DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

West Los Angeles Area Planning Commission

Date: May 7, 2025
Time: After 4:30 a.m.
Place: Felicia Mahood Multipurpose Center
11338 Santa Monica Boulevard
Los Angeles, CA 90025

This meeting may be available virtually, in a hybrid format. The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissions-boards-hearings and/or by contacting apcwestla@lacity.org.

Public Hearing: February 18, 2025
Appeal Status: Appealable to City Council
Expiration Date: May 17, 2025
Multiple Approval: Yes

Case No.: APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI-ZV
CEQA No.: ENV-2024-5237-CE
Related Cases: N/A
Council No.: 11 – Park
Plan Area: Venice
Specific Plan: Venice Coastal Zone – North Venice Subarea
Certified NC: Venice
GPLU: Limited Industry
Zone: CM-1

Applicant: 60 Market JV, LLC
Representative: Jesi Harris, Brian Silveira & Associates

PROJECT LOCATION: **52 1-4 East Market Street**

PROPOSED PROJECT: The project consists of a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, the conversion of two (2) existing dwelling units to artist-in-residences, the change of use of a portion of the ground floor into a restaurant, and the construction of a colonnade (arcade) within the public right-of-way, resulting in a lot developed with a two-story, 3,511 square foot mixed-use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residence dwelling units (joint living and work quarters), and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way; and a colonnade (arcade) within the public right-of-way, maintaining three (3) parking spaces on-site.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Sections 15301 (Class 1) and 15303 (Class 3), an **Exemption** from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1A Section 13B.4.5, a **Project Exception** from the Venice Coastal Zone Specific Plan to permit a front-yard setback of zero (0) feet in lieu of five (5) feet.

3. Pursuant to LAMC Chapter 1A Section 13B.4.2, a **Project Compliance** for a project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan.

4. Pursuant to LAMC Chapter 1A Section 13B.9.1, a **Coastal Development Permit** for a project located within the Single Permit Jurisdiction of the California Coastal Zone.

5. Pursuant to LAMC Chapter 1 Section 12.24 W.1, a **Class 2 Conditional Use** to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 555 square foot restaurant, providing 10 indoor seats and 28 outdoor seats, with hours of operation from 7:00 a.m. to 12:00 a.m., daily.

6. Pursuant to LAMC Chapter 1 Section 12.37 I., a **Waiver of Dedication and Improvements** to waive the requirement to dedicate a 2.5 foot wide strip of land along Market Street.

7. Pursuant to LAMC Chapter 1A Section 13B.5.3, a **Zone Variance** to remove the requirement for an on-site loading space, as otherwise required by LAMC Section 12.21 C.6.

RECOMMENDED ACTIONS:

1. **DETERMINE**, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA guidelines, Sections 15301 (Class 1) and 15303 (Class 3), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. **APPROVE** a Project Exception from the Venice Coastal Zone Specific Plan to permit a front-yard setback of zero (0) feet in lieu of five (5) feet.

3. **APPROVE** a Project Compliance for a project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan.

4. **APPROVE** a Coastal Development Permit for a project located within the Single Permit Jurisdiction of the California Coastal Zone.

5. **APPROVE** a Class 2 Conditional Use to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant.

6. **APPROVE** a Waiver of Dedication and Improvements to waive the requirement to dedicate a 2.5 foot wide strip of land along Market Street.

7. **APPROVE** a Zone Variance to remove the requirement for an on-site loading space, as otherwise required by LAMC Section 12.21 C.6.

8. **ADOPT** the attached Conditions of Approval and Findings.

VINCENT P. BERTONI, AICP
Director of Planning

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ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

PROJECT SUMMARY

The project consists of a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, the conversion of two (2) existing dwelling units to artist-in-residences, the change of use of a portion of the ground floor into a restaurant, and the construction of a 250 square foot arcade within the public right-of-way. The proposed work will result in a lot developed with a two-story, 3,511 square foot mixed-use structure comprised of two (2) guest rooms, two (2) artist-in-residence dwelling units (joint living and work quarters), a roof deck for the residential uses, and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way. The project includes the construction of a new arcade and various planters within the public right-of-way. A total of three (3) vehicle parking spaces will be maintained on-site. Additionally, two (2) long-term and two (2) short-term bicycle parking spaces are provided on-site and within the public right-of-way.

Project Details

The structure will maintain a flat roof with a height of 25 feet and provide two stories. The proposed 908 square foot addition extends the building footprint to the front property line and consists of new floor area to the first and second floor. The two (2) artist-in-residence units (joint living and work quarters) are 672 square feet (Unit A) and 840 square feet (Unit B), and the two (2) guest rooms are 290 square feet and 395 square feet. Unit A provides 67 square feet of workspace and Unit B provides 84 square feet of workspace. The project also provides 67 square feet of landscaping within the parking area, a 96 square foot trash enclosure at the rear portion of the structure, and a 750 square foot roof deck, which will only be used by the tenants of the residential uses.

The proposed arcade will be 24 feet 1 inch in height and will be attached to the mixed-use structure. The arcade will be open to the sky and the area beneath the arcade does not constitute new floor area. Furthermore, the arcade will be structurally detachable, in the event the addition is required to be removed as a condition of the revocable encroachment permit.

The proposed 555 square foot restaurant is located at the ground level, fronting Market Street, and is comprised of 267 square feet of indoor Service Floor area and 283 square feet of outdoor dining. Additionally, the restaurant provides a 59 square foot bathroom and 229 square feet of “back-of-house” floor area. The restaurant provides 10 indoor seats and 28 outdoor seats, with hours of operation from 7:00 a.m. to 12:00 a.m., daily. The outdoor dining area is located within the roadway and will replace approximately one on-street vehicle parking space.

