walk 1-32

Permit #: **99016 - 30000 - 07245**
Plan Check #: Reference #:
Event Code:

Bldg--Alter/Repair
Commercial
Over the Counter Permit

City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

Status: Ready to Issue
Status Date: 04/26/99
Printed on: 04/26/99 14:38:45

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
GOLDEN BAY TRACT	BLK 4	247		M B 2-15	109-5A141 138	4286 - 029 - 004

3. PARCEL INFORMATION
No-Zone Permit -
BAS Branch Office - WLA
Council District - 6
Census Tract - 2734.000
District Map - 109-5A141
Energy Zone - 6
Thomas Brothers Map Grid - 671
ZONE(S):

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s) Tnt Property Mast — 2054 264th — LOMITA CA 901717
Tenant
Applicant (Relationship Contractor) - A-1 All American — 8874 National — CULVER CITY CA 90232 — (310) 559-4600

7. EXISTING USE 5 Apartment
PROPOSED USE

8. DESCRIPTION OF WORK
REROOF WITH 3 PLY CAP SHEET OVER EXISTING ROOF 28 SQ 5 YRS.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: DAS PC By:
OK for Cashier: Katherine Segall-Coa Coord. OK:
Signature: Date: 4/26/99

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

For Cashier's Use Only W/O #: 91607245

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $2,500 PC Valuation:

FINAL TOTAL Bldg--Alter/Repair	116.74
Permit Fee Subtotal Bldg--Alter/Rep	80.16
Handicapped Access	
Plan Check Subtotal Bldg--Alter/Rep	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.53
O.S. Surcharge	2.01
Sys. Surcharge	6.04
Planning Surcharge	3.00
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00
Permit Fee-Single Inspection Flag	

Sewer Cap ID: Total Bond(s) Due:

04/26/99 03:02:40PM WL03 T-7321 C 13

BLDG PLAN CHEC	20.00
INVOICE # 0000000 PP	
BLDG PERMIT CO	80.16
EI COMMERCIAL	0.53
ONE STOP	2.01
SYS DEV	6.04
MISCELLANEOUS	5.00
CITY PLAN SURC	3.00
TOTAL	116.74
CHECK	116.74

99WL 58730

12. ATTACHMENTS

Image 85: 1999 permit to reroof with 3 ply cap sheet over existing roof (page 1 of 2)

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(C) A-1 All American Roofing Co West	8834 National Blvd,	Culver City, CA 90232	C39	671922	3105594600

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

J 6 3 3 0 3 0 1 1 6

17. LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury 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. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and or HVAC contractor's & workers' comp declarations are desired.)

License Class _____ Lic. No. _____ Print: _____ Sign: _____

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: National Indemnity Policy Number: NWA.0150692-00

☐ 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, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: 4.26.99 ☐ Contractor ☒ Authorized Agent ☐ Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal ☒ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: _____ Date: 4.26.99

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she 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 the 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 & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors 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 Contractors License Law.)

☐ I am exempt under Sec _____, Bus. & Prof. Code for the following reason: _____

Print: _____ Sign _____ Date: ___/___/___ ☐ Owner ☐ Authorized Agent

22. FINAL DECLARATION

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 and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: Roberto Jimenez Sign: _____ Date: 4.26.99 ☐ Owner ☐ Contractor ☒ Author. Agent

Image 86: 1999 permit to reroof with 3 ply cap sheet over existing roof (page 2 of 2)

417 S Ocean Front Walk 1-32

Permit #: **00016 - 10001 - 04987**
Plan Check #: CC11130F Reference #:
Event Code:

Bldg--Alter/Repair	City of Los Angeles - Department of Building and Safety	Status: Ready to Issue
Apartment	**APPLICATION FOR BUILDING PERMIT**	Status Date: 06/26/00
Over the Counter Permit	**AND CERTIFICATE OF OCCUPANCY**	Printed on: 06/26/00 10:38:58

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
GOLDEN BAY TRACT	BLK 4	247		M B 2-15	109-5A141 138	4286 - 029 - 004

3. PARCEL INFORMATION

Alley - 20'ALLEY @ NE SIDE	Census Tract - 2734.000	Flood Haz. Zone - YES
BAS Branch Office - WLA	Coastal Zone Cons. Act - YES	Earthquake-Induced Liquefaction Area - YES
Council District - 6	District Map - 109-5A141	Lot Size - IRR
Community Plan Area - Venice	Energy Zone - 6	Lot Type - Interior

ZONE(S): R3-1 /

4. DOCUMENTS

ZI - ZI 1466	ORD - ORD 164844 (SA 930)	CPC - CPC 25560
ZI - ZI 1874	CPC - CPC 24385	CPC - CPC 86-0824 (GPC)
ORD - ORD 146323	CPC - CPC 24819	

5. CHECKLIST ITEMS

Fabricator Reqd - Shop Welds
Fabricator Reqd - Structural Steel
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
Venice Suites Llc 2001 Wilshire Blvd STE 505 SANTA MONICA CA 90403

Tenant

7. EXISTING USE	PROPOSED USE
5 Apartment	

8. DESCRIPTION OF WORK
INSTALL SUPPORTS FOR EXISTING WINDOW > 5'OPENING WHERE CONC LINTE HAVE CRACKS ORSPALD CONC. & CORRODED RENFOCING. TOTAL OF 28 SUCH OPENINGS. NONCONFORMING, NOT REQ'D TO BE FIREPROOF.

9. # Bldgs on Site & Use: 1 APT BLDG

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Arthur Perez DAS PC By:
OK for Cashier: Arthur Perez Coord. OK:
Signature: Date: 06/26/00

For Cashier's Use Only W/O #: 01604987
LA Department of Building and Safety
LA 05 17 011098 06/26/00 10:51AM

BLDG PERMIT COMM	$130.00
BLDG PLAN CHECK	$117.00
EI COMMERCIAL	$0.50
ONE STOP SURCH	$4.95
SYS DEV FEE	$14.85
CITY PLAN SURCH	$7.41
MISCELLANEOUS	$5.00
Total Due:	$279.71
Check:	$279.71

OOLA 00830

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $4,200 PC Valuation:

FINAL TOTAL Bldg--Alter/Repair	279.71
Permit Fee Subtotal Bldg--Alter/Rep	130.00
Plan Check Subtotal Bldg--Alter/Rep	117.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	4.95
Sys. Surcharge	14.85
Planning Surcharge	7.41
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Image 87: 2000 permit for window supports (page 1 of 2)

13. STRUCTURE INVENTORY

(NC) Length 127 Feet	(E) Foundation - Continuous Footing	(E) Height (BC) 46 Feet
(E) Stories 4 Levels	(E) Roof Construction - Wood Frame/Sheathing	
(NC) Width 30 Feet	(E) Wall Construction - URM	
(NC) R1 Occupancy Sqft Max Occ.	(P) Wall Construction - Wood Stud	
(E) Type III-N Construction	(NC) Concrete Shearwall	
(P) Type III-1HR Construction	(NC) URM Shearwall	
(NC) Floor Construction - Concrete Slab on Grade	(C) Wood (Plywood, OSB, etc.)Shearwall	
(NC) Floor Construction - Raised Wood	(P) Height (ZC) Feet	

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME

		ADDRESS		CLASS	LICENSE#	PHONE #
(O) Owner-Builder		,	,		0	
(A) Barany	Donald	1137 2nd St #202,	Santa Monica, CA 90403		C12803	
(E) Lambert	John	652 Venice Blvd,	Venice, CA 90291		C38381	

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury 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. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: _____ Lic. No.: _____ Print: _____ Sign: _____

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are

Carrier: _____ Policy Number: _____

☒ 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, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: John Lambert Date: 6/26/00 ☐ Contractor ☒ Authorized Agent ☐ Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: ☐ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: _____ Date: / /

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she 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 the 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 & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors 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 Contractors License Law.)

☐ I am exempt under Sec _____, Bus. & Prof. Code for the following reason: _____

Print: John Lambert Sign: John Lambert Date: 6/26/00 ☐ Owner ☒ Authorized Agent

22. FINAL DECLARATION

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 and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: John Lambert Sign: John Lambert Date: 6/26/00 ☐ Owner ☐ Contractor ☒ Author. Agent

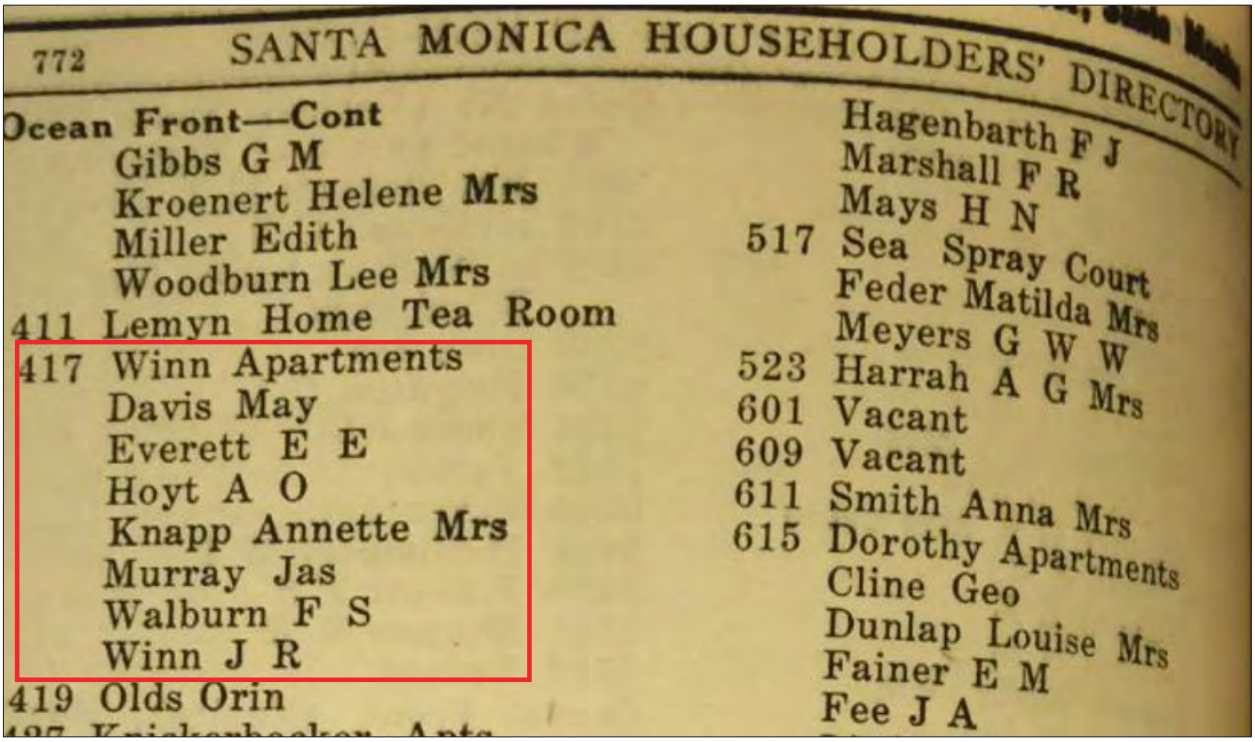
Image 88: 2000 permit for window supports (page 2 of 2)

ATTACHMENT D: DIRECTORY RESEARCH

417 OCEAN FRONT WALK

LOS ANGELES, CALIFORNIA

THIS SPACE INTENTIONALLY LEFT BLANK.

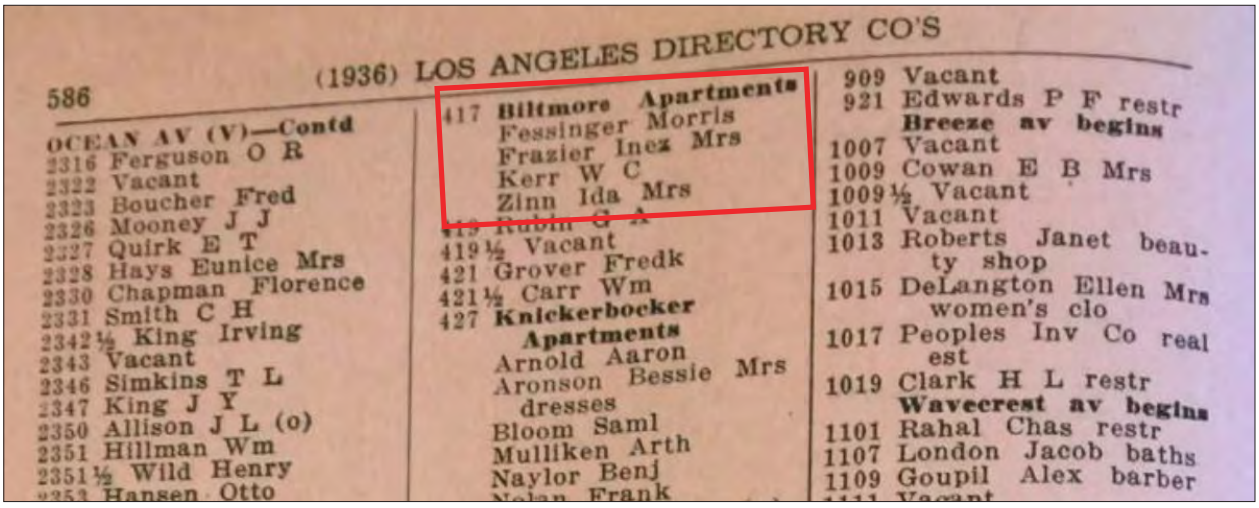


772 SANTA MONICA HOUSEHOLDERS' DIRECTORY

Ocean Front—Cont
Gibbs G M
Kroenert Helene Mrs
Miller Edith
Woodburn Lee Mrs
411 Lemyn Home Tea Room
417 Winn Apartments
Davis May
Everett E E
Hoyt A O
Knapp Annette Mrs
Murray Jas
Walburn F S
Winn J R
419 Olds Orin

Hagenbarth F J
Marshall F R
Mays H N
517 Sea Spray Court
Feder Matilda Mrs
Meyers G W W
523 Harrah A G Mrs
601 Vacant
609 Vacant
611 Smith Anna Mrs
615 Dorothy Apartments
Cline Geo
Dunlap Louise Mrs
Fainer E M
Fee J A

Image 59: 1923 Directory



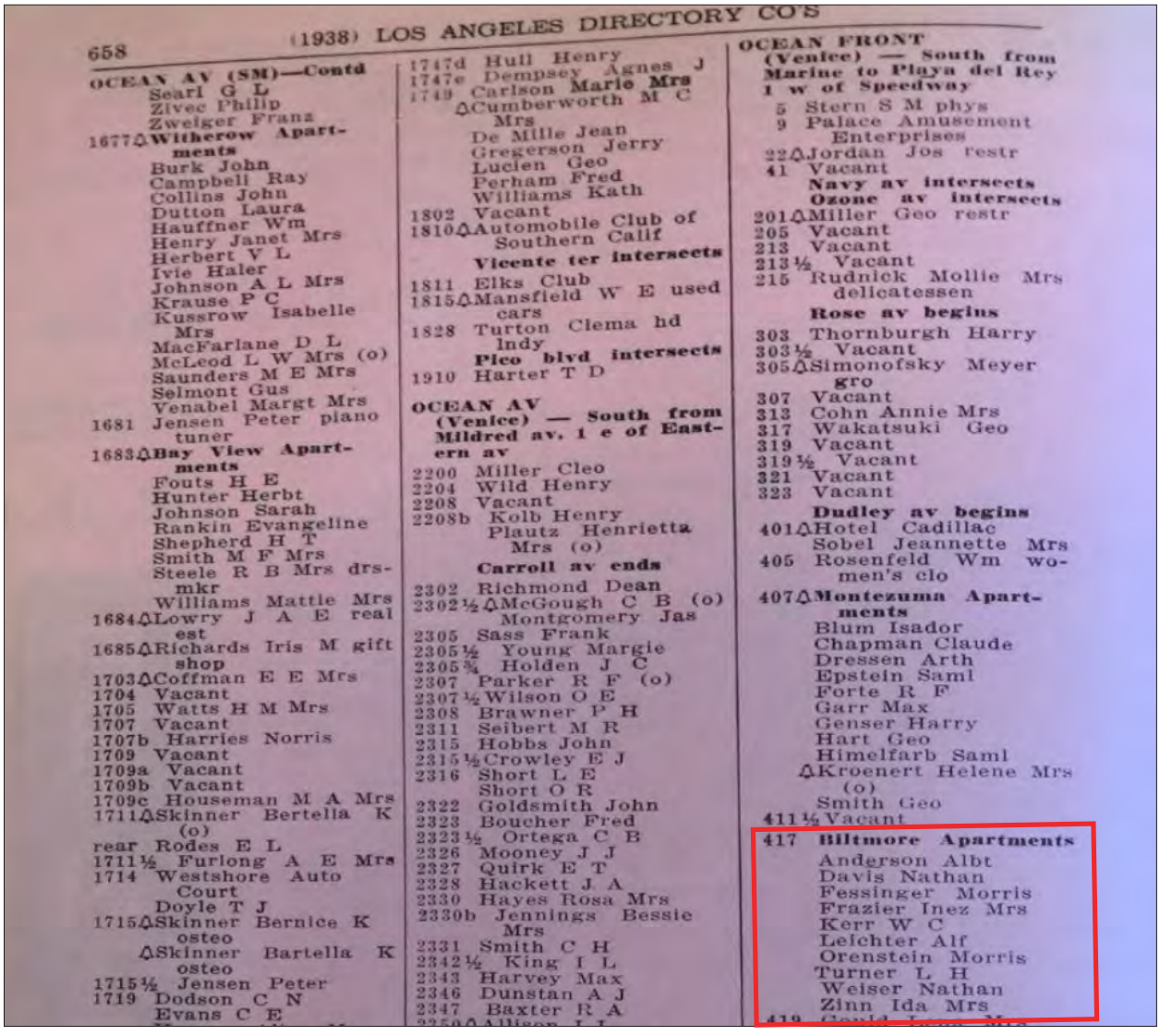
586 (1936) LOS ANGELES DIRECTORY CO'S

OCEAN AV (V)—Contd
2316 Ferguson O R
2322 Vacant
2323 Boucher Fred
2326 Mooney J J
2327 Quirk E T
2328 Hays Eunice Mrs
2330 Chapman Florence
2331 Smith C H
2342½ King Irving
2343 Vacant
2346 Simkins T L
2347 King J Y
2350 Allison J L (o)
2351 Hillman Wm
2351½ Wild Henry
2353 Hansen Otto

417 **Biltmore Apartments**
Fessinger Morris
Frazier Inez Mrs
Kerr W C
Zinn Ida Mrs
419 Rubin G A
419½ Vacant
421 Grover Fredk
421½ Carr Wm
427 **Knickerbocker Apartments**
Arnold Aaron
Aronson Bessie Mrs dresses
Bloom Saml
Mulliken Arth
Naylor Benj
Nolan Frank

909 Vacant
921 Edwards P F restr
Breeze av begins
1007 Vacant
1009 Cowan E B Mrs
1009½ Vacant
1011 Vacant
1013 Roberts Janet beauty shop
1015 DeLangton Ellen Mrs women's clo
1017 Peoples Inv Co real est
1019 Clark H L restr
Wavecrest av begins
1101 Rahal Chas restr
1107 London Jacob baths
1109 Goupil Alex barber
1111 Vacant