The project will maintain three (3) vehicle parking spaces within an existing carport, accessed from Zephyr Court, the rear alley. The parking spaces are required spaces for the existing residential units and guest rooms per the Certificate of Occupancy issued on December 13, 1965. The project does not provide an onsite loading space.

BACKGROUND

The subject site is comprised of a relatively flat and rectangular lot that is 30 feet wide and 90 feet in depth for a total lot area of approximately 2,722 square feet. The lot fronts Market Street and is adjoined by Zephyr Court at the rear. The subject lot is zoned CM-1 with a General Plan Land Use Designation of Limited Manufacturing within the Venice Community Plan area and an industrial land use designation of Limited Industry within the Venice Coastal Zone Land Use Plan. The subject site is located within the North Venice Subarea of the Venice Coastal Zone Specific Plan, the Los Angeles

Coastal Transportation Corridor Specific Plan, and the Single Permit Jurisdiction of the California Coastal Zone. Additionally, the subject site is located within a Methane Zone, Liquefaction area, Tsunami Hazard Area, and approximately 5.17 kilometers from the Santa Monica Fault. The subject site is currently developed with a two-story, 2,603 square foot duplex with two (2) guest rooms built in 1965.

The subject site is located approximately mid-block on Market Street between Speedway and Pacific Avenue. Excluding the subject site, the block contains 13 additional lots that are zoned CM-1 with a Land Use Designation of Limited Industry. These lots are developed with six (6) one-story structures and seven (7) two-story structures. The abutting lot to the south of the subject site is developed with a one-story, 5,400 square foot manufacturing structure built in 1922, and the abutting lot to the north is developed with a two-story, 2,612 square foot duplex built in 1965. The adjacent lot directly across Market Street is developed with a two-story, 3,381 square foot mixed-use structure built in 1981, and the adjacent lots across Zephyr Court are developed with a three-story, 4,063 square foot single-family residence built in 1994. Half of the lots on the block were developed in the early 1900s and the remaining lots were developed from 1945 to 1989.

Streets:

Market Street is a Local Street (Standard) designated to a right-of-way width of 60 feet and a roadway width of 36 feet. The actual right-of-way width is 45 feet with an approximate roadway width of 28 feet. The street is improved with an asphalt roadway, gutter, curb, and sidewalk.

Zephyr Court is a Local Street (Standard) designated to a right-of-way width of 60 feet and a roadway width of 36 feet. The actual right-of-way width is 20 feet and is improved with an asphalt roadway. On July 13, 1936, the City Planning Commission determined all Courts with a thoroughfare of 20 feet or less in width shall be considered an alley.

Previous zoning-related actions in the area include:

DIR-2018-4410-CDP-SPP and ZA-2018-3595-CU-CUB-ZV – On April 3, 2020, the Director of Planning approved a Coastal Development Permit and Project Permit Compliance Review authorizing the change of use of 2,179 square feet of medical office to restaurant and office use, in conjunction with a 1,531 square foot second-story addition, resulting in a 2,632 square foot restaurant with 1,585 square feet of Service Floor area, within the Single Permit Jurisdiction of the Coastal Zone, located at 78 East Market Street. The Zoning Administrator approved a Conditional Use to allow hours of operation from 8:00 a.m. to 1:00 a.m. daily, tandem parking, and relief from a 5-foot landscape buffer for a Commercial Corner Development/Mini-Shopping Center project; a Conditional Use to allow the sale of alcohol (full line) for onsite consumption for a 2,632 square foot restaurant with 73 seats (52 interior, 21 exterior/patio), with operating hours from 8:00 a.m. to 1:00 a.m. daily; and a Zone Variance from Section 12.26 E.5, granting 11 off-site parking spaces by lease in lieu of a recorded agreement (covenant).

ZA-2014-4913-CDP-SPP – On January 27, 2016, the Zoning Administrator approved a Coastal Development Permit authorizing a remodel and change of use of a 2,310 square foot medical office to 1,823 square feet of retail use (floor area), and a 1,531 square foot second-story addition consisting of 1,092 square feet (floor area) of retail use and 329 square feet (floor area) of office use in the CM-1 zone, within the Single Permit Jurisdiction of the California Coastal Zone; and a Project Permit Compliance Review for a project consisting of a change of use of a 2,310 square foot medical office to retail use and a 1,531 square-foot second-story addition consisting of retail and office use, located at 78 East Market Street.

ZA-2014-3650-CDP – On August 19, 2015, the Zoning Administrator approved a Coastal Development Permit authorizing the installation, use, and maintenance of a Vehicle Lift System comprised of 30 electrically-powered automobile lifts within an existing surface parking lot, within the Dual Permit Jurisdiction of the Coastal Zone, located at 29 - 47 East Windward Avenue.

ZA-2010-913-CDP-CUB-ZV-SPP – On January 12, 2011, the Zoning Administrator approved a Coastal Development Permit authorizing the conversion, use, and maintenance of office space to expanded restaurant space; a conditional use permit to allow the sale and dispensing for consideration and onsite consumption of beer and wine in conjunction with a proposed restaurant; a variance from LAMC Section 12.26 E.5 to permit four (4) required parking spaces to be provided off-site by lease in lieu of a recorded covenant; and a Project Permit Compliance Review, within the Single Permit Jurisdiction of the Coastal Zone, located at 1607 South Pacific Avenue.

ZA-2009-2124-CDP-CUB-CUX-ZV-SPP – On December 15, 2010, the Zoning Administrator approved a Coastal Development Permit authorizing the sale of a full line of alcoholic beverages with live entertainment and dancing and off-site parking by lease in lieu of a covenant; a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption; a conditional use to permit public dancing with live entertainment in the lower-level basement; a Variance from LAMC Section 12.26 E.5 to allow the required parking spaces to be provided off-site by a lease agreement in lieu of the recorded covenant and agreement; and a Project Permit Compliance Review, within the Dual Permit Jurisdiction of the Coastal Zone, located at 52 – 54 East Windward Avenue.

APCW-2003-1123-ZV-SPE-ZAA-CDP-SPP – On June 18, 2003, the West Los Angeles Area Planning Commission approved a Zone Variance for tandem parking for commercial and residential uses, and for a reduced loading area of 115 square feet; a Specific Plan Exception to allow a 0-foot front yard setback; a Zoning Administrator's Adjustment for a zero (0) foot side yard setback; and a Coastal Development Permit and Project Permit Compliance Review for a mixed-use project, within the Single Permit Jurisdiction of the Coastal Zone, located at 70 East Windward Avenue.

REQUESTED ACTIONS

Project Exception

Pursuant to LAMC Chapter 1A Section 13B.4.5, the applicant is requesting a Project Exception to allow a front-yard setback of zero (0) feet, in lieu of the required five (5) feet for all residential Venice Coastal Development Projects, as required by Section 10.F.4.a of the Venice Coastal Zone Specific Plan. As previously mentioned, the 908 square foot addition extends the first and second levels to the front property line. The first floor will be occupied by a restaurant use and the second floor will contain a guest room, which constitutes a residential use.

Section 10.F.4.a of the Specific Plan states the following:

> *"The front yard setback for all residential Venice Coastal Development Projects shall be consistent with LAMC requirements, but shall not be less than five feet."*

As such, any residential portion of Venice Coastal Development projects shall provide a front-yard setback that is consistent with LAMC, but no less than five (5) feet. The second floor is required to observe a five-foot setback. The applicant requests a Project Exception to allow the second floor residential portion to provide a zero (0) foot front-yard setback.

Project Compliance

Pursuant to LAMC Chapter 1A Section 13B.4.2, the applicant is requesting a Project Compliance for a project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan. The Specific Plan was adopted as Ordinance 172,897, effective December 22, 1999, and later amended under Ordinance 175,693, effective January 19, 2004. The Specific Plan provides regulations for density, height, yards, FAR, setbacks, parking, vehicular access, and commercial development that supersede the regulations outlined in the LAMC.

The project consists of a remodel and addition to existing residential uses, conversions to develop a mixed-use project, and the construction of new arcade and dining area within the public right-of-way.

Section 5 of the Specific Plan defines a Venice Coastal Development Project as *"…the placement or erection of any solid material or structure…any change in the density or intensity of use of land…construction, reconstruction, demolition or alteration of the size of any structure…"* Therefore, a Project Compliance review is required.

Coastal Development Permit

Pursuant to LAMC Chapter 1A Section 13B.9.1, the applicant is requesting a Coastal Development Permit for a project located within the Single Permit Jurisdiction of the Coastal Zone. LAMC Chapter 1A Section 13B.9.1 provides the following definition:

> *"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of the use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including parcel maps and private street divisions, except where any land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511 of the California Public Resources Code). As used in this definition, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.*

The project consists of a 908 square foot addition to an existing residential structure, conversions resulting in residential and commercial uses, and the construction of a new arcade. As such, a Coastal Development Permit is required.

Class 2 Conditional Use

Pursuant to LAMC Chapter 1 Section 12.24 W.1, the applicant requests a Class 2 Conditional Use to allow for the on-site sale and consumption of a full-line of alcoholic beverages, in conjunction with a new 555 square foot restaurant comprised of 267 square feet of indoor Service Floor area and 283 square feet of outdoor dining within the public right-of-way. The restaurant provides 10 indoor seats and 28 outdoor seats, with hours of operation from 7:00 a.m. to 12:00 a.m., daily.

Waiver of Dedication and Improvements

Pursuant to LAMC Chapter 1 Section 12.37 I., an applicant may request a waiver to waive, reduce, or modify required dedications or improvements to the public right-of-way.

On December 19, 2024, the Bureau of Engineering (BOE) issued a Recommendation Report requiring the applicant to improve and dedicate a 2.5-foot wide strip of land along the property frontage to complete a 30-foot wide half right-of-way in accordance with Local Street standard. Additionally, the applicant is required to construct a new full-width sidewalk to comply with ADA standards abutting the new property line. It should be noted that the recommendation report was issued for a project located at 60 East Market Street, in reference to APCW-2024-5238-SPPE-SPPC-CDP-CUB-WDI-ZV. However, BOE staff confirmed the requirement to improve and dedicate a 2.5-foot wide strip of land along the property frontage would be the same for the project in question due to the similar scopes of work.

As such, the applicant is requesting a Waiver of Dedication and Improvements to waive the requirement to dedicate a 2.5-foot wide strip of land along Market Street.

Zone Variance

Pursuant to LAMC Chapter 1A Section 13B.5.3, the applicant requests a Variance to seek relief from the onsite loading space required by LAMC Chapter 1 Section 12.21 C.6. The subject site is located within the CM-1 Zone and abuts an alley. The project includes a new 555 square foot restaurant. LAMC Section 12.21 C.6 requires that a loading space shall be provided and maintained on the same lot with every building in the C or M Zones where the lot on which said building is located abuts an alley. For lots less than 40 feet in width, the LAMC requires a minimum loading space area of 400 square feet with a minimum width of 20 feet and minimum depth of 10 feet. Additionally, the loading area must extend across the full width of the lot.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

A public hearing was held by a Hearing Officer (Luis Lopez) on February 18, 2025 at 11:30 a.m. on behalf of the West Los Angeles Area Planning Commission. The hearing was conducted virtually and 20 members of the public were in attendance. The applicant's representative (Jesi Harris) was in attendance and provided a presentation where the scope of work, history of development on the block, existing conditions, and the character of the neighborhood were discussed. The representative also disclosed that the project has received support from community stakeholders and adjacent property owners. Rob Ellis, part-owner of 60 Market JV LLC, also spoke, stating the applicants are not developers and the project would bring life into the block. Additionally, they stated the proposed arcades would restore the look and feel of Market Street.