Image 60: 1936 Directory



658 (1938) LOS ANGELES DIRECTORY CO'S

OCEAN AV (SM)—Contd
Searl G L
Zivec Philip
Zweiger Franz
1677△**Witherow Apartments**
Burk John
Campbell Ray
Collins John
Dutton Laura
Hauffner Wm
Henry Janet Mrs
Herbert V L
Ivie Haler
Johnson A L Mrs
Krause P C
Kussrow Isabelle Mrs
MacFarlane D L
McLeod L W Mrs (o)
Saunders M E Mrs
Selmont Gus
Venabel Margt Mrs
1681 Jensen Peter piano tuner
1683△**Bay View Apartments**
Fouts H E
Hunter Herbt
Johnson Sarah
Rankin Evangeline
Shepherd H T
Smith M F Mrs
Steele R B Mrs drsmkr
Williams Mattie Mrs
1684△Lowry J A E real est
1685△Richards Iris M gift shop
1703△Coffman E E Mrs
1704 Vacant
1705 Watts H M Mrs
1707 Vacant
1707b Harries Norris
1709 Vacant
1709a Vacant
1709b Vacant
1709c Houseman M A Mrs
1711△Skinner Bertella K (o)
rear Rodes E L
1711½ Furlong A E Mrs
1714 Westshore Auto Court
Doyle T J
1715△Skinner Bernice K osteo
△Skinner Bartella K osteo
1715½ Jensen Peter
1719 Dodson C N
Evans C E

1747d Hull Henry
1747e Dempsey Agnes J
1749 Carlson Marie Mrs
△Cumberworth M C Mrs
De Mille Jean
Gregerson Jerry
Lucien Geo
Perham Fred
Williams Kath
1802 Vacant
1810△Automobile Club of Southern Calif
Vicente ter intersects
1811 Elks Club
1815△Mansfield W E used cars
1828 Turton Clema hd lndy
Pico blvd intersects
1910 Harter T D

OCEAN AV (Venice) — South from Mildred av, 1 e of Eastern av
2200 Miller Cleo
2204 Wild Henry
2208 Vacant
2208b Kolb Henry
Plautz Henrietta Mrs (o)
Carroll av ends
2302 Richmond Dean
2302½ △McGough C B (o)
Montgomery Jas
2305 Sass Frank
2305½ Young Margie
2305¾ Holden J C
2307 Parker R F (o)
2307½ Wilson O E
2308 Brawner P H
2311 Seibert M R
2315 Hobbs John
2315½ Crowley E J
2316 Short L E
Short O R
2322 Goldsmith John
2323 Boucher Fred
2323½ Ortega C B
2326 Mooney J J
2327 Quirk E T
2328 Hackett J A
2330 Hayes Rosa Mrs
2330b Jennings Bessie Mrs
2331 Smith C H
2342½ King I L
2343 Harvey Max
2346 Dunstan A J
2347 Baxter R A

OCEAN FRONT (Venice) — South from Marine to Playa del Rey 1 w of Speedway
5 Stern S M phys
9 Palace Amusement Enterprises
22△Jordan Jos restr
41 Vacant
Navy av intersects
Ozone av intersects
201△Miller Geo restr
205 Vacant
213 Vacant
213½ Vacant
215 Rudnick Mollie Mrs delicatessen
Rose av begins
303 Thornburgh Harry
303½ Vacant
305△Simonofsky Meyer gro
307 Vacant
313 Cohn Annie Mrs
317 Wakatsuki Geo
319 Vacant
319½ Vacant
321 Vacant
323 Vacant
Dudley av begins
401△Hotel Cadillac
Sobel Jeannette Mrs
405 Rosenfeld Wm women's clo
407△**Montezuma Apartments**
Blum Isador
Chapman Claude
Dressen Arth
Epstein Saml
Forte R F
Garr Max
Genser Harry
Hart Geo
Himelfarb Saml
△Kroenert Helene Mrs (o)
Smith Geo
411½ Vacant
417 **Biltmore Apartments**
Anderson Albt
Davis Nathan
Fessinger Morris
Frazier Inez Mrs
Kerr W C
Leichter Alf
Orenstein Morris
Turner L H
Weiser Nathan
Zinn Ida Mrs
419 Gould Jesse Mrs

Image 61: 1938 Directory

ATTACHMENT E: DEEDS

417 OCEAN FRONT WALK

LOS ANGELES, CALIFORNIA

THIS SPACE INTENTIONALLY LEFT BLANK.

RECORDING REQUESTED BY

CEN-FED ESCROWS, INC.
1347 Fifth Street
Santa Monica, California
AND WHEN RECORDED MAIL TO

993

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR SECURITY TITLE INSURANCE CO.
DEC 29 1966 AT 8:01 A.M.
RAY E. LEE, County Recorder

FEE $2 C

Name: Mr. and Mrs. N. Burton Wilkins
Street Address: 505 Georgina Avenue
City & State: Santa Monica, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name / Street Address / City & State: same as above

AFFIX $ 220.00 R. STAMPS IN THIS SPACE
LAC $25.00

$25 REALTY TRANSFER TAX

TO 404 CA (8-65)

Joint Tenancy Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

SEC T. I.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
LOUIS L. BECKER, a widower

hereby GRANT(S) to

N. BURTON WILKINS and ISABELLE WILKINS, husband and wife , AS JOINT TENANTS,

the real property in the
County of Los Angeles State of California, described as:

--- Lot 247, Block 4 of GOLDEN BAY TRACT, as per map recorded in Book 2, Page 15 of Maps in the office of the county recorder of said county ---

DEC 29 1966

045711 DEC 29'66 PB METER 10126 INTERNAL REVENUE DOCUMENTARY $2.20 C

993

Dated: November 10th, 1966

Louis L. Becker
Louis L. Becker

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On November 14, 1966 before me, the undersigned, a Notary Public in and for said State, personally appeared Louis L. Becker

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature Alice Harris
ALICE HARRIS, Notary Public
In and for the State of California
My Commission Expires August 27, 1968 (Name Typed or Printed)

ALICE HARRIS
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

(This area for official notarial seal)

Title Order No. Escrow or Loan No. 5541-C

MAIL TAX STATEMENTS AS DIRECTED ABOVE 6653820 1

RECORDING REQUESTED BY

3449

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
51 Min. Past 12 P.M. NOV 15 1967
RAY E. LEE, County Recorder

AND WHEN RECORDED MAIL TO

Name: Norris B. Wilkins
Street Address: 505 Georgina Avenue
City & State: Santa Monica, California 90402

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE $2 G

MAIL TAX STATEMENTS TO

Name: Norris B. Wilkins
Street Address: 505 Georgina Avenue
City & State: Santa Monica, California 90402

TO 402 CA (6-67)

Quitclaim Deed

AFFIX $_____ I. R. STAMPS ABOVE

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, N. Burton Wilkins and Isabelle Wilkins, husband and wife

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to Norris B. Wilkins and Isabelle Kuhlmann Wilkins, husband and wife, as co-tenants in common, all of their right, title and interest in and to

the following described real property in the county of Los Angeles, state of California:

Lot 247, Block 4 of Golden Bay Tract, as per map recorded in Book 2, Page 15 of Maps, in the office of the county recorder of said county.

SUBJECT TO: Covenants, conditions, easements, reservations, rights and rights of way, trust deeds and restrictions of record.

Dated November 3, 1967.

N. Burton Wilkins
N. Burton Wilkins

Isabelle Wilkins
Isabelle Wilkins

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On November 3, 1967 before me, the undersigned, a Notary Public in and for said State, personally appeared N. Burton Wilkins and Isabelle Wilkins

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Signature Marshall Gumbiner
Marshall Gumbiner
Name (Typed or Printed)

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

OFFICIAL SEAL
MARSHALL GUMBINER
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

MAY 19 1971

699

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name MR. ROBERT S. WASHBURN
Street Address c/o LANDTEC CORPORATION
City & State 750 WELCH ROAD
PALO ALTO, CALIFORNIA 94304

MAIL TAX STATEMENTS TO

Name
Street Address SAME AS ABOVE
City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX $ ____
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

Signature of Declarant or Agent determining tax. Firm Name

Grant Deed

TO 408.1 CA (1-70) THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

NORRIS B. WILKINS AND ISABELLE KUHLMANN WILKINS, HUSBAND AND WIFE,

hereby GRANT(S) to

ROBERT S. WASHBURN, A MARRIED MAN, AS HIS SEPARATE PROPERTY,

the following described real property in the CITY OF LOS ANGELES
County of LOS ANGELES, State of California:

LOT 247, BLOCK 4 OF GOLDEN BAY TRACT, AS PER MAP RECORDED IN BOOK 2, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated MAY 11, 1971

Norris B. Wilkins
NORRIS B. WILKINS

Isabelle Kuhlmann Wilkins
ISABELLE KUHLMANN WILKINS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.

On MAY 12, 1971 before me, the undersigned, a Notary Public in and said State, personally appeared NORRIS B. WILKINS AND ISABELLE KUHLMANN WILKINS

known to me to be the person S whose name S ARE subscribed to the within instrument and acknowledged that THEY executed the same.

WITNESS my hand and official seal.

Signature Jean Selby
JEAN SELBY
Name (Typed or Printed)

OFFICIAL SEAL
JEAN SELBY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires April 18, 1975

Title Order No. 711 0034 Escrow or Loan No. 1338

MAIL TAX STATEMENTS AS DIRECTED ABOVE

711034-1

MAY 19 1971 SEC. T.I. 8:01

699

MAY 19 1971

RECORDING REQUESTED BY

700

AND WHEN RECORDED MAIL TO

Name: MR. ROBERT S. WASHBURN
Street Address: c/o LANDTEC CORPORATION
City & State: 750 WELCH ROAD
PALO ALTO, CALIFORNIA 94304

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name:
Street Address: SAME AS ABOVE
City & State:

TO 402 CA (2-68)

Quitclaim Deed

DFT.$ NONE
NO CONSIDERATION PAID. IS THIS DEED AS GIVEN TO CONVEY SEPARATE PROPERTY.

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SUZANNE WASHBURN, A MARRIED WOMAN, WIFE OF THE GRANTEE HEREIN,

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

ROBERT S. WASHBURN, A MARRIED MAN, AS HIS SEPARATE PROPERTY,

the following described real property in the CITY OF LOS ANGELES county of LOS ANGELES state of California:

LOT 247, BLOCK 4 OF GOLDEN BAY TRACT, AS PER MAP RECORDED IN BOOK 2, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIS DEED IS GIVEN TO CARRY OUT THE MUTUAL DESIRE AND AGREEMENT OF THE PARTIES HERETO THAT SAID PROPERTY SHALL BECOME VESTED IN THE GRANTEE HEREIN AS HIS SOLE AND SEPARATE PROPERTY.

Dated MAY 12, 1971

Suzanne Washburn
SUZANNE WASHBURN

STATE OF CALIFORNIA
COUNTY OF Santa Clara } ss.
On May 12, 1971 before me, the undersigned, a Notary Public in and for said State, personally appeared Suzanne Washburn
known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

Signature Barbara L. Farrey
BARBARA L. FARREY
Name (Typed or Printed)

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

RICHARD [illegible]
NOTARY PUBLIC
My Commission Expires [illegible]

BARBARA L. FARREY
NOTARY PUBLIC
SANTA CLARA COUNTY
Commission Expires February 3, 1974

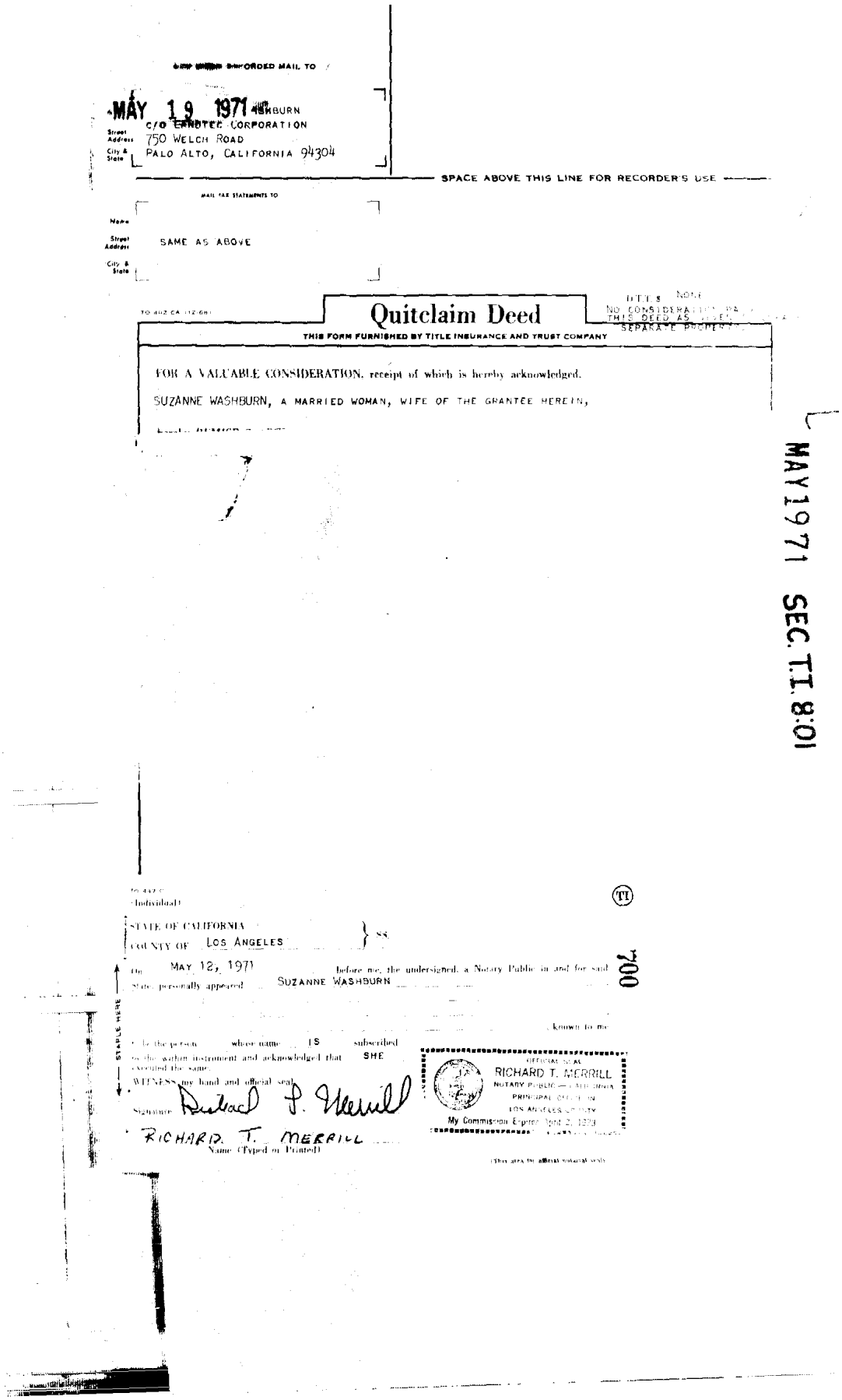
Title Order No. 711 0334 Escrow or Loan No. 1338

MAIL TAX STATEMENTS AS DIRECTED ABOVE

711 0334-2

MAY 19 1971 SFC TI 8.01

700



RECORDED MAIL TO

MAY 19 1971 SUZANNE WASHBURN
Street Address: C/O ENDOTEC CORPORATION
City & State: 750 WELCH ROAD PALO ALTO, CALIFORNIA 94304

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name
Street Address: SAME AS ABOVE
City & State

TO AUZ CA (12-69)

Quitclaim Deed

DTT'S NONE
NO CONSIDERATION PAID
THIS DEED AS A GIFT BETWEEN
SEPARATE PROPERTY

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SUZANNE WASHBURN, A MARRIED WOMAN, WIFE OF THE GRANTEE HEREIN,

MAY 1971 SEC. T.I. 8:01

TO AUZ C
(Individual)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss

On MAY 12, 1971 before me, the undersigned, a Notary Public in and for said State, personally appeared SUZANNE WASHBURN

known to me

to be the person whose name IS subscribed to the within instrument and acknowledged that SHE executed the same.

WITNESS my hand and official seal.

Signature Richard T. Merrill

RICHARD T. MERRILL
Name (Typed or Printed)

OFFICIAL SEAL
RICHARD T. MERRILL
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires April 2, 1973

(This area for official notarial seal)

STAPLE HERE

700

JUL 26 1973

RECORDING REQUESTED BY

PETTY, ANDREWS, TUFTS & JACKSON

AND WHEN RECORDED MAIL TO

Name / Street Address / City & State:
George A. Andrews, Jr.
Petty, Andrews, Tufts et al
650 California Street #3130
San Francisco, CA 94108

2429

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF.
11 Min. Past 11 A.M. JUL 26 1973
Registrar-Recorder

FEE $3 S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name / Street Address / City & State:
Suzanne P. Washburn
455 Santa Rita Avenue
Palo Alto, California 94301

No stamps necessary; consideration under $100.

George A. Andrews Jr.
Attorney at Law

D.T.T. $

TO 402 CA (12-68)

Quitclaim Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROBERT S. WASHBURN, a married man dealing with his separate property,

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to SUZANNE P. WASHBURN, trustee under agreement dated July 19, 1973, with Robert S. Washburn as trustor

the following described real property in the City of Los Angeles county of Los Angeles state of California:

Lot 247, Block 4 of Golden Bay Tract, as per Map recorded in Book 2, Page 15 of Maps, in the office of the County Recorder of said county.

JUL 26 1973

2429

Dated July 19, 1973

Robert S. Washburn

City & STATE OF CALIFORNIA
COUNTY OF San Francisco } ss.

On July 19, 1973 before me, the undersigned, a Notary Public in and for said State, personally appeared Robert S. Washburn

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature Helen Ketterbaugh

Helen Ketterbaugh
Name (Typed or Printed)

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

HELEN KETTERBAUGH
NOTARY PUBLIC CALIFORNIA
CITY & COUNTY OF SAN FRANCISCO
My Commission Expires Jan. 2, 1977

(This area for official notarial seal)

Title Order No. Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY

82- 278571

AND WHEN RECORDED MAIL TO

Name / Street Address / City & State:
Mr. Michael T. Neal
1404 Beech Avenue
Torrance, California 90501

MAIL TAX STATEMENTS TO

Name / Street Address / City & State:
Same as Above

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
MAR 16 1982 AT 8 A.M.
Recorder's Office

FEE
$4
G

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

TO 1923 CA (12-74)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

(44)

The undersigned grantor(s) declare(s):
Documentary transfer tax is $411.95
( ) computed on full value of property conveyed, or
(X) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (XX) City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MONTE OVERSTREET, a single man

hereby GRANT(S) to MICHAEL T. NEAL AND SHAUNA J. GARDNER-NEAL, husband and wife as community property, as to 33 1/3% interest and JOHN M. AREA III, an unmarried man, as to 33 1/3% interest and LOUIS EDWARD TELBIZOFF AND GLORIA JOAN TELBIZOFF, Trustees under Declaration of Trust dated October 6, 1980, as to 33 1/3% interest, all as tenants in common
the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

Lot 247, Block 4 of Golden Bay Tract, as per map recorded in Book 2 Page 15 of Maps, in the office of the county recorder of said county.

Dated February 17, 1982

Monte Overstreet

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.
On March 2, 1982 before me, the undersigned, a Notary Public in and for said State, personally appeared Monte Overstreet

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.
Signature Carmean Finance
Carmean Finance

OFFICIAL SEAL
CARMEAN FINANCE
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 2, 1983

(This area for official notarial seal)

Title Order No. 2XC0432-48 Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDED DOCUMENT

INVESTORS TITLE COMPANY

RECORDING REQUESTED BY
John Area
950 17th Street
Hermosa Beach, CA 90254

AND WHEN RECORDED MAIL TO

John Area
c/o Janarea Inc.
1225 West 190th Street, Ste. 205
Gardena, CA 90248

92 670597

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA.
APR 16 1992 AT 8 A.M.
Recorder's Office

FEE $25 F
A F N F 94 1

MAIL TAX STATEMENTS TO

Name John Area
c/o Janarea Inc.
1225 W. 190th Street, #205
City & State Gardena, CA 90248

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

TO '922 (A. 11-73) A.P.N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $None
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (X) City of Los Angeles, and

The Real Property herein described was purchased with the sole and seperate funds of the grantee - R & T 11911

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mary Lou Area, a married woman

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

John M. Area III, a married man as his sole and seperate property

the following described real property in the State of California:

County of

Lot 247, Block 4 of Golden Bay Tract, as per map recorded in Book 2 Page 15 of maps, in the county recorder of said county.