Seven (7) members of the public provided testimony, stating the following:

- Margaret Malloy: Opposed to the project, stating the project is being misrepresented as the applicants have attempted to reduce density in a past project. Additionally, Malloy stated the conversion of a residential structure to a mixed-use structure is prohibited by the Mello Act and would have a negative effect on Coastal Resources.

- Jack Hoffman: A resident on the block, stated the restoration of the colonnade, the provision of artist-in-residences, and the proposed mixed-uses are consistent with development on the

block. Further, Hoffman said the mixed-uses are an efficient way to reduce car usage and promote public safety.

- Tony Bill: A resident of Market Street, stated they have witnessed issues on the block and that the project would be the first to stall the decline of safety on the street.

- Nicholas Marlor: A tenant and operator on Market Street in support of the project, stating the project will bring security to the street and would be beneficial to the community.

- Robin Rudisill: In support of the project, but has a few concerns regarding potential short-term rental uses, the conversion of residential units to artist-in-residences, and the maintenance of all existing units as currently permitted.

- Sean Silva: A Planning Liaison from Council District 11, stated the office has no issues with the project and appreciates the community engagement. They also believe the project would be a renaissance for Market Street.

- Sonya Greenland: A resident and property owner in Venice, stated they are happy to see a proposed colonnade and a restoration of the street. They also stated they have no issues with the proposed residences and are in support of the project.

The Hearing Officer then asked the applicant's representative to label the workspaces in the artist-in-residences (joint living and work quarters) and if they would be opposed to a Condition of Approval requiring the provision of workspaces, to which the representative stated they have no objection to the proposed condition.

The Hearing Officer also asked the representative to describe how loading will be conducted. The representative stated the loading trucks would park on the street and the street itself is not frequently used for travel. An additional representative (Brian Silveira) clarified that large commercial vehicles will not be used. The representatives also confirmed the North side of Market Street, where parking is prohibited at all times, will be used for trucks.

Finally, the Hearing Officer asked the representative to discuss why a dedication is required by the Bureau of Engineering. The representative stated the dedication is to bring the street into compliance with Local Street Standards, however, they intend to maintain the sidewalk in order to preserve the streetscape.

Members of the public were advised to contact the Project Planner to be placed on the Interested Parties List.

Correspondence

On November 19, 2024, Sonya Reese-Greenland (resident) provided correspondence stating she supports the project and that it will contribute to the character of the neighborhood.

On November 18, 2024, Anthony Yerkovich (property owner) provided correspondence stating that the existing residential structure on-site has been an "eyesore" on the block and that the proposed development will enhance the quality of life on the block for both visitors and residents.

On November 15, 2024, the Los Angeles Conservancy provided correspondence stating that they are in support of the project because it maintains all existing residential units, provides commercial space, and would enhance the history and character of Venice's historic commercial core.

On October 15, 2024, Tony Bill (property owner) provided correspondence stating that they are in support of the project and that the project will enhance the vibrancy, community, and business of Market Street. Additionally, Bill stated that the existing structure has exhibited criminal activity and that the new project will enhance the surrounding area.

On October 12, 2024, Jack V. Hoffman provided an addendum correspondence stating that there have been previous issues with the subject property such as crime and hostile tenants, and that the proposed project would improve overall conditions.

On October 2, 2024, Jack V. Hoffman (neighbor) provided correspondence stating that the project will enhance the vibrancy, community, and business of Market Street. Hoffman also stated that the colonnade will beautify the street and the maintenance of all existing residential units will address the housing crisis.

ISSUES

The following includes a discussion of issues and project considerations. These issues were identified during the review of the proposed project, during the public hearing, submitted as a comment letter, or in discussions with the applicant.

Residential Setback

The intent of the Venice Coastal Zone Specific Plan is to regulate all new development into compatibility with the character of the neighborhood. As such, the Specific Plan requires all residential projects within the North Venice Subarea to provide front-yard setbacks that are consistent with LAMC, but no less than five feet in order to maximize open space. However, the Specific Plan did not take into account mixed-used projects in this subarea, thus resulting in a five-foot front-yard setback mandate for all residential portions of mixed-use projects. Further, the Specific Plan did not take into account the Windward Historic Arcade District, located within North Venice Subarea, where the certified Venice Land Use Plan encourages the construction and restoration of historic arcades. As observed in the Historic Arcade area, the arcades are all attached to buildings that provide zero-foot front yard setbacks. Given that two goals of the Specific Plan are to restore all man-made resources and regulate all new development into compatibility with the character of the neighborhood, it was determined that the grant of an exception to permit a front-yard setback of zero feet in lieu of five feet is necessary to restore the overall quality of the Coastal Zone and contribute to the character of the Windward Historic Arcade District.

Density and the Mello Act

During the public hearing, a member of the public raised concern regarding the proposed change of use and the potential loss of dwelling units and that a mixed-use structure is not permitted under the Mello Act. The provisions of the Mello Act (Government Code Sections 65590-65590.1) and The City of Los Angeles Interim Administrative Procedures (IAP) for Complying with the Mello Act apply to projects that include the demolition, conversion, and new construction of residential units. The project consists of the change of use of two dwelling units to two artist-in-residence units, known as joint living and work quarters, and a change of use of portions of the ground floor to a restaurant use.