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property, to the grantee as his/her sole and separate property.

Dated February 17, 1992

Mary Lou Area

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.

On February 17, 1992 before me, the undersigned, a Notary Public in and for said State, personally appeared MARY LOU AREA

known to me to be the person whose name IS subscribed to the within instrument and acknowledged that SHE executed the same.
WITNESS my hand and official seal.

Signature

OFFICIAL SEAL
ROXANNE LYNN GREENE
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. FEB. 23,1993

(This area for official notarial seal)

Title Order No. 259898-22 Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

[redacted]

RECORDING REQUESTED BY:

John M. Area III

When Recorded Mail Document and Tax Statement To:
JMA Properties, Inc.
4582 E. Kingwood Drive #207
Kingwood, Texas 77345

Escrow No.
Title Order No.
APN: 4286-029-004

96 2078354

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
11:41 AM DEC 24 1996

FEE
$7
F

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The Grantor and the Grantee in this Conveyance are comprised of the same parties who continue to hold the same proportionate interests in the property, R & T 11923(d). The conveyance is from an individual to his wholly owned corporation, R & T 62 (a) (2).

The undersigned grantor(s) declare(s)
Documentary transfer tax is $ None **City tax $** None
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated Area City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John M. Area III, a married man

hereby GRANT(S) to JMA Properties, Inc., a Texas corporation, all of his rights, title and interests in

the following described real property in the City of Los Angeles
County of Los Angeles **State of California:**

LOT 247, BLOCK 4 OF GOLDEN BAY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATED: September 24, 1996

John M. Area III

STATE OF ~~CALIFORNIA~~ TEXAS
COUNTY OF HARRIS
ON 9/24/96 before me,
John M. Area III personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

TINA CAVACO
MY COMMISSION EXPIRES
April 27, 1999

MAIL TAX STATEMENT AS DIRECTED ABOVE

FD-13 (Rev 4/94) GRANT DEED

99 1817361

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
SEP 23 1999
AT 8 A.M.

SPACE ABOVE THIS LINE RESERVED FOR RECORDER S USE

TITLE(S)

DEED

FEE CODE	N/A	N/A	0	20	9_	19	04	19
REC FEE	NO PAGES	NO TITLES	PCOR	D A FEE	SURVEY MON	NOTIF	INVOL LIEN	NON CONF
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EXAMINER S INT

Assessor s Identification Number (AIN)
To Be Completed By Examiner Or Title Company In Black Ink

4286-029-004

Number of Parcels Shown

001

Revision Number

99 1817361

RECORDING REQUESTED BY

Stewart Title of California, Inc

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME VENICE SUITES, LLC

ADDRESS 2001 Wilshire Blvd, Ste 505

CITY Santa Monica, CA 90403-5640
STATE & ZIP

A. F. N. F. CODE 94

FEE $ 54 11

GRANT DEED

10

TITLE ORDER NO. 849112-44 Escrow No. 99192442 APN NO. 4286-29-4

TRANSFER TAX
NOT A PUBLIC RECORD

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $_____ CITY TAX $_____
(=) omputed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
( ) Unincorporated area (x) City of _ Los Angeles_____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MICHAEL T NEAL AND SAUNA J GARDNER-NEAL, husband and wife
LOUIS EDWARD TELBIZOFF AND GLORIA JOAN TELBIZOFF, Trustees Under Declaration of Trust as amended
Dated October 6, 1980, and JMA PROPERTIES, INC , A TEXAS CORPORATION

hereby GRANT(s) to

VENICE SUITES, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

the following described real property in the County of Los Angeles, State of California

Lot 247, Block 4 of Golden Bay Tract, in the City of Los Angeles, County of Los Angeles, State of California, As per map recorded in book 2 page (s) 15 of Maps, in the office of the county recorder of said county

See Attached Signature Page marked Exhibit "A" for complete signatures of the above named Grantors

Dated September 14, 1999

~~EXIST~~ CONSIST COUNTER PARTS

Michael T Neal

Shauna J Gardner-Neal

SIGNED IN COUNTER PART

NOTIFICATION SEAL #2

STATE OF CALIFORNIA }

COUNTY OF } S S

On Sept 20, 1999 before me the undersigned notary public MARK VAN DEUSEN,
(here insert name and title of the officer), personally appear MICHAEL T NEAL & SHAUNA J. GARDNER-NEAL
Michael T Neal and Shauna J Garner-Neal
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Signature

MARK VAN DEUSEN
Comm. # 1102658
NOTARY PUBLIC CALIFORNIA
San Joaquin County
My Comm. Expires June 23, 2000

DOCUMENT PROVIDED BY STEWART TITLE OF CALIFORNIA INC

GRNTDEED DOC

GRNTDEED DOC

99 1817361

ILLEGIBLE NOTARY DECLARATION

GOVERNMENT CODE 27361.7

NAME OF NOTARY PUBLIC MARK VAN DEUSEN

DATE COMMISSION EXPIRES 6-23-2000

NOTARY IDENTIFICATION NUMBER: 1102658

MANUFACTURER/ VENDOR IDENTIFICATION NUMBER: VS11

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

PLACE OF EXECUTION: NORWALK, CALIFORNIA

DATE: 9-23-99

SIGNATURE

EXHIBIT 'A'
SIGNATURE PAGE OF

LOUIS EDWARD TELBIZOFF AND GLORIA JOAN TELBIZOFF,
TRUSTEES UNDER DECLARATION OF TRUST DATED OCTOBER 6, 1980. as amended

By:_____
Louis Edward Telbizoff, Trustee

By:_____
Gloria Joan Telbizoff, Trustee

JMA PROPERTIES, INC.,
A TEXAS CORPORATION

BY:_____

BY:_____

99 1817361

RECORDING REQUESTED BY

Stewart Title of California, Inc.

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME VENICE SUITES, LLC

ADDRESS 2001 Wilshire Blvd, Ste 505

CITY Santa Monica, CA 90403-5640
STATE & ZIP

GRANT DEED

TITLE ORDER NO 849112-44 **Escrow No. 99192442** **APN NO. 4286-29-4**

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $_____ CITY TAX $_____
(=) omputed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
( ) Unincorporated area (x) City of _ Los Angeles_____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MICHAEL T NEAL AND SAUNA J. GARDNER-NEAL, husband and wife
LOUIS EDWARD TELBIZOFF AND GLORIA JOAN TELBIZOFF, Trustees Under Declaration of Trust
Dated October 6, 1980; and JMA PROPERTIES, INC , A TEXAS CORPORATION

hereby GRANT(s) to AS AMENDED LET GJT

VENICE SUITES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

the following described real property in the County of Los Angeles, State of California.

Lot 247, Block 4 of Golden Bay Tract, in the City of Los Angeles, County of Los Angeles, State of California, As per map recorded in book 2 page (s) 15 of Maps, in the office of the county recorder of said county

See Attached Signature Page marked Exhibit "A" for complete signatures of the above named Grantors

Dated_____September 14, 1999_____

_____
Michael T Neal

_____
Shauna J Gardner-Neal

STATE OF CALIFORNIA }

COUNTY OF } S S

On_____before me the undersigned notary public _____,
(here insert name and title of the officer), personally appear_____
_____Michael T Neal and Shauna J Garner-Neal _____,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Signature_____

DOCUMENT PROVIDED BY STEWART TITLE OF CALIFORNIA, INC
GRNTDEED DOC

99 1817361 GRNTDEED DOC

EXHIBIT 'A'
SIGNATURE PAGE OF

LOUIS EDWARD TELBIZOFF AND GLORIA JOAN TELBIZOFF,
TRUSTEES UNDER DECLARATION OF TRUST DATED OCTOBER 6, 1980 LET GJT AS AMENDED

By: Louis Edward Telbizoff Trustee
Louis Edward Telbizoff, Trustee

By: Gloria Joan Telbizoff, Trustee
Gloria Joan Telbizoff, Trustee

JMA PROPERTIES, INC ,
A TEXAS CORPORATION

BY:_____

BY:_____

99 1817361

ALL PURPOSE ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

Mildred E. Martin

On 9/17/99 before me, A the notary public
appeared
Louis Edward Telbizoff and Gloria Joan Telbizoff,
~~Personally known to me (or~~ proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), an that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

MILDRED E MARTIN
Commission # 1125441
Notary Public — California
Los Angeles County
My Comm. Expires Feb 19, 2001

Signature Mildred E. Martin

(NOTARY SEAL)

MARIA V MCGUIRE Commission expires Oct 6 2000

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another Document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

Title of Document Type _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

DOCUMENT PROVIDED BY STEWART TITLE OF CALIFORNIA INC

NOTARY1 COC

99 1817361

RECORDING REQUESTED BY

Stewart Title of California, Inc.

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME VENICE SUITES, LLC

ADDRESS 2001 Wilshire Blvd, Ste 505

CITY Santa Monica, CA 90403-5640
STATE & ZIP

GRANT DEED

TITLE ORDER NO. 849112-44 **Escrow No 99192442** **APN NO. 4286-29-4**

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $_____ CITY TAX $_____
(=) omputed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
( ) Unincorporated area (x) City of _ Los Angeles_____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MICHAEL T NEAL AND SAUNA J GARDNER-NEAL, husband and wife
LOUIS EDWARD TELBIZOFF AND GLORIA JOAN TELBIZOFF, Trustees Under Declaration of Trust
Dated October 6, 1980, and JMA PROPERTIES, INC., A TEXAS CORPORATION

hereby GRANT(s) to

VENICE SUITES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

the following described real property in the County of Los Angeles, State of California

Lot 247, Block 4 of Golden Bay Tract, in the City of Los Angeles, County of Los Angeles, State of California,
As per map recorded in book 2 page (s) 15 of Maps, in the office of the county recorder of said county

See Attached Signature Page marked Exhibit "A" for complete
signatures of the above named Grantors

Dated_____September 14, 1999_____

_____
Michael T Neal

_____
Shauna J Gardner-Neal

STATE OF CALIFORNIA }

COUNTY OF } S S

On_____before me the undersigned notary public _____,
(here insert name and title of the officer), personally appear_____
_____Michael T Neal and Shauna J Garner-Neal _____,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Signature_____

DOCUMENT PROVIDED BY STEWART TITLE OF CALIFORNIA, INC
GRNTDEED DOC

99 1817361

GRNTDEED DOC

99 1817361

I CERTIFY (OR DECLARE) UNDER PENALTY OR PERJURY THAT THE FORLGOING IS TRUL AND CORRECT

DATE: SEP 2 3 1999 Signature

Place of execution Norwalk

EXHIBIT 'A'
SIGNATURE PAGE OF

LOUIS EDWARD TELBIZOFF AND GLORIA JOAN TELBIZOFF,
TRUSTEES UNDER DECLARATION OF TRUST DATED OCTOBER 6, 1980.

By:_____
Louis Edward Telbizoff, Trustee

By:_____
Gloria Joan Telbizoff, Trustee

JMA PROPERTIES, INC.,
A TEXAS CORPORATION

BY:_____
JOHN M. ARCA

BY:_____
President, Corp.

99 1817361

ALL PURPOSE ACKNOWLEDGMENT

STATE OF ~~CALIFORNIA~~ Texas }
COUNTY OF Harris }

On Sept. 16, 1999 before me, M.E García
personally appeared JOHN M. AREA,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature M E García

M. E GARCIA
Notary Public, State of Texas
My Commission Expires
AUGUST 29, 2002
(NOTARY SEAL)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

Title of Document Type _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

DOCUMENT PROVIDED BY STEWART TITLE OF CALIFORNIA, INC

NOTARY1 DOC

99 1817361

ATTACHMENT F: NEWSPAPER RESEARCH

417 OCEAN FRONT WALK

LOS ANGELES, CALIFORNIA

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WHY not spend your winter or weeks at the Winn Apartments, 417 Ocean Front, on the warm sunny sea at Venice? Low winter rates.

Image 62: 1928 Los Angeles Times article

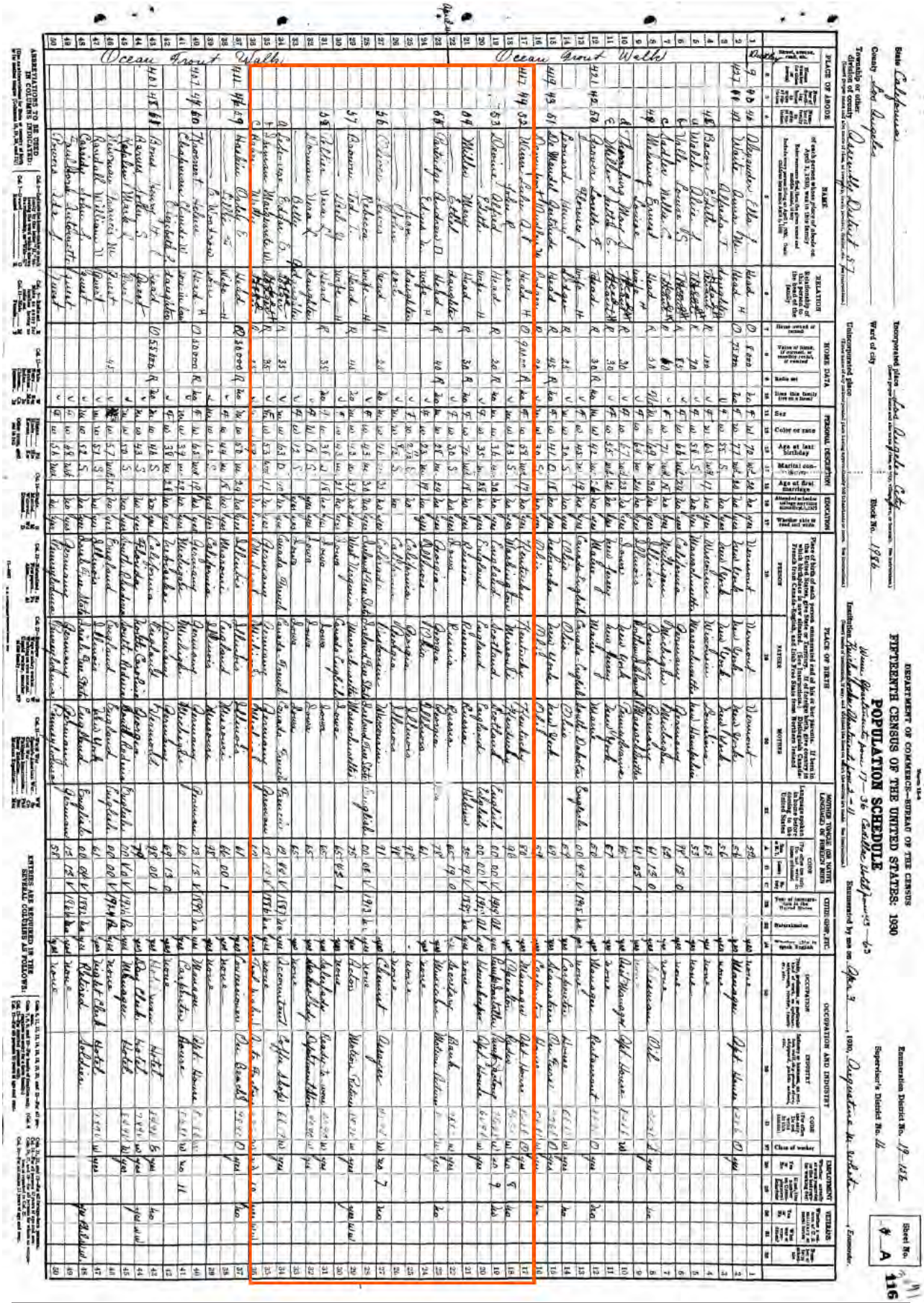
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ATTACHMENT G: 1930 CENSUS

417 OCEAN FRONT WALK

LOS ANGELES, CALIFORNIA

THIS SPACE INTENTIONALLY LEFT BLANK.



DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
FIFTEENTH CENSUS OF THE UNITED STATES: 1930
POPULATION SCHEDULE
Ocean Front Walk

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ATTACHMENT H: SANBORN MAP

417 OCEAN FRONT WALK

LOS ANGELES, CALIFORNIA

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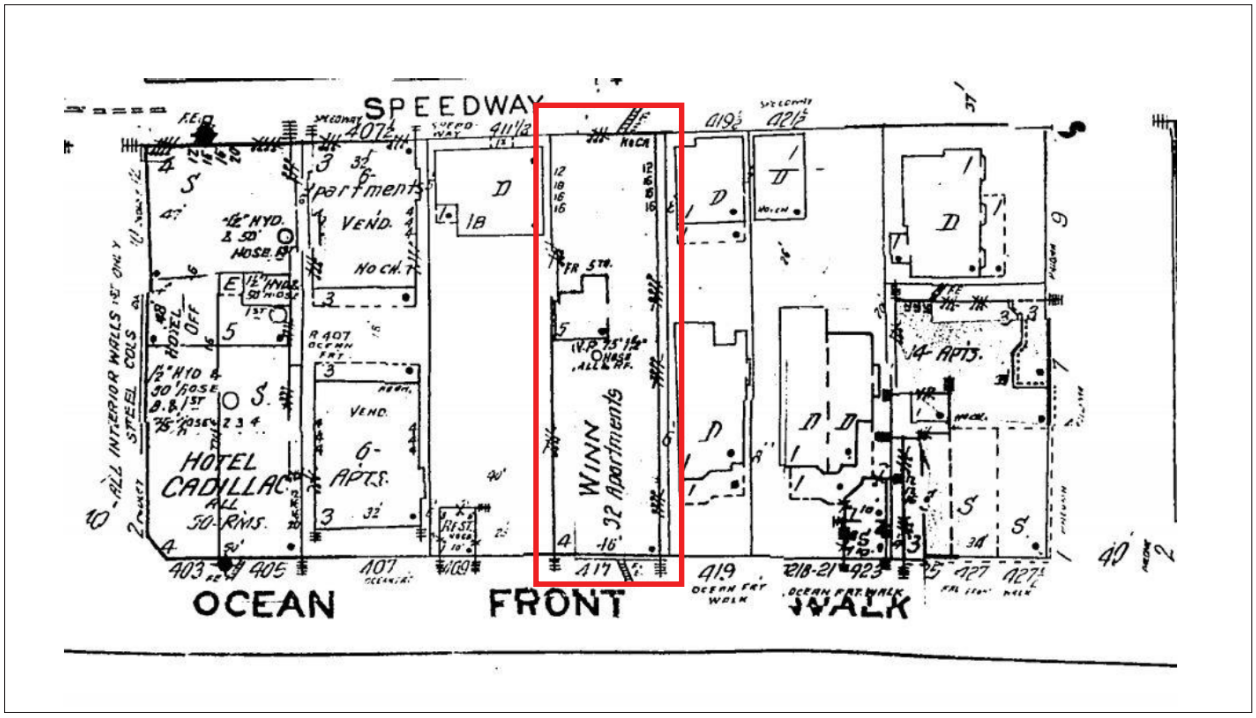


Image 63: c1950 Sanborn Map

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Attachment I: Previous Historical Identification
417 Ocean Front Walk
Los Angeles, California

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SurveyLA
Los Angeles Historic Resources Survey

Historic Resources Survey Report
Venice Community Plan Area





Prepared for:

City of Los Angeles
Department of City Planning
Office of Historic Resources

Prepared by:

HISTORIC RESOURCES GROUP
Pasadena, CA

March 2015



Primary Address: 417 S OCEAN FRONT WALK
Name: Biltmore by the Sea; Winn Apartments
Year built: 1921
Architectural style: Commercial, Vernacular

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Apartment Houses, 1910-1980
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Rare example of a 1920s apartment house in Venice; one of few remaining examples from this period along Ocean Front Walk. Due to alterations, the property does not retain sufficient integrity to be eligible for listing in the National Register.



Primary Address: 503 S OCEAN FRONT WALK
Name:
Year built: 1913
Architectural style: Commercial, Vernacular

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Apartment Houses, 1910-1980
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Rare example of a 1910s apartment house in Venice; one of few remaining examples from this period along Ocean Front Walk. Due to alterations, the property does not retain sufficient integrity to be eligible for listing in the National Register.

Copyright © 2011

Context: Residential Development & Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980
Theme: Multi-Family Residential, 1910-1980
Sub-Theme: Apartment Houses, 1910-1980

This Context/Theme was used to evaluate significant examples of apartment houses in Venice. The survey identified approximately ten apartment houses, about half of which are situated on the beach overlooking the Pacific Ocean. Located along Ocean Front Walk between Venice Boulevard on the south and the City of Santa Monica border on the north, a number of the original hotels and apartment houses built to accommodate Venice's earliest visitors remain extant today. Identified examples date from the teens to the 1930s. While most examples have some degree of alteration, these buildings are important to the understanding of Venice of America as an early-20th century tourist destination.



Address: 417 S. Ocean Front Walk
Name: Biltmore by the Sea
Date: 1921



Address: 1305 S. Ocean Front Walk
Name: The Potter
Date: 1912



Address: 503 S. Ocean Front Walk
Name: Phoenix House
Date: 1913



Address: 11 E. Anchorage Street
Name: Francis X. Bushman Residence
Date: 1932

VENICE

Community Plan

TABLE OF CONTENTS

ACTIVITY LOG

COMMUNITY MAPS

COMMUNITY PLAN

I. Introduction
II. Function of the Community Plan
III. Land Use Policies and Programs
IV. Coordination Opportunities for Public Agencies
V. Urban Design

Land Use Diagram
Appendix A - Landmarks per Venice Historic Sites Survey Report of 1990
Appendix B - Programmed ArterialImprovements

www.lacity.org/PLN (General Plans)
A Part of the General Plans - City of Los Angeles

VENICE

APPENDIX A
LANDMARKS PER HISTORIC SITES SURVEY REPORT

LANDMARKS PER VENICE HISTORIC SITES SURVEY REPORT OF 1990

NAME	YR BUILT	ADDRESS	CURRENT USE
Beyond Baroque (Ocean Park City Hall or Town Hall where city government had all their meeting)	1907	681 N Venice Blvd.	arts center
Old Venice Police Station (Venice Police & Fire Station. It is the only art deco police station in the City of LA, was the first public building built in Venice after its annexation to LA in 1925)	1930	685 N Venice Blvd.	arts center
Lands End Restaurant (an important contributor to Ocean Front Walk)	1925	321-325 Ocean Front Walk	restaurant
Cadillac Hotel (an important contributor to Ocean Front Walk)	1914	401 Ocean Front Walk	hotel
Biltmore by the Sea (an important contributor to Ocean Front Walk)	1921	417 Ocean Front Walk	apartments
Figtree Café (Knickerbocker Hotel was a seaside resort thru the 1930's)	1911	431 Ocean Front Walk	hotel, café
Phoenix House Tuum Est (important contributor to Ocean Front Walk)	1913	503 Ocean Front Walk	rehab. housing
Pacific Jewish Center (Bay Cities Synagogue was built as a power station)	1925	505 Ocean Front Walk	Jewish Center
Chaplin Center (Sea Spray Apartments)	1922	517 Ocean Front Walk	retail
Sidewalk Café (Conron Building was the last "Venice style" building built by the Kinney Co. & once housed one of Harrah's original Bingo parlor)	1915	1401 Ocean Front Walk	café
Ocean View Apts. (Ocean View Hotel. Originally called King George Hotel, one of Venice's luxury hotels)	1912	5 Rose Avenue	apartments
The Haley Hotel	1906	1512-516 Pacific Avenue	retail
Lucerne Apartments (upper story was used by the American Legion and the Boy Scouts, bottom story, shops)	1920	1800-1802 Pacific Avenue	apartments
The Ellison (housed more permanent guests than most of the Venice apartment-hotels)	1913	15 Paloma	apartments
(Provincial Cottage) (belonged to Abbot Kinney. May be one of the oldest in Venice)	1906	16 Park	SF residence
University of the Arts (one of Abbot Kinney's original buildings intended as part of his cultural institute)	1904	1304 Riviera	
Kinney House (originally stood on an acre of parcel in the canal district. It was lived in by the family in 1908 to 1920. On his death, Kinney willed the house to Irwin Tabor, his black driver. The house was moved to its present location because blacks were forbidden to live in certain districts.)	1915	1310 Sixth Avenue	SF residence

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Attachment J: Existing Floor Plans and Elevations
417 Ocean Front Walk
Los Angeles, California

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CONSTRUCTION GENERAL NOTES

1. ANY WORK OR MATERIAL SHOWN ON EITHER DRAWINGS OR SPECIFIED IN WRITING SHALL BE EXECUTED AS THOUGH COVERED BY BOTH.

2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND REGULATIONS.

3. NOTIFY THE ARCHITECT BEFORE COMMENCING ANY WORK ON ITEMS WHERE DISCREPANCY OR OMMISIONS FROM THE DRAWINGS ARE ENCOUNTERED OR WHERE THERE IS ANY DOUBT AS TO THE MEANING.

4. ANY CONFLICT OR ERRORS IN THE DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS. DIMENSIONS GIVEN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTORS AND ALL SUBCONTRACTORS ON THE JOB SITE.

5. ALL WORK AND WORKMANSHIP SHALL COMPLY STRICTLY WITH THE REQUIREMENTS OF THE GOVERNING CODES AND OTHER GOVERNING ORDINANCES. WHERE WORK EXCEEDING THESE REQUIREMENTS IS NOT SPECIFICALLY CALLED FOR IN THE CONTRACT DOCUMENTS, THEY SHALL BE CONSIDERED MINIMUM STANDARDS OF PERFORMANCE FOR THE WORK OF THIS CONTRACT.

6. DISCLAIMER: THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANYONE ON THE PROJECT IF THAT PERSON HAS KNOWLEDGE OF ANY DISCREPANCIES, OMMISION, OR AMBIGUITY IN THE CALCULATION, DRAWINGS, OR SPECIFICATIONS, UNTIL THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, CORRECTED THE DISCREPANCY, MADE THE INCLUSION, OR MORE CLEARLY EXPLAINED THE INTENT OF THE CALCULATIONS, DRAWINGS OR SPECIFICATIONS.

7. DIMENSIONS HAVE PREFERENCE OVER SCALE. ALL DIMENSIONS ARE TO THE FACE OF THE STUDS UNLESS OTHERWISE NOTED.

8. EACH SUB-CONTRACTOR SHALL BE REQUIRED TO OBTAIN HIS OWN PERMIT, CITY LICENSE, STATE LICENSE, AND INSURANCE.

9. EACH SUB-CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES, FROM TIME TO TIME, ALL WASTE MATERIAL AND DEBRIS OF EVERY DESCRIPTION WHICH MAY ACCUMULATE IN OR ABOUT THE PREMISES AS A RESULT OF HIS WORK.

10. ALL SUBCONTRACTORS ARE TO REVIEW ALL THE CONTRACT DOCUMENTS, OTHER SECTIONS, DRAWINGS, ETC. SINCE THEY MAY INCLUDE WORK WHICH THEY ARE RESPONSIBLE FOR AND SHOULD BE INCLUDED IN THEIR BID AND AS A PART OF THE CONSTRUCTION COORDINATION WITH OTHER TRADES.

11. ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR CHANGES OR ADDITIONS TO THIS PROJECT, BY OWNER, OR CONTRACTOR, OR ANYONE ELSE.

12. UTILITY SERVICES: CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM LOCATIONS OF UTILITIES AND NOTIFY ALL PERSONS WORKING ON SITE OF EXISTING UTILITIES. CONTRACTOR SHALL LOCATE AND IDENTIFY ACTIVE UTILITY SERVICES AND TEMPORARILY DEACTIVATE THEM WHEN THEY CONSTITUTE A HAZARD. LOCATION OF GAS, ELECTRIC, AND WATER METERS TO CONFORM WITH UTILITY COMPANY REQUIREMENTS. PRIOR TO DIGGING, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT AT (800) 422-4133 AT LEAST TWO (2) DAYS PRIOR TO EXCAVATION.

13. ANY GEOLOGICAL REPORTS, ENERGY CALCULATIONS, AND STRUCTURAL CALCULATIONS SHALL BE CONSIDERED A PART OF THIS CONTRACT DOCUMENT AND SHALL REMAIN ON SITE DURING THE COURSE OF CONSTRUCTION ALONG WITH THE DRAWINGS, SHOP DRAWINGS, AND SPECIFICATIONS FOR REVIEW BY ANY SUBCONTRACTOR. THIS INFORMATION SHALL BE AVAILABLE DURING THE BIDDING PERIOD AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND UNDERSTANDING THEIR CONTENT. ANY ERRORS, OMISSION, LACK OF CLARITY, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.

14. THE CONTRACTOR, SUBCONTRACTORS, AND OWNER SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS, RULES, AND REGULATIONS AS WELL AS ALL FED OSHA RULES. THIS INCLUDES, BUT IS NOT LIMITED TO ALL RULES ADOPTED BY THE CONTROLLING AIR QUALITY MANAGEMENT DISTRICT WHICH MAY COVER PAINTS AND SOLVENTS AND ASBESTOS REMOVAL, ALSO ALL REGULATIONS REGARDING USAGE OF HAZARDOUS MATERIALS, STORAGE, DISPOSAL, AND TRANSPORTATION OF HAZARDOUS WASTES. THE ARCHITECT SHALL BE HELD HARMLESS AND INDEMNIFIED BY THE OWNER AND CONTRACTOR FOR ANY LITIGATION RELATIVE TO ENVIRONMENTAL COMPLIANCE. IT IS UNDERSTOOD THE ARCHITECT IS NOT RESPONSIBLE FOR THIS AREA AND THE OWNER AND CONTRACTOR MUST BE DILIGENT IN THIS AREA.

15. ALL DETAILS, SECTIONS, AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE NOTED.

16. THE DETAILS ON THE DRAWINGS SHALL BE USED WHEREVER APPLICABLE UNLESS NOTED OTHERWISE ON THE DRAWINGS. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

17. CONTRACTOR AGREES HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ARCHITECT.

18. OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT'S AND ENGINEER'S FIELD REPRESENTATIVES SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.

19. DURING AND AFTER CONSTRUCTION, THE BUILDER AND OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS AS SET FORTH IN THE GOVERNING BUILDING CODE.

20. PROTECT EXISTING CONSTRUCTION FINISHES, ADJACENT PROPERTY, PLANTING, AND TREES. PROTECT THE WORK FROM RAIN AND OTHER NATURAL ELEMENTS. REPAIR, REFINISH, OR REPLACE ANY ITEMS DAMAGED DURING CONSTRUCTION.

21. TEMPORARY ELECTRIC AND WATER SERVICES SHALL BE FURNISHED AND PAID FOR BY THE CONTRACTOR.

22. CONTRACTOR SHALL PROVIDE A TEMPORARY TOILET IN ACCORDANCE WITH LOCAL ORDINANCES IF NO EXISTING TOILET IS AVAILABLE ON SITE.

23. WORKER'S COMPENSATION INSURANCE: CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN, COMPLETE COVERAGE TO PROTECT THE CLAIMS UNDER WORKER'S COMPENSATION ACTS, AND SHOW PROOF THEREOF.

24. THE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT & ARE PROTECTED BY U. S. COPYRIGHT LAWS.

25. IF IT IS DISCOVERED THE CONTRACTOR AND/OR HIS SUBCONTRACTORS HAVE KNOWLEDGE OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES WHICH WERE NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THEIR CONTRACT AND SUBSEQUENTLY RESULTS IN AN EXTRA, SAID CONTRACTOR MAY BE HELD LIABLE FOR WITHHOLDING SUCH INFORMATION.

26. A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR A PROTECTION FENCE CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE. 91.3303.2 [91.4402]

27. SEPARATE MECHANICAL, ELECTRICAL, AND PLUBING PERMITS ARE REQUIRED.

SITE WORK

1. PROVIDE TEMPORARY SANITATION FACILITIES DURING DURATION OF CONSTRUCTION.

2. NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO ISSUANCE OF A BUILDING OR GRADING PERMIT.

SECURITY NOTES

ALL OPENINGS MARKED * ARE SECURITY OPENINGS AND THE FOLLOWING NOTES SHALL APPLY:

1. SWINGING DOORS A. WOOD DOORS SHALL BE SOLID CORE 1-3/4" THICK. B. HOLLOW STEEL DOORS SHALL BE 16 GA. THICK WITH EXTRA REINFORCING AROUND LOCK TO PREVENT COLLAPSING. C. ALUMINUM DOORS SHALL BE CONSTRUCTED PER SECTION 16 (C) OF SECURITY ORDINANCE NO. 4518. IN ADDITION, SHALL BE EQUIPPED WITH A DOUBLE CYLINDER DEADBOLT WITH A 1" MINIMUM BOLT PROJECTION OR HOOK SHAPED OR EXPANDING DOG BOLT TO PREVENT SPREADING. THE DEADBOLT LOCK SHALL HAVE 5-PIN TUMBLERS AND A CYLINDER GUARD. D. GLASS DOORS SHALL BE FULLY TEMPERED GLASS. E. PANIC HARDWARE SHALL FULLY COMPLY WITH SECTION 16 (D) OF SECURITY ORDINANCE NO. 4518. F. DOORSTOPS OF IN-SWINGING DOORS SHALL BE ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. G. ALL PIN-TYPE HINGES, WHICH ARE ACCESSIBLE FROM OUTSIDE WHEN THE DOOR IS CLOSED, SHALL SHALL HAVE NON-REMOVABLE HINGE PINS.

2. THE STRIKE-PLATE FOR LATCHES ON ALL WOOD FRAME DOORS SHALL BE 16 GA. STEEL, BRONZE, OR BRASS AND SECURED TO THE JAMB WITH TWO SCREWS MIN. 2-1/2" IN LENGTH.

3. DOORJAMBS SHALL BE INSTALLED WITH SOLID BACKING BETWEEN JAMBS AND FRAME FOR VERTICAL DISTANCE 6" EACH SIDE OF THE STRIKE.

4. FRAMING. HORIZONTAL BLOCKING REQUIRED BETWEEN STUDS AT DOOR LOCK HEIGHT FOR 3 STUD SPACES

5. IRON OR STEEL SCREENS SHALL BE 1/8" THICK WITH 2" MESH SECURELY FASTENED.

6. IRON BARS SHALL BE ¾" DIAMETER BARS OR 1" X ¼" FLAT STEEL SPACED AT 5" MAX. SPACING SECURELY EACH SIDE OF DOOR OPENING. JAMBS SHALL HAVE SOLID BLOCKING AGAINST SOLE PLATES.

7. DEADBOLTS SHALL CONTAIN HARDENED INSERTS.

8. DEADBOLTS SHALL HAVE A MIN. THROW OF 1" AND A MIN. EMBEDMENT OF ?".

9. CYLINDER GUARDS SHALL BE ATTACHED WITH A ¼" CONNECTING SCREWS, AND SHALL BE INSTALLED WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

10. KEYS FOR SEPARATE TENANTS SHALL HAVE LOCKS USING COMBINATIONS WHICH ARE FREE FROM OTHER TENANT LOCKS. A LETTER FROM THE LOCK SUPPLIER SHALL BE SUBMITTED TO THE INSPECTOR AT THE TIME OF FINAL INSPECTION CERTIFYING SEPARATE KEYING.

11. DOUBLE DOORS SHALL HAVE FLUSH BOLTS WITH MINIMUM 5/8" EMBEDMENT TOP AND BOTTOM, ATTACHING INACTIVE LEAF TO DOOR FRAME.

12. DOUBLE DOORS REQUIR .125" THICK MIN. X 2" WIDE ASTRAGAL COVERING OPENING BETWEEN DOORS AND ATTACHED TO OUTSIDE SURFACE OF ONE DOOR.

13. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE BOTTOM TRACK, TO PREVENT LIFTING OF THE PANEL WHEN THE PANEL IS IN THE LOCKED POSITION.

14. HATCH COVERS SHALL BE SECURED FROM INSIDE A SLIDE BAR OR SLIDE BOLTS AND IF OT WOOD, SHALL BE COVERED ON THE INSIDE WITH 16 GA. STEEL AND HINGE PINS SHALL BE NON-REMOVABLE.

15. AIR DUCTS OVER 96 SQ. IN. SHALL BE PROTECTED WITH BARS OR GRILLS OR SCREENS.

16. PERMANENT LADDERS SHALL BE CAREFULLY ENCLOSED WITH SHEET METAL AT A HEIGHT OF 10 FEET. THE COVERING SHALL BE HINGED AND LOCKED PER SECTION J OF ORDINANCE 4518.

17. THESE NOTES ARE INTENDED AS A GUIDE ONLY. THE CONTRACTOR AND SUPPLIER SHALL REFER TO ORDINANCE 4518 FOR MORE COMPLETE AND SPECIFIC DETAILS.

NEW CONSTRUCTION NOTES

GENERAL NOTES FOR NEW CONSTRUCTION

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEnC) AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC). [§ 107.2.1 CBC] CITY OF LOS ANGELES BUILDING CODE, TITLE 24 & ALL OTHER APPLICABLE LOCAL & STATE CODES, ORDINANCES & REGULATIONS.

2. ALL GLASS & GLAZING SHALL CONFORM WITH CHAPTER 24 OF THE CURRENT EDITION OF THE BUILDING CODE USED BY THE CITY OF LOS ANGELES. TYPES & THICKNESSES OF GLASS ARE SPECIFIED ON THE EXTERIOR ELEVATIONS.

3. GLASS DOORS SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD OR TEMPERED. TEMPERED GLASS IS PROVIDED IN ALL GLASS DOORS AND WHERE STOREFRONT GLAZING IS WITHIN 40 INCHES OF A DOOR LOCK.

4. FIRE DAMPERS OR DOOR ASSEMBLIES WILL BE PROVIDED WHERE DUCTS OR OTHER OPENINGS PENETRATE FIRE-RATED WALL OR CEILING ASSEMBLIES.

5. ALL TOILET ROOMS SHALL BE VENTILATED.

6. MECHANICAL ENGINEERING DRAWINGS WILL BE SUBMITTED UNDER THIS PERMIT..

DOORS -- FIRE-RATED EXIT DOORS SHALL HAVE THE FOLLOWING REQUIREMENTS:

1. EXIT DOORS SHALL BE A MINIMUM OF 3'-0" X 6'-8" AND BE CAPABLE OF OPENING 90 DEGREES AND SO MOUNTED THAT THE CLEAR WIDTH OF THE EXITWAY IS NOT LESS THAN 32".

2. INTERIOR OPENINGS INTO CORRIDORS MUST BE PROTECTED PER SECTION [715]. DOOR OPENINGS MUST BE PROTECTED BY 20-MINUTE-RATED SMOKE- AND DRAFT-CONTROL ASSEMBLIES [715.4].

3. ALL DOORS SHALL OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.

4. THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF THE EXIT DOOR. THE LENGTH OF LEVEL AREA IN THE DIRECTION OF THE DOOR SWING SHALL BE 60", AND IN THE OPPOSITE DIRECTION 44".

5. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

6. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS.