The Mello Act, Government Code Sections 65590-65590.1, includes the definition of “Conversion” in Section 65590(g)(1):

> *“Conversion” means a change of a residential dwelling, including a mobilehome, as defined in Section 18008 of the Health and Safety Code, or a mobilehome lot in a mobilehome park, as defined in Section 18214 of the Health and Safety Code, or a residential hotel as defined in*

paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code, to a condominium, cooperative, or similar form of ownership; or a change of a residential dwelling, including a mobilehome, or a mobilehome lot in a mobilehome park, or a residental hotel to a nonresidential use.

The City of Los Angeles Interim Administrative Procedures (IAP) for Complying with the Mello Act includes the following definitions of "Conversion" and "Residential Unit":

"Conversion" means a change of one or more existing Residential Units to a condominium, cooperative, or similar form of ownership; a change of one or more existing Residential Units to a non-residential use; or a reduction in the existing number of Residential Units. The structure or structures which contain these Residential Units are located on either a single lot or two or more contiguous or tied lots; or conform to the definition of a Unified Development.

"Residential Unit" means a dwelling unit, efficiency dwelling unit, or joint living and working quarters as defined in Section 12.03 of the Los Angeles Municipal Code; a mobilehome, as defined in Section 18008 of the California Health and Safety Code; a mobilehome lot in a mobilehome park as defined in Section 18214 of the California Health and Safety Code, or a residential hotel as defined in paragraph (1) of subdivision (b) of Section 50519 of the California Health and Safety Code.

LAMC Section 12.03 includes the following definition for Joint Living and Work Quarters:

JOINT LIVING AND WORK QUARTERS. A residential occupancy of one or more rooms or floors used as a dwelling unit with adequate work space reserved for, and regularly used by, one or more persons residing there.

As provided in the definitions above, the proposed artist-in-residence dwelling unit or joint living and work quarters is defined as a dwelling unit and meets the definition of residential unit under the provisions of the IAP. While the proposed project will convert a portion of the residential structure to a non-residential (restaurant) use, the project will maintain the existing dwelling units within the structure. The proposed change of use does not meet the definition of "conversion" as outlined in the Mello Act and IAP because it will not result in a condominium, change residential units to a non-residential use, or reduce the number of Residential Units. The provisions of the Mello Act and the IAP do not apply to the proposed project because the project does not include the demolition or new construction of residential units, nor does it include a conversion.

Restaurant Use and Loading Space

As discussed, the project includes the construction of a 555 square foot restaurant. Per LAMC Section 12.21 C.6, a loading space shall be provided and maintained on the same lot with every building in the C or M Zones where the lot abuts an alley. The purpose of a loading space is to ensure the safe delivery of goods with minimal disruption to vehicle and pedestrian access.

Per the applicant, it is not feasible to provide a loading space for the proposed restaurant as the requirements outlined in LAMC would require the project to reduce the floor area of the proposed artist-in-residence (joint living and work quarter) at the rear portion of the second story and remove the parking for the tenants of the residential uses, as a loading space requires a minimum 20 foot width, 10 foot depth, and at least 14 feet of vertical clearance. Although the implementation of a loading space may be infeasible for the project, the lack of such could present issues if an alternative solution introduces disruption to vehicle and pedestrian access. Per the applicant, no large delivery trucks would be used for the delivery of goods. Rather, the deliveries would be conducted with small vans that do not exceed 19 feet in height and would not exceed 10 minutes for loading and unloading.

Additionally, the vans would be able to park along streets in the surrounding area. Further, the applicant states this is how current loading is conducted by the existing businesses in the surrounding area. Due to the infeasibility of providing a loading space on-site, and the applicant's proposed solution, staff determined it is necessary to grant a Zone Variance to waive a loading space requirement.

Street Dedication, Vehicle, and Pedestrian Access

As previously discussed, the project is required to dedicate a 2.5 foot wide strip of land along Market Street in order to complete a 30-foot wide half right-of-way in accordance with Local Street standard and to construct a new full-width sidewalk to comply with ADA standards. Due to the proposed restaurant use providing indoor and outdoor dining, it is expected that a wider sidewalk may be necessary to accommodate increased foot traffic. However, it should be noted that on the south side of Market Street, all of the existing buildings, except for one, provide setbacks of zero feet. As such, any future land dedications would be infeasible. Therefore, it is unlikely that the dedication of land will contribute towards meeting the City's mobility needs and would only introduce incoherence to the pedestrian experience. Further, the requirement to dedicate would render the project infeasible, as the arcade would need to be constructed further into the existing property lines, creating a larger arcade that is inconsistent with existing development. In its current state, the sidewalk maintains the mandatory ADA width (4 feet) and accommodates existing foot traffic. Thus, staff has determined the requirement to dedicate a 2.5 foot wide strip of land along Market Street is not necessary to meet the City's mobility needs and is physically impractical.

CONCLUSION

In staff's review of the project, subject site, and surrounding area, there are exceptional circumstances applicable to the subject property that do not generally apply to other properties within the Specific Plan area. The subject site is located within the Windward Historic Arcade District, where new development is encouraged to maintain and preserve the historical arcade area. The provision of a five (5) foot setback for all residential portions of the project would render the proposed project infeasible and therefore unable to conform to the character of the neighborhood. The Project Exception request for a zero (0) foot front-yard setback for the residential portions of the project will allow it to meet the stated purpose and goals of the Specific Plan.

Based on the public hearing and information submitted to the record, staff recommends that the West Los Angeles Area Planning Commission find, based on its independent judgment, after consideration of the whole of the administrative record, that the project is categorically exempt from CEQA. Staff also recommends that the Area Planning Commission approve the Project Exception, Project Compliance, Coastal Development Permit, Class 2 Conditional Use, Waiver of Dedication and Improvements, and Zone Variance.