7. LANDINGS MUST HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR. DOORS IN THE FULLY OPEN POSITION MUST NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES. WITH AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION MUST NOT REDUCE THE LANDING DIMENSION TO LESS THAN HALF OTS REQUIRED WIDTH [1008.1.5]

8. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. [§ 1133B.2.5.2. CBC]

9. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATION AUTHORITY, NOT TO EXCEED 15 POUNDS. [§ 1133B.2.5 CBC]

WALLS AND PARTITIONS

WALLS AND PARTITIONS DESIGNATED TO HAVE FIRE- RESISTIVE CONSTRUCTION SHALL COMPLY W/ THE FOLLOWING:

1. INTERIOR WALLS AND PARTITIONS THAT EXCEED 6 FEET (1829mm) IN HEIGHT, INCLUDING THEIR FINISH MATERIALS, SHALL HAVE ADEQUATE STRENGTH TO RESIST THE LOADS OF 5 psf (0.24 kN/m2) [SECTION 1607 LIVE LOADS – 1607.13]

2. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CBC 2010 CHAPTER 8. CORRIDORS: CLASS II SMOKE DENSITY 300 OTHER ROOMS: CLASS III SMOKE DENSITY 450

3. ALL INT. WALL & CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED ENDPOINT FLAMESPREAD RATING OF 75.

CORRIDORS.

1. CORRIDORS SHALL HAVE A WIDTH OF 44" MINIMUM WITH A MINIMUM CEILING HEIGHT OF 7'.

2. WALLS OF THE CORRIDOR SHALL BE OF 1-HOUR FIRE RESISTIVE CONSTRUCTION AND THE CEILING SHALL HAVE NOT LESS THAN THAT REQUIRED FOR 1-HOUR FIRE RESISTIVE FLOOR OR ROOF SYSTEMS.

3. DEAD END OF A CORRIDOR SERVING 10 OR MORE OCCUPANTS SHALL NOT EXCEED 20 FEET.

STAIR NOTES

1. ALL STAIRS TO HAVE A MINIMUM CLEARANCE HEIGHT OF 6'-8".

CONTRACTOR / SUB-CONTRACTOR NOTES

1. COMMENCEMENT OF THIS JOB SHALL BE DECIDED UPON BY THE OWNER. COMPLETION DATE SHALL BE AGREED UPON AND SPECIFIED IN WRITING AT THE BEGINNING OF THE JOB.

2. IN CASE OF CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE DRAWINGS SHALL TAKE PRECEDENCE. IN THE CASE OF CONFLICT BETWEEN SMALL SCALE AND LARGE SCALE DETAILS, THE LARGE SCALE DETAILS SHALL TAKE PRECEDENCE.

3. THE CONTRACTOR IS REFERRED TO NOTES ON THE DRAWINGS. THESE NOTES ARE CONSIDERED PART OF THESE DOCUMENTS.

4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT OF ANY ERRORS OR OMISSIONS WHICH MAY APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS. SHOULD THE CONTRACTOR PROCEED WITH ERRONEOUS WORK, HE SHALL BE RESPONSIBLE FOR ERRORS AND MAKE ANY CORRECTIONS WITHOUT ADDITIONAL COST TO THE OWNER OR ARCHITECT.

5. THE GENERAL CONTRACTOR, ALL OTHER CONTRACTORS AND ALL SUB-CONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL ADJACENT WORK AND SHALL COORDINATE WITH ALL OTHER TRADES SO AS TO FACILITATE THE GENERAL PROGRESS OF THE WORK. EACH TRADE SHALL AFFORD ALL OTHER TRADES EVERY REASONABLE OPPORTUNITY FOR INSTALLATION OF THEIR WORK AND FOR THE STORAGE OF MATERIALS.

6. THE CONTRACTOR SHALL SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK.

7. PROTECTION: ALL WORK OR EXISTING CONSTRUCTION DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT NO ADDITIONAL COST TO THE OWNER.

8. CLEANING: IN ADDITION TO GENERAL BROOM CLEANING, THE CONTRACTOR SHALL DO THE FOLLOWING: CLEANING RELATED TO THE JOB SITE AND SURROUNDING AREAS:
A. CLEAN PAINTED OR STAINED WORK.
B. CLEAN ALL FIXTURES AND EQUIPMENT.
C. CLEAN AND POLISH ALL GLASS.
D. REMOVE TEMPORARY PROTECTION, TAPE, PLASTIC, ETC.

9. BROKEN GLASS: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGED OR BROKEN GLASS IN NEW CONSTRUCTION. AT COMPLETION OF WORK, ALL SUCH GLASS SHALL BE REPLACED WITHOUT ADDITIONAL COST TO THE OWNER.

10. THE CONTRACTOR SHALL BE REQUIRED TO CLEAN UP ALL DEBRIS BEFORE THE CLOSE OF EACH DAY. ALL MATERIALS AND TOOLS WILL BE PICKED UP AND PLACED NEATLY IN ONE AREA TO BE SELECTED BY THE CONTRACTOR. ALL DEBRIS WILL BE DEPOSITED IN AN AREA TO BE SPECIFIED BY THE OWNER.

11. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED AS DIRECTED BY THE MANUFACTURER, UNLESS SPECIFIED TO THE CONTRARY.

12. ALL LABOR SHALL BE PERFORMED IN THE BEST AND MOST WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES. THE STANDARDS OF THE WORK REQUIRED THROUGHOUT SHALL BE OF SUCH GRADE AS WILL BRING RESULTS OF THE FIRST CLASS ONLY.

13. HANDLING AND STORAGE OF MATERIALS: THE CONTRACTOR SHALL PROVIDE SUBSTANTIAL WATERTIGHT STORAGE AS REQUIRED TO PROTECT MATERIALS AND ON SITE.

14. IF ANY ROOM IN THE BUILDING IS USED AS A STOREROOM OR SHOP, ETC., THE PERSON OR CONTRACTOR MAKING USE OF SUCH ROOM WILL BE HELD RESPONSIBLE FOR ANY REPAIRS ARISING FROM SUCH USE.

15. SHOULD ANY MATERIALS BE FOUND DEFECTIVE OR IN ANY WAY CONTRARY TO THE CONTRACT, THE MATERIAL, REGARDLESS OF WHAT STAGE OF COMPLETION, MAY BE REJECTED BY THE OWNER.

16. CLEAN ALL FIXTURES AND EQUIPMENT, CLEAN AND POLISH ALL GLASS, AND REMOVE TEMPORARY PROTECTION, TAPE, PLASTIC, ETC.

VERTICAL EXIST ENCLOSURES

1. "OPENINGS IN EXIT ENCLOSURES OTHER THAN UNPROTECTED EXTERIOR OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT ACCESS TO THE ENCLOSURE FROM NORMALLY OCCUPIED SPACES AND FOR EGRESS FROM THE ENCLOSURE." (CBC 1020.1.1)

2. "PENETRATIONS INTO AND OPENINGS THROUGH AN EXIT ENCLOSURE ARE PROHIBITED EXCEPT FOR REQUIRED EXIT DOORS, EQUIPMENT AND DUCTWORK NECESSARY FOR INDEPENDENT PRESSURIZATION, SPRINKLER PIPING, STANDPIPES, ELECTRICAL RACEWAY FOR FIRE DEPARTMENT COMMUNICATIONS SYSTEMS, AND ELECTRICAL RACEWAY SERVING THE EXIT ENCLOSURE AND TERMINATING AT A STEEL BOX NOT EXCEEDING 16 SQ. IN. SUCH PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH CBC 712. THERE SHALL BE NO PENETRATIONS OR COMMUNICATION OPENINGS, WHETHER PROTECTED OR NOT, BETWEEN ADJACENT EXIT ENCLOSURES." (CBC 1020.1.2)

FIRE LIFE SAFETY (FIRE ALARM) NOTE:

NOTE: FIRE LIFE SAFETY (FIRE ALARM) & M.E.P. IS DESIGN BUILD BY THE CONTRACTORS AND PLANS MUST BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO CITY REVIEW.

ULTRA FLUSH WATER CLOSET NOTE:

PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

DEMOLITION NOTES

1. SCOPE

FURNISH EQUIPMENT & PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED & AS NECESSARY TO COMPLETE THE CONTRACT, INCLUDING, BUT NOT LIMITED TO, THESE MAJOR ITEMS:

A. PROTECTION OF EXISTING WORK TO REMAIN.
B. TEMPORARY BARRICADES.
C. REMOVAL, STORAGE & PROTECTION OF ITEMS TO BE REUSED.
D. REMOVAL OF PARTITIONS, DOORS, FLOOR COVERING & CEILINGS.
E. REMOVAL OF MECHANICAL & ELECTRICAL FIXTURES & SERVICES.
F. DEBRIS REMOVAL.

2. GENERAL REQUIREMENTS

A. FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK, ALL OBVIOUS EXISTING CONDITIONS & INSTALLATIONS ON THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED. ACCEPT THE SITE OF THE WORK AS IT EXISTS & CLEAR OBSTRUCTIONS TO THE WORK INDICATED.

B. ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE & ALL CONDITIONS & LIMITATIONS THEREON & THEREABOUTS. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS & LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS & EVERY PROPOSAL SHALL BE CONSTRUED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, & ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACT.

C. CONFER WITH OWNER AS TO DISPOSITION OF MATERIALS WHICH HE MAY WISH TO RETAIN. IF OWNER ELECTS TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT & STORE AS DIRECTED BY OWNER.

D. CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS & THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY & HEALTH ACT.

E. UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID, MISCELLANEOUS CUTTING & PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS & THE WORKING OF ABUTTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN & MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.

F. PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING & PHASING OF THE PERFORMANCE OF VARIOUS PARTS OF THE WORK. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES & SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.

G. NOISE CONTROL: CARRY ON ALL WORK IN A MANNER WHICH WILL PRODUCE THE LEAST AMOUNT OF NOISE. INSTRUCT ALL WORKMEN IN NOISE CONTROL PROCEDURES.

3. PROTECTION

A. BARRIERS: TEMPORARY BARRIERS ARE TO BE FURNISHED WHERE REQUIRED.

B. GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST, REPLACE IN KIND ALL BROKEN GLASS.

C. PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES & SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.

D. EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK & EQUIPMENT TO REMAIN.

E. ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS SCHEDULED FOR REUSE. USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES. DENTIFY POINT OF REUSE, STORE & PROTECT AT LOCATIONS DIRECTED.

4. GENERAL DEMOLITION

A. DOORS & HARDWARE: REMOVE CAREFULLY TO AVOID DAMAGE. INSOFAR AS POSSIBLE, LEAVE HARDWARE ATTACHED TO THE DOOR. WHERE THIS IS NOT PRACTICAL, PLACE ITEMS OF HARDWARE IN A CLOTH BAG ATTACHED TO THE DOOR.

B. PARTITIONS: REMOVE PARTITION FINISH, STUDS, PLATES & SILLS. WHERE ONLY A PARTIAL RUN IS REMOVED, CUT BACK FINISH MATERIAL TO THE CENTERLINE OF THE NEXT ADJACENT SUPPORT TO REMAIN. LEAVE REMAINING MATERIAL WITH A CLEAN TERMINAL LINE WITH NO LOOSE MATERIAL ADHERING. WHERE PARTITIONS HAVE BEEN INSTALLED ON CURBS, REMOVE CURBS & PATCH EXISTING FLOOR TO RECEIVE NEW FINISH.

C. TILE: REMOVE BACK TO NEXT FULL TILE TO REMAIN, INCLUDING GROUT. SAW CUT SETTING BED AT LINE TO REMOVE SETTING BED, UNLESS DIRECTED OTHERWISE.

D. RESILIENT FLOOR TILE: REMOVE TILE BACK TO NEXT FULL TILE BEYOND LINE OF REMOVAL. LEAVE FLOOR READY TO RECEIVE NEW FINISH MATERIAL.

E. ACOUSTICAL TILE: REMOVE TILE BACK TO NEXT FULL UNIT BEYOND THE REMOVAL LINE. STORE & PROTECT UNDAMAGED UNITS FOR REINSTALLATION, AS DIRECTED.

F. CONCRETE & MASONRY: SAW CUT NOT LESS THAN 1-1/2" AT LINES OF REMOVAL. BREAK OUT SECTIONS TO BE REMOVED. CHOP BACK FACE BEHIND SAW CUT LINE.

G. PLASTER: CUT BACK TO SOUND PLASTER ON STRAIGHT LINES. PREPARE EXISTING PAPER BACKINGS & LATH TO RECEIVE PATCHING.

5. MECHANICAL & ELECTRICAL

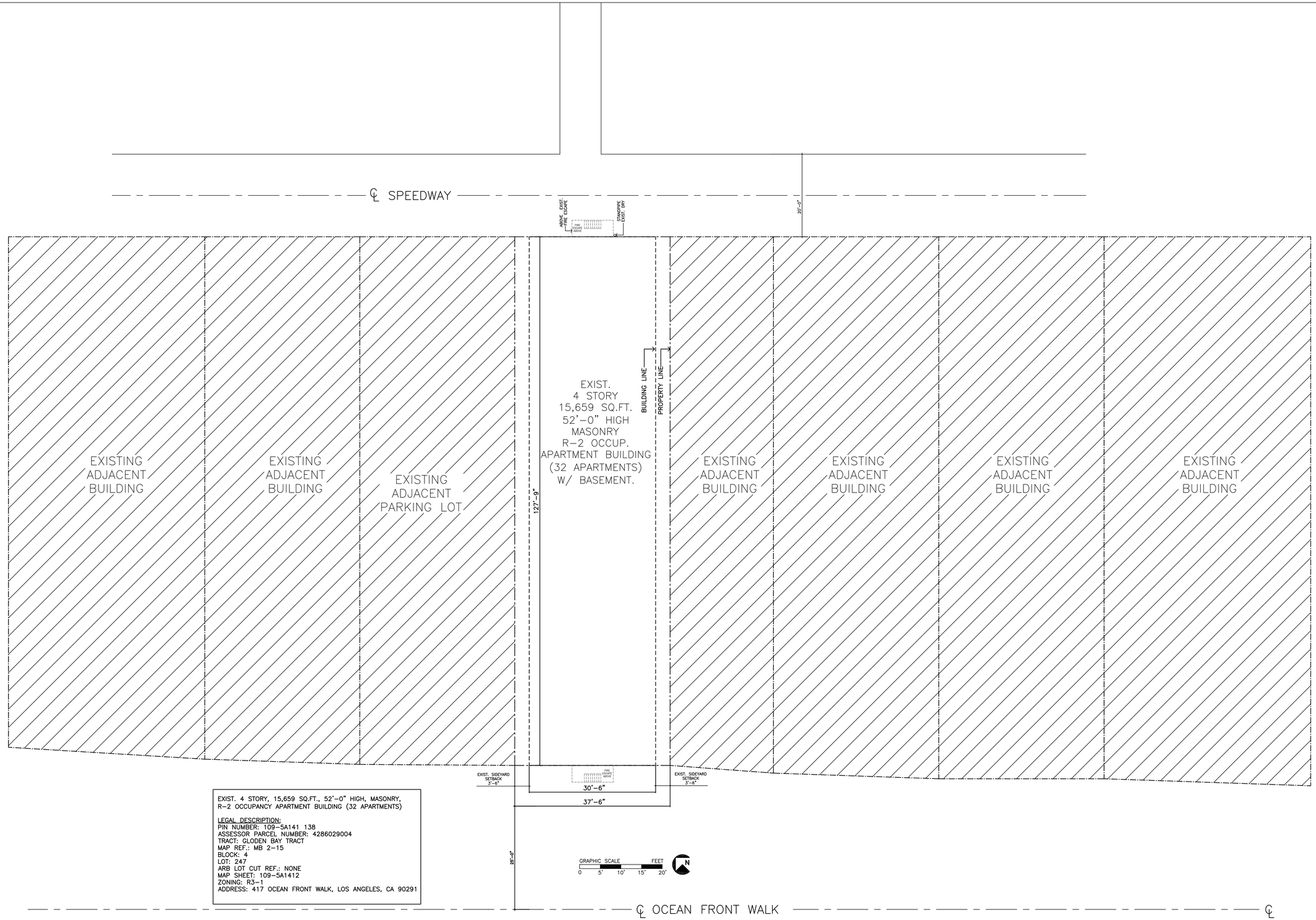
A. CAREFULLY REVIEW PLANS & DETERMINE LINES TO BE REMOVED & THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN.

B. REMOVE FIXTURES & EQUIPMENT AS INDICATED. WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED & PROTECT. IDENTIFY POINT OF REUSE.

C. REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT & CAP OR PLUG IN A POSITIVE MANNER BEHIND THE BACK OF FINISH MATERIAL.

6. REMOVED MATERIAL & DEBRIS

A. ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, & ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE



EXIST. 4 STORY, 15,659 SQ.FT., 52'-0" HIGH, MASONRY,
R-2 OCCUPANCY APARTMENT BUILDING (32 APARTMENTS)

LEGAL DESCRIPTION:
PIN NUMBER: 109-5A141 138
ASSESSOR PARCEL NUMBER: 4286029004
TRACT: GLODEN BAY TRACT
MAP REF.: MB 2-15
BLOCK: 4
LOT: 247
ARB LOT CUT REF.: NONE
MAP SHEET: 109-5A1412
ZONING: R3-1
ADDRESS: 417 OCEAN FRONT WALK, LOS ANGELES, CA 90291

PLOT PLAN

SCALE: 3/32" = 1'-0"

1

REVS.:	BY:	DATE:

Donald Alec Barany
ARCHITECTS
116 26TH STREET
Santa Monica, California 90402
Tele.: (310) 395-3308
Fax: (310) 395-2091

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Stamp:

LICENSED ARCHITECT
Donald Alec Barany
No. C-12803
REN. 1-31-19
STATE OF CALIFORNIA

CHANGE OF USE

417 OCEAN FRONT WALK
VENICE, CA 90291

PLOT PLAN

Date: 03-22-17

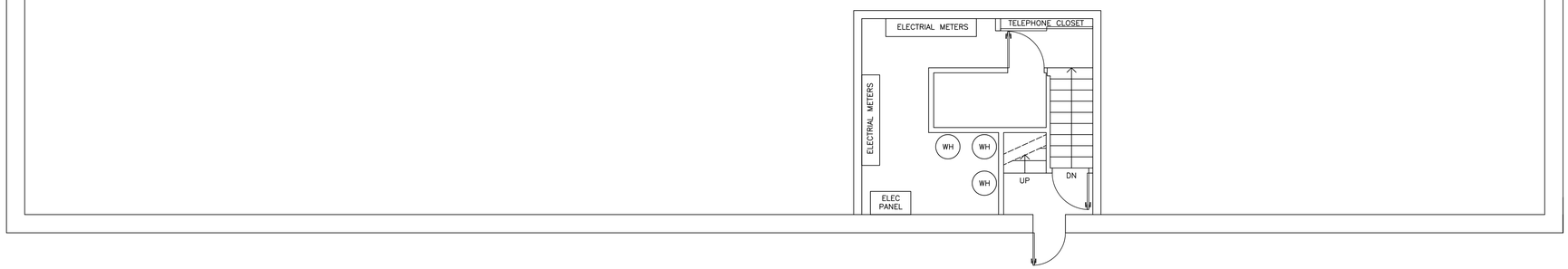
Scale: AS NOTED

Drawn by: E.S.

Job #: 2014.15

Sheet No.:

A1.1



BASEMENT FLOOR PLAN
SHOWN FOR REFERENCE ONLY – NO PROPOSED WORK

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THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AS AN UNPUBLISHED WORK OF AUTHORSHIP PROTECTED BY FEDERAL COPYRIGHT LAWS. THEY ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER. THEY ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED USE, WITHOUT SUCH PERMISSION AND CONSENT SHALL TERMINATE THE LICENSE OR RIGHTS TO USE, AND SHALL ENTITLE THE ARCHITECT TO IMMEDIATE RECOVERY OF DAMAGES FOR INFRINGEMENT, INCLUDING WITHOUT LIMITATION, ATTORNEY'S FEES AND COSTS. VISUAL CONTACT WITH THESE DRAWINGS OR WRITTEN MATERIAL APPERTAINING TO THE SERVICES PERFORMED WITH RESPECT THERETO BY THE ARCHITECT AND RECEIPT OF SAID INFORMATION BY ANY PERSON SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THE FOREGOING RESTRICTIONS. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS BEFORE PROCEEDING WITH THE WORK. SUBMISSION OR DISTRIBUTION OF THESE DRAWINGS TO MEET OFFICIAL REGULATORY REQUIREMENTS FOR THE PURPOSE OF OBTAINING PERMISSION OR APPROVAL OF GOVERNMENTAL AGENCIES IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COPYRIGHT OR OTHER RIGHTS. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE USE OF THESE DRAWINGS BY ANY PERSON OR ENTITY FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, AND ANY UNAUTHORIZED USE SHALL BE AT THE SOLE RISK AND LIABILITY OF THE PERSON OR ENTITY MAKING SUCH USE. THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS BY SUCH PERSON OR ENTITY FROM ANY AND ALL CLAIMS ARISING FROM SUCH UNAUTHORIZED USE. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR CONSTRUCTION PERFORMED FROM THESE DRAWINGS WHICH ARE INCOMPLETE OR CHANGED WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND APPROVAL. THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS AGAINST ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS, ARISING FROM ANY CHANGED OR INCOMPLETE DRAWINGS. ALL DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THE ARCHITECTURAL WORKS EMBODIED IN THESE DRAWINGS FOR PURPOSES OF THE COPYRIGHT LAWS OF THE UNITED STATES. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THE ARCHITECTURAL WORKS EMBODIED IN THESE DRAWINGS FOR PURPOSES OF THE COPYRIGHT LAWS OF THE UNITED STATES.

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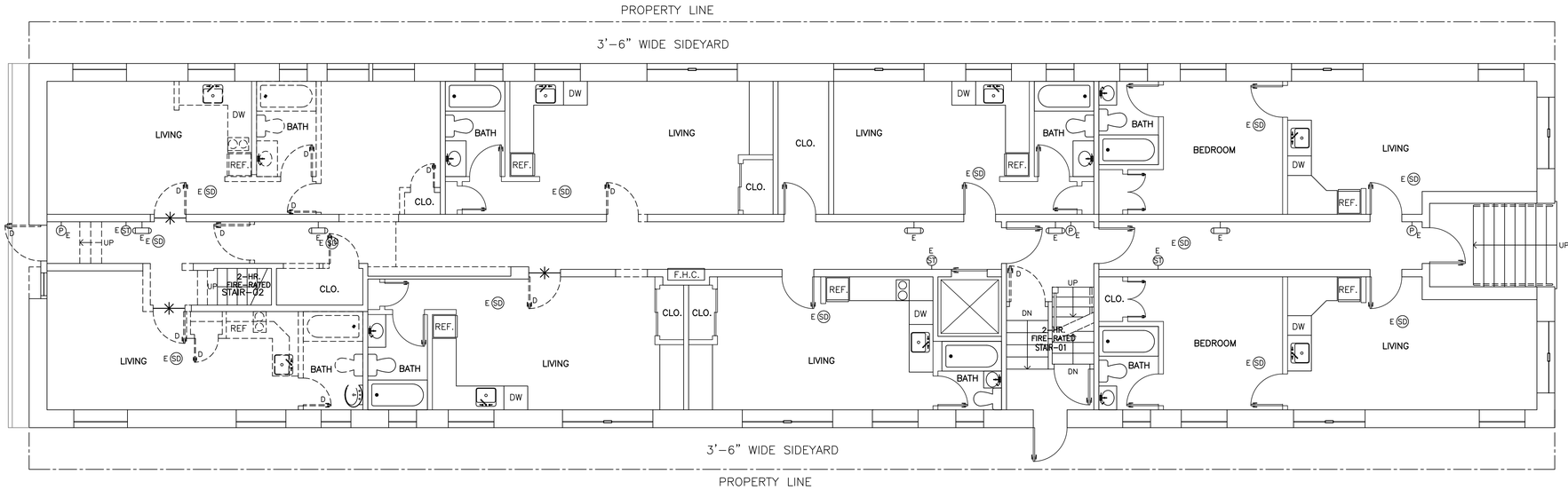
LICENSED ARCHITECT
Donald Alec Barany
No. C-12803
REN. 1-31-19
STATE OF CALIFORNIA

CHANGE OF USE

417 OCEAN FRONT WALK
VENICE, CA 90291

BASEMENT FLOOR PLAN

Date: 03-22-17
Scale: AS NOTED
Drawn by: E.S.
Job #: 2014.15
Sheet No.:
A2.0



DEMOLITION PLAN
1ST FLOOR

NOTE: DOTTED LINES INDICATE EXIST.
CONST. TO BE REMOVED FOR HANDICAP UPGRADES

GRAPHIC SCALE FEET
0 5' 10' 15' 20'

N

1ST FLOOR DEMOLITION PLAN

SCALE: 3/16" = 1'-0"

1

REVS.:	BY:	DATE:

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Santa Monica, California 90402
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THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AS AN UNPUBLISHED WORK PREPARED FOR USE WITH THIS SPECIFIC PROJECT AND NOT FOR USE ON ANY OTHER PROJECT. THE HARD COPY DRAWINGS OR PRINTS THEREOF ARE NOT TO BE CHANGED OR COPIED IN ANY FORM WHATSOEVER, GRAPHIC, ELECTRONIC OR MECHANICAL, FOR EXTENSIONS OF THIS SPECIFIC PROJECT OR ANY OTHER PROJECT, OR FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL SUCH USE OR REVISIONS WILL BE VIEWED BY THE ARCHITECT AS A VIOLATION OF THE COPYRIGHT LAWS AND OTHER APPLICABLE LAWS. ALL RIGHTS RESERVED. THE ARCHITECT MAKES NO REPRESENTATIONS OR WARRANTIES OF FITNESS FOR ANY PURPOSE OR USE OF THE DRAWINGS AND SPECIFICATIONS BY ANY PERSON OR ENTITY OTHER THAN THE ARCHITECT'S CLIENT FOR WHOM THE PLANS WERE PREPARED AND ONLY FOR THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. ANY USE BY ANY OTHER PERSON OR ENTITY OR ON ANY OTHER PROJECT, OR ANY ALTERATION OF THE DRAWINGS OR SPECIFICATIONS, IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT. THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATION OF THE ARCHITECT'S PLANS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT. THE ARCHITECT SHALL BE NOTIFIED 72 HOURS IN ADVANCE FOR COMPLIANCE REVIEW BEFORE PROCEEDING WITH ANY WORK.

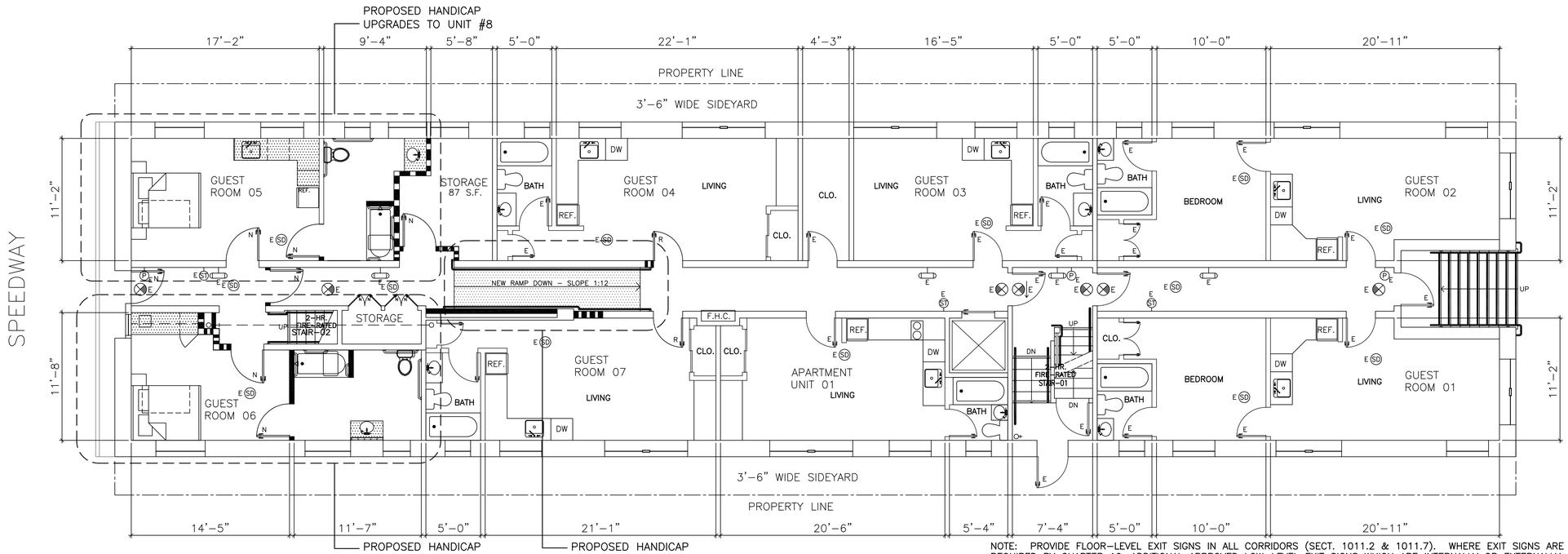
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CHANGE OF USE
417 OCEAN FRONT WALK
VENICE, CA 90291

1ST FLOOR DEMOLITION PLAN

Date: 03-22-17
Scale: AS NOTED
Drawn by: E.S.
Job #: 2014.15
Sheet No.:
A2.1



AREA SUMMARY		NATURAL VENTILATION		NATURAL LIGHT	
UNITS No./SPACE	AREA	PROVIDED	REQ'D 4% OF FLOOR AREA	PROVIDED	REQ'D 8% OF FLOOR AREA
GUEST ROOM #"1" LIVING	215 SQ.FT.	17 SQ.FT.	9 SQ.FT.	64 SQ.FT.	19 SQ.FT.
GUEST ROOM #"1" BEDROOM	139 SQ.FT.	6 SQ.FT.	5 SQ.FT.	12 SQ.FT.	11 SQ.FT.
GUEST ROOM #"2" LIVING	233 SQ.FT.	17 SQ.FT.	9 SQ.FT.	64 SQ.FT.	19 SQ.FT.
GUEST ROOM #"2" BEDROOM	139 SQ.FT.	6 SQ.FT.	5 SQ.FT.	12 SQ.FT.	11 SQ.FT.
GUEST ROOM #"3" LIVING	212 SQ.FT.	19 SQ.FT.	8 SQ.FT.	37 SQ.FT.	16 SQ.FT.
GUEST ROOM #"4" LIVING	276 SQ.FT.	19 SQ.FT.	11 SQ.FT.	37 SQ.FT.	22 SQ.FT.
GUEST ROOM #"5" LIVING	200 SQ.FT.	13 SQ.FT.	8 SQ.FT.	25 SQ.FT.	16 SQ.FT.
GUEST ROOM #"6" LIVING	147 SQ.FT.	11 SQ.FT.	6 SQ.FT.	22 SQ.FT.	12 SQ.FT.
GUEST ROOM #"7" LIVING	260 SQ.FT.	19 SQ.FT.	10 SQ.FT.	37 SQ.FT.	21 SQ.FT.
APARTMENT UNIT #"1" LIVING	241 SQ.FT.	19 SQ.FT.	10 SQ.FT.	37 SQ.FT.	20 SQ.FT.
8 UNITS =	2,062 SQ.FT.				

SYMBOLS LEGEND:

- E (P) EXIST. WALL MOUNTED FIRE HORN.
- E EXIST. SURFACE WALL MOUNTED EMERGENCY LIGHT.
- E EXIST. CEILING SURFACE MOUNTED EMERGENCY LIGHT.
- E ⊗ EXIST. CEILING SURFACE MOUNTED EXIT SIGN.
- E (D) EXIST. CEILING SURFACE MOUNTED SMOKE DETECTOR.
- E (EV) EXIST. SURFACE WALL MOUNTED EVACUATION SIGN.
- E (P) EXIST. SURFACE WALL MOUNTED FIRE PULL ALARM.
- E (ST) EXIST. SURFACE WALL MOUNTED STROBE LIGHT.

1ST FLOOR CONSTRUCTION PLAN

NOTE: SHADED AREAS INDICATE NEW CONST.

GRAPHIC SCALE
0 5' 10' 15' 20' FEET

N

NOTE: PROVIDE FLOOR–LEVEL EXIT SIGNS IN ALL CORRIDORS (SECT. 1011.2 & 1011.7). WHERE EXIT SIGNS ARE REQUIRED BY CHAPTER 10, ADDITIONAL APPROVED LOW–LEVEL EXIT SIGNS WHICH ARE INTERNALLY OR EXTERNALLY ILLUMINATED PHOTOLUMINESCENT OR SELF–LUMINOUS, SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS & IN ALL AREAS SERVING GUEST ROOMS OF HOTELSIN GROUP R, DIVISION 1 OCCUPANCIES. THE BOTTOM OF THE SIGN SHALL NOT BE LESS THAN 6 INCHES OR MORE THAN 8 INCHES ABOVE THE FLOOR LEVEL & SHALL INDICATE THE PATH OF EXIT TRAVEL. FOR EXIT & EXIT ACCES DOORS, THE SIGN SHALL BE ON THE DOOR OR ADJACENT TO THE DOOR WITH THE CLOSEST EDGE OF THE SIGN OR MARKER WITHIN 4 INCHES OF THE DOOR FRAME.

ADDITIONAL EXIT & EMERGENCY SIGN NOTES:

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
2. EXIST SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
3. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED & LABELED & SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS & SECT. 2702.
4. EXIT SIGN SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.5–1011.6.3).
6. MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT–CANDLE AT THE WALKING SURFACE (1006.1).
7. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS (1006.3):
   A. AISLES & ENCLOSED EGRESS STAIRWAYS IN ROOMS & SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
   B. CORRIDORS, EXIT ENCLOSURES & EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED INSECT. 1027.1, IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
   E. EXTERIOR LANDINGS, AS REQUIRED IN SECT. 1008.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO EXITS.
8. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MIN. & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON–SITE GENERATOR. THE INSTALLATION OF TEH EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECT 2702 (1006.3).
9. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT–CANDLE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT–CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT–CANDLE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.6 FOOT–CANDLE (6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED (1006.3).
10. THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON–SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.

1ST FLOOR CONSTRUCTION PLAN

SCALE: 3/16" = 1'–0" (1)

REVS.:	BY:	DATE:

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Stamp:

LICENSED ARCHITECT
Donald Alec Barany
No. C-12803
REN. 1-31-19
STATE OF CALIFORNIA

CHANGE OF USE

417 OCEAN FRONT WALK
VENICE, CA 90291

1ST FLOOR CONSTRUCTION PLAN

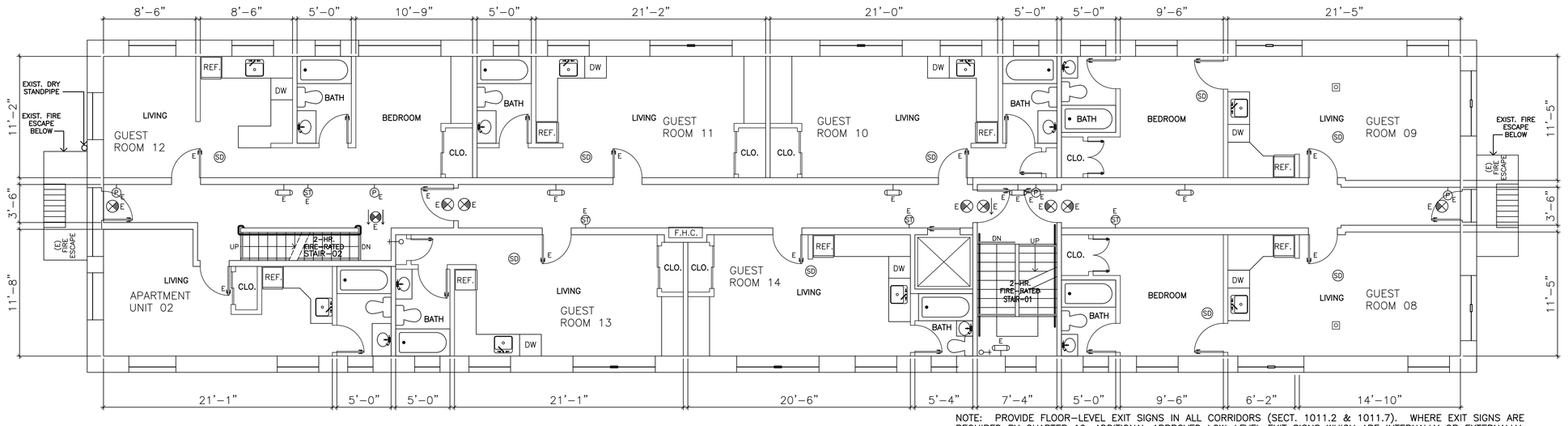
Date: 03–22–17

Scale: AS NOTED

Drawn by: E.S.

Job #: 2014.15

Sheet No.: A2.2



AREA SUMMARY		NATURAL VENTILATION		NATURAL LIGHT	
UNIT No./SPACE	AREA	PROVIDED	REQ'D 4% OF FLOOR AREA	PROVIDED	REQ'D 8% OF FLOOR AREA
GUEST ROOM #"8" LIVING	258 SQ.FT.	17 SQ.FT.	10 SQ.FT.	64 SQ.FT.	21 SQ.FT.
GUEST ROOM #"8" BEDROOM	119 SQ.FT.	6 SQ.FT.	5 SQ.FT.	12 SQ.FT.	10 SQ.FT.
GUEST ROOM #"9" LIVING	252 SQ.FT.	17 SQ.FT.	10 SQ.FT.	64 SQ.FT.	21 SQ.FT.
GUEST ROOM #"9" BEDROOM	121 SQ.FT.	6 SQ.FT.	5 SQ.FT.	12 SQ.FT.	10 SQ.FT.
GUEST ROOM #"10" LIVING	219 SQ.FT.	19 SQ.FT.	9 SQ.FT.	37 SQ.FT.	18 SQ.FT.
GUEST ROOM #"11" LIVING	248 SQ.FT.	19 SQ.FT.	10 SQ.FT.	37 SQ.FT.	20 SQ.FT.
GUEST ROOM #"12" LIVING	204 SQ.FT.	13 SQ.FT.	9 SQ.FT.	25 SQ.FT.	16 SQ.FT.
GUEST ROOM #"12" BEDROOM	113 SQ.FT.	6 SQ.FT.	5 SQ.FT.	12 SQ.FT.	10 SQ.FT.
GUEST ROOM #"13" LIVING	244 SQ.FT.	19 SQ.FT.	10 SQ.FT.	37 SQ.FT.	20 SQ.FT.
GUEST ROOM #"14" LIVING	227 SQ.FT.	19 SQ.FT.	10 SQ.FT.	37 SQ.FT.	19 SQ.FT.
APARTMENT UNIT #"2" LIVING	205 SQ.FT.	11 SQ.FT.	9 SQ.FT.	22 SQ.FT.	17 SQ.FT.
8 UNITS =	2,210 SQ.FT.				

2ND FLOOR PLAN CONSTRUCTION PLAN

NOTE: SHADED AREAS INDICATE NEW CONST.

GRAPHIC SCALE
0 5' 10' 15' 20' FEET

N

SYMBOLS LEGEND:

- E (P) EXIST. WALL MOUNTED FIRE HORN.
- E EXIST. SURFACE WALL MOUNTED EMERGENCY LIGHT.
- E EXIST. CEILING SURFACE MOUNTED EMERGENCY LIGHT.
- E EXIST. CEILING SURFACE MOUNTED EXIT SIGN.
- E (D) EXIST. CEILING SURFACE MOUNTED SMOKE DETECTOR.
- E (EV) EXIST. SURFACE WALL MOUNTED EVACUATION SIGN.
- E (P) EXIST. SURFACE WALL MOUNTED FIRE PULL ALARM.
- E (ST) EXIST. SURFACE WALL MOUNTED STROBE LIGHT.