CONDITIONS OF APPROVAL

1. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped “Exhibit A,” and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.

2. All other use, height, and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

3. **Single Permit Jurisdiction Area.** The project is located within the Single Permit Jurisdiction area of the California Coastal Zone. Pursuant to LAMC Section 13B.9.1.D.4, the decision of the permit granting authority, or any appeal body to approve issuance of a permit shall not be deemed to be final and no Coastal Development Permit may be issued until 20 working days have expired from the date said notice of permit issuance is deemed received by said Executive Director and without an appeal having been taken to the Coastal Commission. Prior to the issuance of any permits, the applicant shall provide a copy of the Coastal Commission’s Notification that the City’s coastal development permit is effective.

4. **Density.** The project shall provide two (2) artist-in-residences (joint living and work quarters) and maintain two (2) existing guest rooms.

5. **Artist-in-Residences (Joint Living and Work Quarters).** The project shall provide a minimum of 67.2 square feet of workspace in Unit A and 84 square feet of workspace in Unit B.

6. **Height.** The development shall be limited to a maximum height of 30 feet for flat portions of the roof or 35 feet for Varied Rooflines (slope greater than 2:12) measured from the centerline of Market Street. Any portion of the roof that exceeds 30 feet shall be set back from the required front yard at least one foot in depth for every foot in height above 30 feet. As shown in Exhibit A, the project shall provide a flat roof with a height of 25 feet.

7. **Parking and Access.** As shown in "Exhibit A," and as approved by the Department of Building and Safety, the project shall maintain three (3) vehicular parking spaces on-site. The project shall also provide two (2) short-term and two (2) long-term bicycle parking spaces. Vehicle access shall be maintained from Zephyr Court.

8. **Parking Per Assembly Bill (AB) 2097.** The project shall be permitted to provide a minimum of zero automobile parking spaces pursuant to AB 2097. The project maintains three (3) existing parking spaces on-site.

9. **Roof Structures.** Chimneys, exhaust ducts, ventilation shafts, and other similar devices essential for building function may exceed the height limit by a maximum of five feet.

10. **Roof Deck.**

    a. The roof deck shall be limited for use by the residential uses and tenants. No Service Floor area is permitted. The addition of dining or seating areas for the restaurant use shall be subject to additional review by the Department of City Planning.

b. Railings used on the rooftop deck, exceeding the maximum building height of 25 feet, shall be of an open design and limited to a maximum height of 42 inches. Solid glass railings shall be included in the measurement of building height.

11. **Front Yard Setback.** The project shall provide a front-yard setback of zero (0) feet.

12. **Floor Area Ratio.** The project shall be limited to an FAR of 1.3:1, as shown in Exhibit A.

13. **Ground Floor Commercial Development.** As shown on Sheet A3.10 and A3.20 of "Exhibit A," the project shall provide:

    a. Blank Walls that are limited to segments of 15 feet in length, except that Blank Walls that contain a vehicle entry door shall be limited to the width of the door plus five feet.

    b. At least one (1) pedestrian entrance into each business or use for each store frontage.

14. **Service Floor Area.** The restaurant shall be limited to 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way, as shown on Exhibit A.

15. **Encroachments within the Public Right-of-Way.** Prior to the issuance of a building permit, separate Revocable Encroachment Permits shall be obtained from the Department of Public Works – Bureau of Engineering (BOE), subject to the review of BOE and the Department of Transportation. The encroachments shall be limited to the proposed outdoor dining area and arcade, as shown in Exhibit A. A copy of the approved Revocable Permits, including a plot plan and any conditions thereto, shall be provided to the Department of City Planning.

16. **Landscaping.** The project shall provide a Ground Floor Planter, as shown on Sheet A1.01.

17. **Trash.** A trash enclosure shall be provided for regular and recyclable trash, as shown on Sheet A2.10.

18. **Zone Variance**. The project is permitted to provide no loading space, as otherwise required by LAMC Section 12.21 C.6.

19. **Waiver of Dedication and Improvements.** The project shall conform to the requirements outlined in the BOE letter dated December 19, 2024, except as modified herein:

    a. Dedication Required:

        i. Market Street (Local Street – Standard) – None.

20. **Pedestrian Access Route (PAR).** The project shall provide a PAR with a minimum width of 5 feet along the sidewalk abutting the property line adjacent to Market Street.

Conditional Use – Alcoholic Beverage Conditions

21. Approved herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a proposed 555 square foot restaurant. The grant shall be subject to the following limitations:

a. The hours of operation shall be limited to 7:00 a.m. to 12:00 a.m. daily.

b. Indoor seating shall be limited to a maximum of 10 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.

c. Outdoor seating in the public right-of-way shall be limited to a maximum of 28 seats. A Revocable Permit from the Bureau of Engineering, Department of Public Works is required for the outdoor dining located in the public right-of-way, subject to the review of BOE and the Department of Transportation. The final number of seats and their location may be modified by said agency in order to provide accessibility and required clearances from existing structures. A copy of the approved Revocable Permit, including a plot plan and any conditions thereto, shall be provided to the Department of City Planning prior to placing any seating in the public right of way as permitted by this grant.

22. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

23. The establishment shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a full menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during operating hours. The establishment shall provide seating and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery.

24. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

25. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

26. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.

27. The exterior windows and glass doors of the restaurant shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height so as to permit surveillance into the restaurant by Police and private security.

28. **Good Neighbor Program.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:

    a. Entry, visible to pedestrians.

    b. Customer service desk, front desk or near the reception area.

    Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

29. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR, LEAD, or RBS training shall be conducted for all new hires within three months of their employment.

30. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under the control of the applicant to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

31. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements, the conditions imposed by the Department of Alcoholic Beverage Control (ABC), and the conditional use granted herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activities on the subject premises and in any exterior area, including accessory parking areas, over which the building owner exercises control, in an effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism, and truancy occur.

32. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, the Department of Building and Safety, the Department of City Planning, or other responsible agencies. The on-site Manager and employees shall be knowledgeable of the conditions herein.

33. The applicant shall provide the Zoning Administrator a copy of each license suspension thereof, or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.

34. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris and litter.

35. An electronic age verification device shall be purchased and retained on the premises available to determine the age of any individual and shall be installed at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.

36. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B.1.c. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.

37. The applicant(s) shall comply with Section 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other

receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

38. **Designated Driver Program.** Prior to the utilization of this grant, the applicant shall establish a “Designated Driver Program” which shall include, but not be limited to, signs/cards, notation on websites/social media, notifying patrons of the program. The signs/cards/website/social media shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus, a website, or on social media.

39. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.01, 112.06, 115.02, or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.

40. **Private Events.** Any use of the facility for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.

41. Partitions separating booth/dining areas shall not exceed 54 inches in height. No obstructions shall be attached, fastened or connected to the booths/dining areas within the interior space of the facility that restrict, limit or obstruct the clear observation of the occupants.

42. No enclosed room, other than restrooms, intended for use by patrons or customers shall be permitted. No private dining room with a separate access door shall be permitted.

43. Dancing is prohibited, unless a conditional use authorization to allow such use is obtained. No conditional use for dancing has been requested or approved herein.

44. There shall be no live entertainment or amplified music on the premises. There shall be no karaoke, disc jockey, topless entertainment, performers or fashion shows.

45. Entertainment in conjunction with the restaurant is limited to ambient music to complement the dining experience, shall be limited to background music at a low volume.

46. No employee or agent shall be permitted to accept money or any other item of value from a customer for the purpose of sitting or otherwise spending time with the customers while on the premises. No patrons shall be made available to act as escorts, companions, or guests of customers. Employees shall not be allowed to solicit or accept any alcoholic or non-alcoholic beverage from any customers in the premises.

47. **MViP - Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01-E,3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous ZA Sign Offs shall be paid to the City.

    a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or

violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.

b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.

48. Should there be a change in the ownership and/or the operator of the business, the property owner and/or the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Development Services Center, Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Development Services Center, Department of City Planning, within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.

49. Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval. The application, in association with the appropriate fees, shall be submitted to the Development Services Center, Department of City Planning, within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted , reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.

50. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon their initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19.01 E, the purpose of which will be to review the applicant’s compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office, and the Los Angeles Police Department’s corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add, or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

51. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.

52. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

Administrative Conditions

53. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

54. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

55. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff “Final Plans”. A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

56. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

57. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

58. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

59. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

60. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

61. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

> “Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

Project Exception

1. The strict application of the regulations of the specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan.

The subject site is comprised of a relatively flat and rectangular lot that is 30 feet wide and 90 feet in depth for a total lot area of approximately 2,722 square feet. The lot fronts Market Street and is adjoined by Zephyr Court at the rear. The subject site is currently developed with a two-story, 2,603 square foot duplex with two (2) guest rooms built in 1965.

The project consists of a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two guest rooms, the conversion of two existing dwelling units to artist-in-residences, the change of use of a portion of the ground floor into a restaurant, and the construction of a 250 square foot arcade within the public right-of-way. The proposed improvements will result in a two-story, 3,511 square foot mixed-use structure comprised of two guest rooms, two artist-in-residence units (joint living and work quarters), a 555 square foot restaurant with 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way, a rooftop deck, and an arcade within the public right-of-way. The project will maintain three parking spaces on-site, and provide two long-term and two short-term bicycle parking spaces. The applicant is requesting a Project Exception to allow a front yard setback of zero feet, in lieu of the required five feet. As previously mentioned, the 908 square foot addition extends the building footprint to the front property line and consists of new floor area to the first and second floor. The proposed restaurant will occupy the first floor and residential uses will occupy the second floor.

Section 10.F.4.a of the Specific Plan states the following:

> *The front yard setback for all residential Venice Coastal Development Projects shall be consistent with LAMC requirements, but shall not be less than five feet.*

The Specific Plan identifies development standards for commercial and residential development within the various subareas of the plan, but does not include additional provisions for structures combining residential and commercial uses. As such, any residential portions of Venice Coastal Development projects required to provide a front-yard setback that is consistent with LAMC, but no less than five (5) feet. However, the strict application of this regulation of the specific plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan.

Section 3 of the Specific Plan states the following:

> *C. To protect, maintain, enhance and, where feasible, restore the overall quality of the Coastal Zone environment and its natural and man-made resources.*
>
> *D. To assure that public access to the coast and public recreation areas is provided as required by the Coastal Act and the LCP.*

F. To regulate all development, including use, height, density, setback, buffer zone and other factors in order that it be compatible in character with the existing community and to provide for the consideration of aesthetics and scenic preservation and enhancement, and to protect environmentally sensitive areas.

Although the Specific Plan requires residential portions of projects within the North Venice Subarea to be set-back from the front property line, key considerations of the Specific Plan are to protect the quality and resources of the Coastal Zone, preserve and improved public access to the coast, and regulate all new development into compatibility with the character of the neighborhood.