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2ND FLOOR PLAN CONSTRUCTION PLAN

SCALE: 3/16" = 1'–0" (1)

REVS.:	BY:	DATE:

Donald Alec Barany ARCHITECTS
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Santa Monica, California 90402
Tele.: (310) 395-3308
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Stamp:

LICENSED ARCHITECT
Donald Alec Barany
No. C-12803
REN. 1-31-19
STATE OF CALIFORNIA

CHANGE OF USE

417 OCEAN FRONT WALK
VENICE, CA 90291

2ND FLOOR CONSTRUCTION PLAN

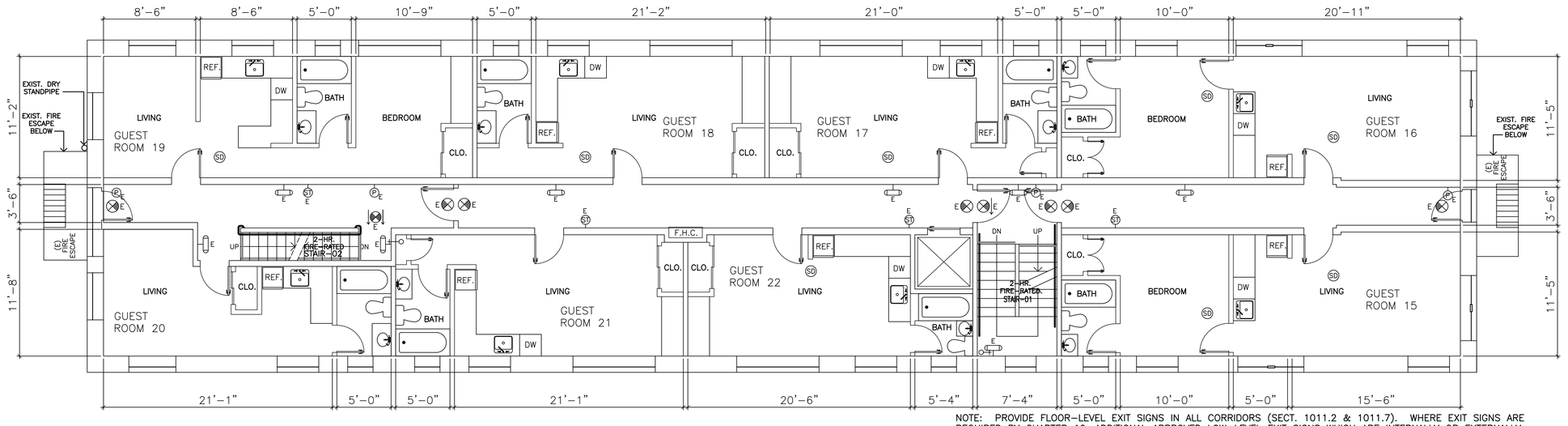
Date: 03–22–17

Scale: AS NOTED

Drawn by: E.S.

Job #: 2014.15

Sheet No.:
A2.3



AREA SUMMARY		NATURAL VENTILATION		NATURAL LIGHT	
UNIT No./SPACE	AREA	PROVIDED	REQ'D 4% OF FLOOR AREA	PROVIDED	REQ'D 8% OF FLOOR AREA
GUEST ROOM #"15" LIVING	252 SQ.FT.	17 SQ.FT.	11 SQ.FT.	64 SQ.FT.	21 SQ.FT.
GUEST ROOM #"15" BEDROOM	127 SQ.FT.	6 SQ.FT.	5 SQ.FT.	12 SQ.FT.	10 SQ.FT.
GUEST ROOM #"16" LIVING	252 SQ.FT.	17 SQ.FT.	10 SQ.FT.	64 SQ.FT.	21 SQ.FT.
GUEST ROOM #"16" BEDROOM	127 SQ.FT.	6 SQ.FT.	5 SQ.FT.	12 SQ.FT.	10 SQ.FT.
GUEST ROOM #"17" LIVING	243 SQ.FT.	19 SQ.FT.	10 SQ.FT.	37 SQ.FT.	20 SQ.FT.
GUEST ROOM #"18" LIVING	247 SQ.FT.	19 SQ.FT.	10 SQ.FT.	37 SQ.FT.	20 SQ.FT.
GUEST ROOM #"19" LIVING	211 SQ.FT.	13 SQ.FT.	9 SQ.FT.	25 SQ.FT.	17 SQ.FT.
GUEST ROOM #"19" BEDROOM	121 SQ.FT.	6 SQ.FT.	5 SQ.FT.	12 SQ.FT.	10 SQ.FT.
GUEST ROOM #"20" LIVING	205 SQ.FT.	11 SQ.FT.	9 SQ.FT.	22 SQ.FT.	17 SQ.FT.
GUEST ROOM #"21" LIVING	244 SQ.FT.	19 SQ.FT.	10 SQ.FT.	37 SQ.FT.	20 SQ.FT.
GUEST ROOM #"22" LIVING	227 SQ.FT.	19 SQ.FT.	10 SQ.FT.	37 SQ.FT.	19 SQ.FT.
8 UNITS =	2,256 SQ.FT.				

3RD FLOOR PLAN CONSTRUCTION PLAN

NOTE: SHADED AREAS INDICATE NEW CONST.

GRAPHIC SCALE 0 5' 10' 15' 20' FEET

N

SYMBOLS LEGEND:

- E (P) EXIST. WALL MOUNTED FIRE HORN.
- E EXIST. SURFACE WALL MOUNTED EMERGENCY LIGHT.
- E EXIST. CEILING SURFACE MOUNTED EMERGENCY LIGHT.
- E EXIST. CEILING SURFACE MOUNTED EXIT SIGN.
- E (D) EXIST. CEILING SURFACE MOUNTED SMOKE DETECTOR.
- E (EV) EXIST. SURFACE WALL MOUNTED EVACUATION SIGN.
- E (P) EXIST. SURFACE WALL MOUNTED FIRE PULL ALARM.
- E (ST) EXIST. SURFACE WALL MOUNTED STROBE LIGHT.

NOTE: PROVIDE FLOOR–LEVEL EXIT SIGNS IN ALL CORRIDORS (SECT. 1011.2 & 1011.7). WHERE EXIT SIGNS ARE REQUIRED BY CHAPTER 10, ADDITIONAL APPROVED LOW–LEVEL EXIT SIGNS WHICH ARE INTERNALLY OR EXTERNALLY ILLUMINATED PHOTOLUMINESCENT OR SELF–LUMINOUS, SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS & IN ALL AREAS SERVING GUEST ROOMS OF HOTELSIN GROUP R, DIVISION 1 OCCUPANCIES. THE BOTTOM OF THE SIGN SHALL NOT BE LESS THAN 6 INCHES OR MORE THAN 8 INCHES ABOVE THE FLOOR LEVEL & SHALL INDICATE THE PATH OF EXIT TRAVEL. FOR EXIT & EXIT ACCES DOORS, THE SIGN SHALL BE ON THE DOOR OR ADJACENT TO THE DOOR WITH THE CLOSEST EDGE OF THE SIGN OR MARKER WITHIN 4 INCHES OF THE DOOR FRAME.

ADDITIONAL EXIT & EMERGENCY SIGN NOTES;

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
2. EXIST SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
3. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED & LABELED & SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS & SECT. 2702.
4. EXIT SIGN SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.5–1011.6.3).
6. MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT–CANDLE AT THE WALKING SURFACE (1006.1).
7. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS (1006.3):
   A. AISLES & ENCLOSED EGRESS STAIRWAYS IN ROOMS & SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
   B. CORRIDORS, EXIT ENCLOSURES & EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED INSECT. 1027.1, IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
   E. EXTERIOR LANDINGS, AS REQUIRED IN SECT. 1008.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO EXITS.
8. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MIN. & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON–SITE GENERATOR. THE INSTALLATION OF TEH EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECT 2702 (1006.3).
9. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT–CANDLE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT–CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT–CANDLE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.6 FOOT–CANDLE (6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED (1006.3).
10. THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON–SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.

3RD FLOOR CONSTRUCTION PLAN

SCALE: 3/16" = 1'–0" (1)

REVS.:	BY:	DATE:

Donald Alec Barany ARCHITECTS
116 26TH STREET
Santa Monica, California 90402
Tele.: (310) 395-3308
Fax: (310) 395-2091

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AS AN "INSTRUMENT OF SERVICE" AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. PRIOR TO THE COMMENCEMENT OF WORK, THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS THAT ARE THE RESULT OF FLOPPY DISK CONVERSION AND PRINTOUTS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES IN THE DRAWINGS. THE ARCHITECT IS TO BE NOTIFIED TO REVIEW SHOP DRAWINGS FOR COMPLIANCE BEFORE PROCEEDING WITH FABRICATION.

Stamp:

LICENSED ARCHITECT
Donald Alec Barany
No. C-12803
REN. 1-31-19
STATE OF CALIFORNIA

CHANGE OF USE

417 OCEAN FRONT WALK
VENICE, CA 90291

3RD FLOOR CONSTRUCTION PLAN

Date: 03–22–17

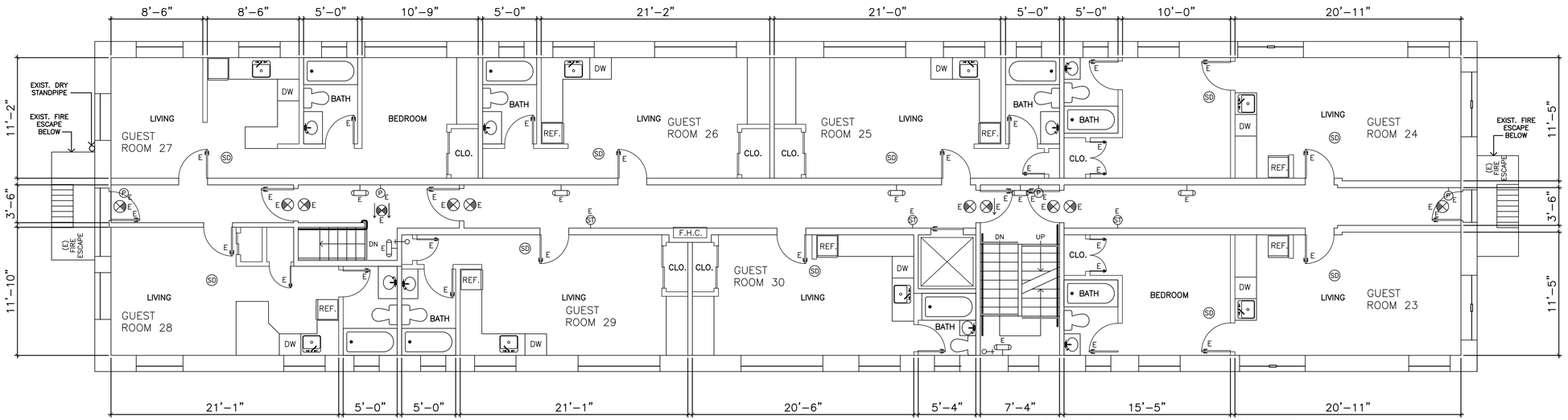
Scale: AS NOTED

Drawn by: E.S.

Job #: 2014.15

Sheet No.:

A2.4



AREA SUMMARY		NATURAL VENTILATION		NATURAL LIGHT	
UNIT No./SPACE	AREA	PROVIDED	REQ'D 4% OF FLOOR AREA	PROVIDED	REQ'D 8% OF FLOOR AREA
GUEST ROOM #"23" LIVING	252 SQ.FT.	17 SQ.FT.	11 SQ.FT.	64 SQ.FT.	21 SQ.FT.
GUEST ROOM #"23" BEDROOM	127 SQ.FT.	6 SQ.FT.	5 SQ.FT.	12 SQ.FT.	10 SQ.FT.
GUEST ROOM #"24" LIVING	252 SQ.FT.	17 SQ.FT.	10 SQ.FT.	64 SQ.FT.	21 SQ.FT.
GUEST ROOM #"24" BEDROOM	127 SQ.FT.	6 SQ.FT.	5 SQ.FT.	12 SQ.FT.	10 SQ.FT.
GUEST ROOM #"25" LIVING	243 SQ.FT.	19 SQ.FT.	10 SQ.FT.	37 SQ.FT.	20 SQ.FT.
GUEST ROOM #"26" LIVING	248 SQ.FT.	19 SQ.FT.	10 SQ.FT.	37 SQ.FT.	20 SQ.FT.
GUEST ROOM #"27" LIVING	211 SQ.FT.	13 SQ.FT.	9 SQ.FT.	25 SQ.FT.	17 SQ.FT.
GUEST ROOM #"27" BEDROOM	121 SQ.FT.	6 SQ.FT.	5 SQ.FT.	12 SQ.FT.	10 SQ.FT.
GUEST ROOM #"28" LIVING	231 SQ.FT.	11 SQ.FT.	10 SQ.FT.	22 SQ.FT.	19 SQ.FT.
GUEST ROOM #"29" LIVING	244 SQ.FT.	19 SQ.FT.	10 SQ.FT.	37 SQ.FT.	20 SQ.FT.
GUEST ROOM #"30" LIVING	227 SQ.FT.	19 SQ.FT.	10 SQ.FT.	37 SQ.FT.	19 SQ.FT.
8 UNITS =	2,283 SQ.FT.				

4TH FLOOR PLAN CONSTRUCTION PLAN

NOTE: SHADED AREAS INDICATE NEW CONST.

GRAPHIC SCALE 0 5' 10' 15' 20' FEET

N

SYMBOLS LEGEND:

- E (P) EXIST. WALL MOUNTED FIRE HORN.
- E EXIST. SURFACE WALL MOUNTED EMERGENCY LIGHT.
- E EXIST. CEILING SURFACE MOUNTED EMERGENCY LIGHT.
- E ⊗ EXIST. CEILING SURFACE MOUNTED EXIT SIGN.
- E (D) EXIST. CEILING SURFACE MOUNTED SMOKE DETECTOR.
- E (EV) EXIST. SURFACE WALL MOUNTED EVACUATION SIGN.
- E (P) EXIST. SURFACE WALL MOUNTED FIRE PULL ALARM.
- E (ST) EXIST. SURFACE WALL MOUNTED STROBE LIGHT.

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REVS.:	BY:	DATE:

Donald Alec Barany ARCHITECTS
116 26TH STREET
Santa Monica, California 90402
Tele.: (310) 395-3308
Fax: (310) 395-2091

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AS AN UNPUBLISHED WORK FOR WHICH STATUTORY COPYRIGHT PROTECTION IS RESERVED. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE PLANS SHALL NOT BE CHANGED OR ALTERED IN ANY MANNER WHATSOEVER EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED USE, CHANGE OR ALTERATION OF THE PLANS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THE ARCHITECT SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY CONSTRUCTION OBSERVATION REQUIRED BY THE ARCHITECT FOR COMPLIANCE BEFORE PROCEEDING WITH SUCH PHASE. PROCEEDING WITH SCHEDULED INSPECTIONS, CONTRACTOR WILL BE CONSIDERED TO HAVE WAIVED THE REQUIREMENT AND ACCEPTED ALL CONDITIONS ON THE JOB. THE ARCHITECT WILL BE NOTIFIED BY THE BUILDING OFFICIAL OF ALL INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENTS.

Stamp:

LICENSED ARCHITECT
Donald Alec Barany
No. C-12803
REN. 1-31-19
STATE OF CALIFORNIA

CHANGE OF USE

417 OCEAN FRONT WALK
VENICE, CA 90291

4TH FLOOR CONSTRUCTION PLAN

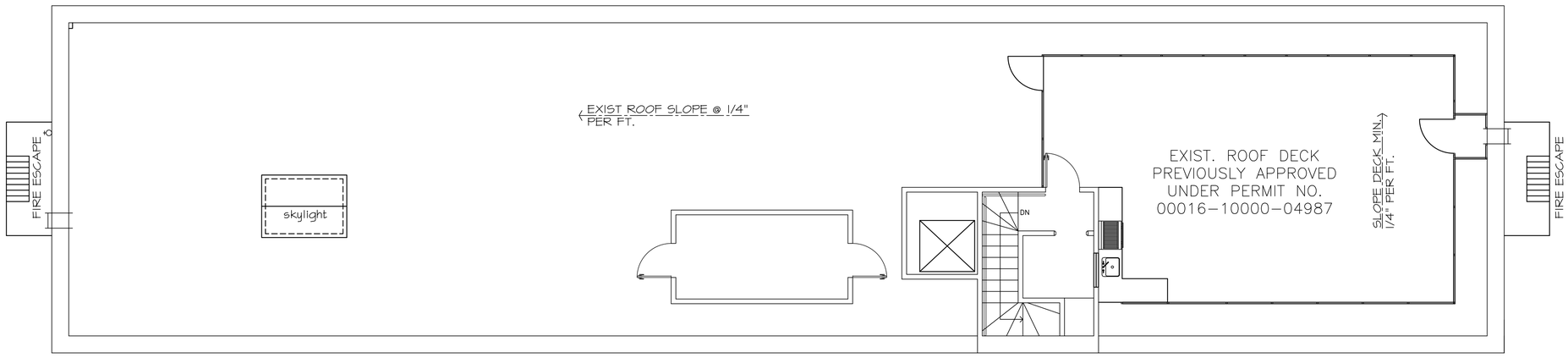
Date: 03–22–17

Scale: AS NOTED

Drawn by: E.S.

Job #: 2014.15

Sheet No.: A2.5



EXIST. ROOF PLAN
SHOWN FOR REFERENCE ONLY – NO PROPOSED WORK

EXIST. ROOF PLAN

SCALE: 3/16" = 1'-0"

1

REVS.:	BY:	DATE:

Donald Alec Barany
ARCHITECTS
116 26TH STREET
Santa Monica, California 90402
Tele.: (310) 395-3308
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Stamp:

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Donald Alec Barany
No. C-12803
REN. 1-31-19
STATE OF CALIFORNIA

CHANGE OF USE

417 OCEAN FRONT WALK
VENICE, CA 90291

EXIST. ROOF PLAN

Date: 03-22-17

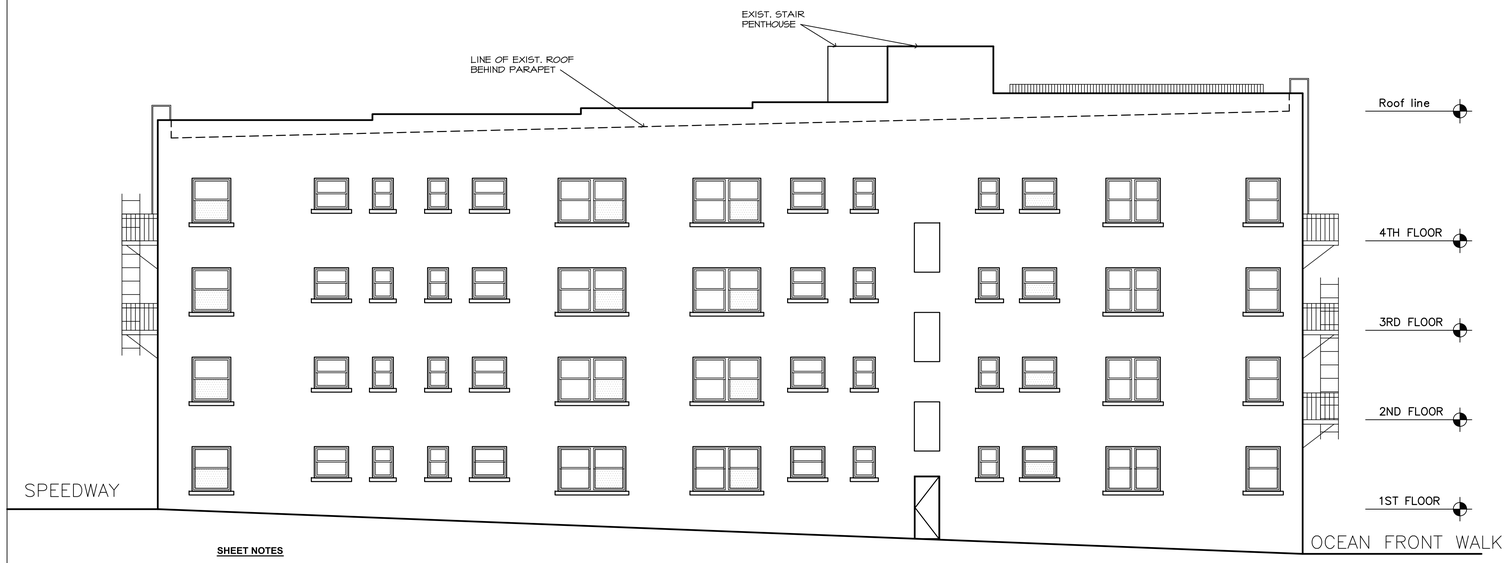
Scale: AS NOTED

Drawn by: E.S.

Job #: 2014.15

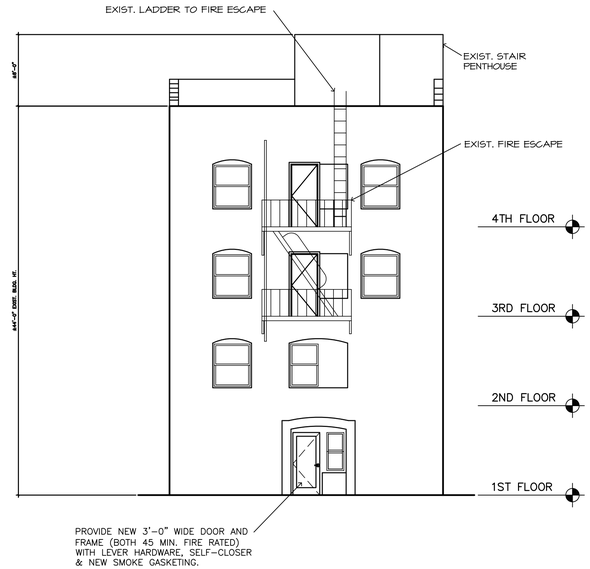
Sheet No.:

A2.6

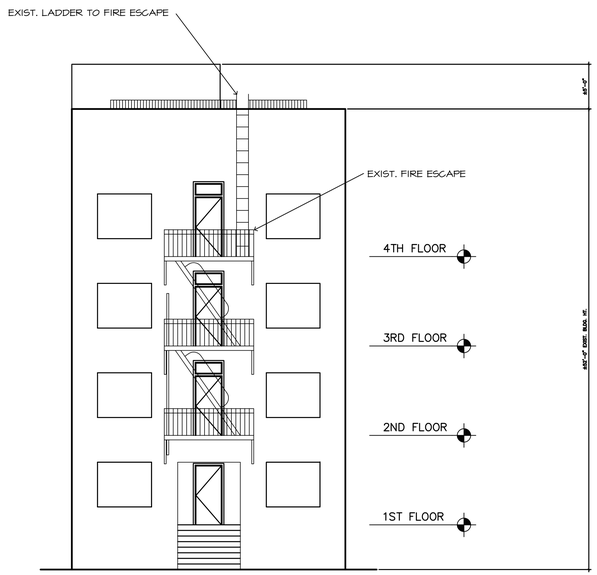


SHEET NOTES

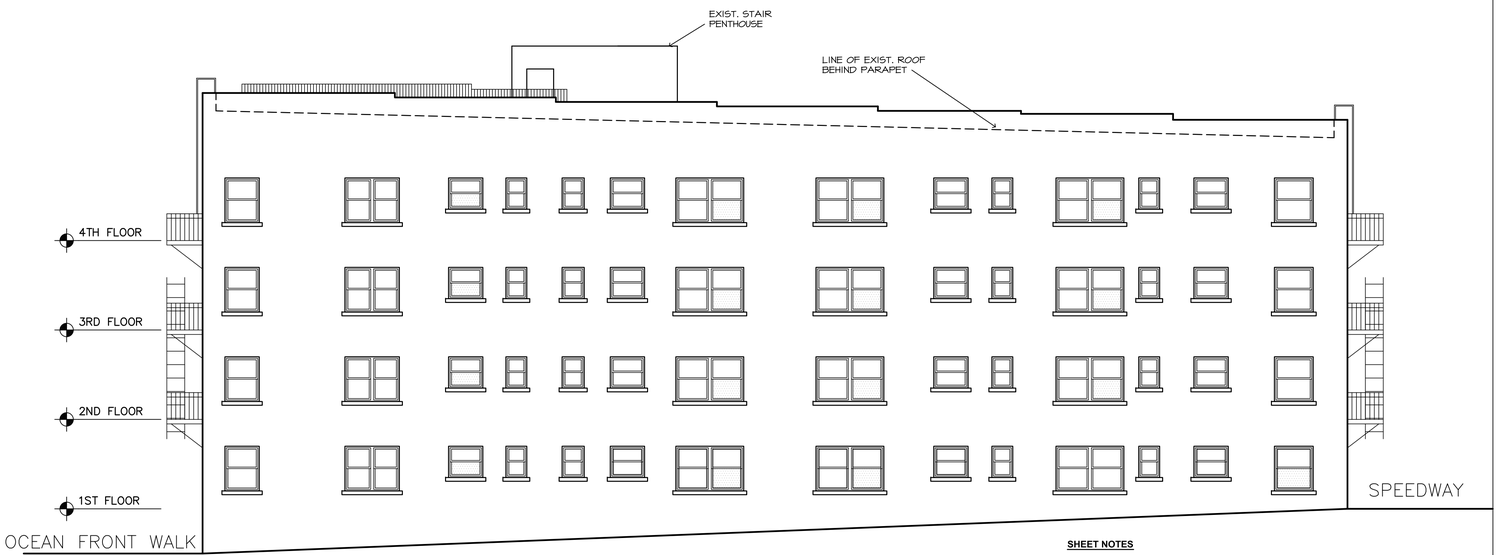
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SHEET NOTES

SOUTH ELEVATION

EXTERIOR BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

1

REVS.:	BY:	DATE:

Donald Alec Barany
ARCHITECTS
116 26TH STREET
Santa Monica, California 90402
Tele.: (310) 395-3308
Fax: (310) 395-2091

THE IDEAS, DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS PRESENTED IN THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF D.A. BARANY, ARCHITECT, AS AN INSTRUMENT OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECT OTHER THAN THE SAME BEING PREPARED FOR, WITHOUT THE WRITTEN CONSENT OF D.A. BARANY, ARCHITECT. ANY UNAUTHORIZED USE OF THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE INFRINGEMENT OF COPYRIGHT. ALL RIGHTS RESERVED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. SUBMISSIONS OR DEVIATIONS NOT APPROVED BY THE ARCHITECT MAY BE REJECTED. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THESE PLANS FOR COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING.

Stamp:

LICENSED ARCHITECT
Donald Alec Barany
No. C-12803
REN. 1-31-19
STATE OF CALIFORNIA

CHANGE OF USE

417 OCEAN FRONT WALK
VENICE, CA 90291

EXTERIOR BUILDING ELEVATIONS

Date: 03-22-17

Scale: AS NOTED

Drawn by: E.S.

Job #: 2014.15

Sheet No.:

A3.3

ATTACHMENT K: ZIMAS PARCEL REPORT

417 OCEAN FRONT WALK

LOS ANGELES, CALIFORNIA

THIS SPACE INTENTIONALLY LEFT BLANK.

City of Los Angeles
Department of City Planning

6/6/2018
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
417 S OCEAN FRONT WALK

ZIP CODES
90291

RECENT ACTIVITY
CHC-2018-3235-HCM
ENV-2018-3236-CE
DIR-2008-4703-DI

CASE NUMBERS
CPC-24819
CPC-2014-1456-SP
CPC-2005-8252-CA
CPC-2000-4046-CA
CPC-1998-119
CPC-1987-648-ICO
CPC-1986-824-GPC
CPC-1984-226-SP
CPC-1975-25560
CPC-1972-24385
CPC-17631
ORD-175694
ORD-175693
ORD-172897
ORD-172019
ORD-168999
ORD-164844-SA930
ORD-146323
ORD-130337
DIR-2014-2824-DI
ZA-2015-629-CDP-ZV-ZAA-SPP-MEL
ENV-2015-630-ND
ENV-2014-1458-EIR-SE-CE
ENV-2005-8253-ND
ENV-2004-2691-CE
ENV-2002-6836-SP
ENV-2001-846-ND
ED-73-307-ZC
ED-75-206-SUD-CA

Address/Legal Information	
PIN Number	109-5A141 138
Lot/Parcel Area (Calculated)	4,814.4 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID G5
Assessor Parcel No. (APN)	4286029004
Tract	GOLDEN BAY TRACT
Map Reference	M B 2-15
Block	BLK 4
Lot	247
Arb (Lot Cut Reference)	None
Map Sheet	109-5A141
Jurisdictional Information	
Community Plan Area	Venice
Area Planning Commission	West Los Angeles
Neighborhood Council	Venice
Council District	CD 11 - Mike Bonin
Census Tract #	2734.02
LADBS District Office	West Los Angeles
Planning and Zoning Information	
Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2406 Director's Interpretation of the Venice SP for Small Lot Subdivisio
	ZI-2471 Coastal Zone
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	Los Angeles Coastal Transportation Corridor
Subarea	None
Specific Plan Area	Venice Coastal Zone
Subarea	North Venice
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Venice Beach
Assessor Information	
Assessor Parcel No. (APN)	4286029004
Ownership (Assessor)	
Owner1	VENICE SUITES LLC C/O C/O CARL J LAMBERT
Address	2 BREEZE AVE UNIT 101 VENICE CA 90291
Ownership (Bureau of Engineering, Land Records)	
Owner	JMA PROPERTIES, INC. (ET AL)
Address	4582 E KINGWOOD DR. #207 KINGWOOD TX 77345
APN Area (Co. Public Works)*	0.113 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	$2,701,614
Assessed Improvement Val.	$393,078
Last Owner Change	09/23/1999
Last Sale Amount	$2,291,522
Tax Rate Area	67
Deed Ref No. (City Clerk)	670597
	6-209
	278571
	2078354
	1-767
	0-651
Building 1	
Year Built	1921
Building Class	CX
Number of Units	32
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	15,240.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	Coastal Zone Commission Authority
	Dual Jurisdictional Coastal Zone
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No

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Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.42722
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	Yes
Economic Development Areas	
Business Improvement District	None
Promise Zone	None
Renewal Community	No
Revitalization Zone	Venice
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	Yes
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Pacific
Reporting District	1412
Fire Information	
Bureau	West
Batallion	4
District / Fire Station	63
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2014-1456-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2000-4046-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1998-119
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1987-648-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE FOR THE ENTIRE VENICE COASTAL ZONE WHICH WILL TEMPORARILY PERMIT ONLY BUILDING DEVELOPMENT WHICH ISIN CONFORMANCE WITH REGULATIONS SUBSTANTIALLY BASED ON THE CALIFORNIA COASTAL COMMISSIONS INTERPRETIVE GUIDELINES FOR THE AREA
Case Number:	CPC-1986-824-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	
Case Number:	CPC-1984-226-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1975-25560
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1972-24385
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	DIR-2014-2824-DI
Required Action(s):	DI-DIRECTOR OF PLANNING INTERPRETATION
Project Descriptions(s):	DIRECTOR'S INTERPRETATION OF A SPECIFIC PLAN PURSUANT TO LAMC SECTION 11.5.7.H. THE INTERPRETATION SHALL ONLY BE APPLICABLE TO THE VENICE COASTAL SPECIFIC PLAN.
Case Number:	ZA-2015-629-CDP-ZV-ZAA-SPP-MEL
Required Action(s):	MEL-MELLO ACT COMPLIANCE REVIEW CDP-COASTAL DEVELOPMENT PERMIT SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS) ZV-ZONE VARIANCE
Project Descriptions(s):	PURSUANT TO LAMC 12.20.2, APPLICANT REQUESTS A COASTAL DEVELOPMENT PERMIT AND MELLO ACT COMPLIANCE TO ALLOW FOR THE CHANGE OF USE FROM AN (E) 32-UNIT APT BLDG TO AN APARTMENT-HOTEL COMPRISED OF 2 DWELLING UNITS AND 30 GUEST ROOMS; AND PURSUANT TO LAMC 12.27, APPLICANT REQUESTS A ZONE VARIANCE TO ALLOW AN APARTMENT-HOTEL IN THE R3 ZONE; AND TO WAIVE THE REQUIREMENT TO PROVIDE A LOADING SPACE ON THE SAME LOT AS THE TRANSIENT OCCUPANCY RESIDENTIAL BLDG; AND PURSUANT TO LAMC 12.28, APPLICANT REQUESTS A ZONING ADMINISTRATOR'S ADJUSTMENT TO MAINTAIN (E) NON-CONFORMING 0-FT FRONT YARD AND 3.5-FT SIDE YARD SETBACKS; AND PURSUANT TO LAMC 11.5.7, APPLICANT REQUESTS A MAJOR PROJECT PERMIT COMPLIANCE TO ALLOW THE PROPOSED CHANGE OF USE WITHIN THE VENICE COASTAL SPECIFIC PLAN AREA.
Case Number:	ENV-2015-630-ND
Required Action(s):	ND-NEGATIVE DECLARATION

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Project Descriptions(s):	PURSUANT TO LAMC 12.20.2, APPLICANT REQUESTS A COASTAL DEVELOPMENT PERMIT AND MELLO ACT COMPLIANCE TO ALLOW FOR THE CHANGE OF USE FROM AN (E) 32-UNIT APT BLDG TO AN APARTMENT-HOTEL COMPRISED OF 2 DWELLING UNITS AND 30 GUEST ROOMS; AND PURSUANT TO LAMC 12.27, APPLICANT REQUESTS A ZONE VARIANCE TO ALLOW AN APARTMENT-HOTEL IN THE R3 ZONE; AND TO WAIVE THE REQUIREMENT TO PROVIDE A LOADING SPACE ON THE SAME LOT AS THE TRANSIENT OCCUPANCY RESIDENTIAL BLDG; AND PURSUANT TO LAMC 12.28, APPLICANT REQUESTS A ZONING ADMINISTRATOR'S ADJUSTMENT TO MAINTAIN (E) NON-CONFORMING 0-FT FRONT YARD AND 3.5-FT SIDE YARD SETBACKS; AND PURSUANT TO LAMC 11.5.7, APPLICANT REQUESTS A MAJOR PROJECT PERMIT COMPLIANCE TO ALLOW THE PROPOSED CHANGE OF USE WITHIN THE VENICE COASTAL SPECIFIC PLAN AREA.

Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	SE-STATUTORY EXEMPTIONS
	CE-CATEGORICAL EXEMPTION
	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2004-2691-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	SMALL LOT/TOWNHOME ORDINANCE
Case Number:	ENV-2002-6836-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	VENICE COASTAL SPECIFIC PLAN AMENDMENT prepared and adopted by the City Planning Dept. in accordance with the Coastal Act provisions and guidelines.
Case Number:	ENV-2001-846-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ED-73-307-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	ED-75-206-SUD-CA
Required Action(s):	SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.)
	CA-CODE AMENDMENT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-24819

CPC-17631

ORD-175694

ORD-175693

ORD-172897

ORD-172019

ORD-168999

ORD-164844-SA930

ORD-146323

ORD-130337

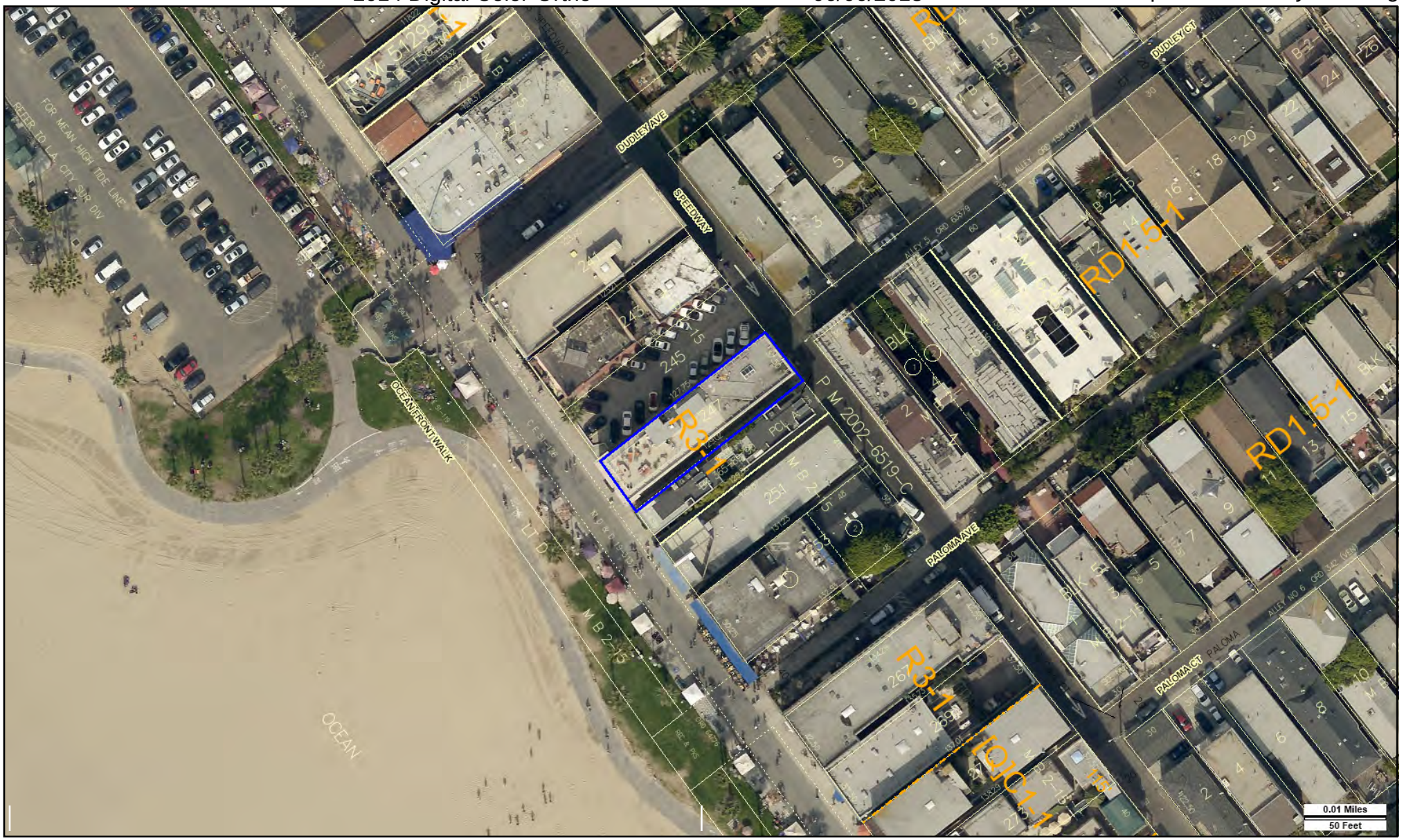
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06/06/2018

City of Los Angeles
Department of City Planning



Address: 417 S OCEAN FRONT WALK
APN: 4286029004
PIN #: 109-5A141 138

Tract: GOLDEN BAY TRACT
Block: BLK 4
Lot: 247
Arb: None

Zoning: R3-1
General Plan: Medium Residential

N
W
E
S

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