The subject site is located within the Windward Historic Arcade, as identified in the following policies of the certified Venice Coastal Zone Land Use Plan (LUP):

Policy I.F.3. Windward Historic Arcade. *The Windward Historic Arcade District boundaries are the south side of Market Street between Pacific Avenue and Ocean Front Walk on the north, the east side of Ocean Front Walk between Horizon Avenue and the 17th Avenue on the West, both sides of Windward Avenue between Pacific Avenue and Ocean Front Walk on the south, and the east side of Pacific Avenue between Market Street and Windward Avenue on the east. New development shall maintain and preserve the historical arcade area of Venice and be required, where feasible, to restore or replicate the arcade if they fall within the historic arcade locations.*

Implementation Strategy
Guidelines for arcade location and design, street widths and designation and development standards for the building in the Windward Historic Arcade District shall be developed in the LIP.

Policy III. B. 1. 1990 Waterfront Restoration Plan and 1995 Venice Beach Ocean Front Walk Refurbishment Plan. *The City shall support implementation of the Coastal Conservancy Waterfront Restoration Plan and related studies, such as the 1995 Venice Beach Ocean Front Walk Refurbishment Plan, which complements the Venice LUP policies for public and recreational facilities…*

Windward Avenue and Circle: In response to community support to create a pedestrian oriented environment in the area of Windward Avenue and Circle, the 1990 Draft Waterfront Restoration Plan proposes several conceptual designs. This would involve providing better linkage between the Ocean Front Walk and Pavilion area on the beach, and Windward Avenue from Speedway to Windward Circle. The Draft Plan would create a formal plaza between Speedway and Ocean Front Walk, create an enhanced pedestrian area from Speedway to Pacific Avenue, and establish pedestrian connections along Windward Avenue to Main Street at Windward Circle. The improvements to the Circle would establish it as a central focus for pedestrians and vehicles.

The 1995 Venice Ocean Front Walk Refurbishment Plan supported the idea of creating a formal plaza between Speedway and Ocean Front Walk and proposed a plaza park at this location which forms a staging area and pedestrian drop-off zone at Speedway.

A continuation of the arcaded-facade Venetian architecture is assumed in future restoration or new construction on Windward Avenue.

The LUP highlights the significance of the Windward Historic Arcade, the importance of preserving the existing historic arcades, and the construction of new arcades. The construction of a new arcade would enhance pedestrian access to the beach and the character of the Windward Historic Arcade. On Market Street, between Pacific Avenue and Speedway, there are three existing structures with arcades. Each of these arcades extend from the front façade, at the property line, to the curb.

The subject site is currently developed with a residential structure, as such any expansion of the structure would require a five-foot setback. The provision of a five-foot front-yard setback would result in practical difficulties and an unnecessary hardship because the proposed arcade would not be able to be attached to the building or would need to be extended onto the subject site and within the five-foot setback to be attached to the structure. The proposed arcade with a zero-foot front-yard setback is consistent with the existing historic arcades on Market Street and, as outlined in the LUP policies, is a critical architectural feature of Market Street and the Windward Historic Arcade. Consistent with Section 3 of the Specific Plan, the proposed project will enhance the visual quality of the area and public access to the beach, in a manner that is consistent with the character of the area. Therefore, the strict application of the regulations of the specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan.

2. There are exceptional circumstances or conditions that are applicable to the subject property or to the intended use or development of the subject property that do not generally apply to other properties within the specific plan area.

The subject site is located within the Windward Historic Arcade District, which is a circumstance that does not generally apply to other properties within the specific plan area. Pursuant to Policy I.F.4 of the certified Venice Land Use Plan (LUP), new development within the Windward Historic Arcade District is encouraged to restore or replicate the arcade. Although the project is not required to provide an arcade, as the project would not be considered new development, the voluntary provision of a 250 square foot arcade would satisfy a policy of the LUP and contribute to a consistent street wall on Market Street, which includes three (3) existing arcades. However, the provision of a five-foot setback for residential portions of the project would render the arcade addition infeasible. As such, the subject site's location within the Windward Historic Arcade District constitutes a unique circumstance that does not generally apply to other properties within the specific plan area.

3. The requested exception is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

As stated previously, the provision of a five-foot front-yard setback for the residential portions of the project would render it infeasible and prevent it from maintaining the character of the neighborhood. On Market Street, between Pacific Avenue and Speedway, there are three (3) existing structures that provide arcades and three (3) additional residential structures that provide front-yard setbacks of zero (0) feet. Additionally, there

are 12 commercial structures on the block that provide front-yard setbacks of zero (0) feet. A zero (0) foot setback to maximize floor area and an arcade constitute substantial property rights within the same zone and vicinity that are denied to the property in question. Strict adherence to the provision of a five-foot front-yard setback for all residential portions would render the project infeasible.

4. The granting of the exception will not be detrimental to the public welfare or injurious to property or improvements adjacent to or in the vicinity of the subject property.

The granting of the exception will not be detrimental to the public welfare or injurious to property or improvements adjacent to or in the vicinity of the subject property. As discussed, the project consists of 1) a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, 2) the conversion of two (2) existing dwelling units to artist-in-residences, 3) the change of use of a portion of the ground floor into a restaurant, and 4) the construction of a 250 square foot arcade within the public right-of-way, resulting in a lot developed with a two-story, 3,511 square foot mixed use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residences (joint living and work quarters), and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way; and an arcade within the public right-of-way, maintaining three (3) parking spaces on-site.

On Market Street, between Pacific Avenue and Speedway, there are three (3) existing structures that provide arcades and three (3) additional residential structures that provide front-yard setbacks of zero (0) feet. Additionally, there are 12 commercial structures on the block that provide front-yard setbacks of zero (0) feet. The existing setbacks on Market Street are not detrimental to the public welfare and have not been injurious to property or improvements in the vicinity. As such, the grant of a zero (0) foot setback will not be detrimental to the public welfare or injurious to property or improvements adjacent to or in the vicinity of the subject property.

5. The granting of the exception is consistent with the principles, intent and goals of the Specific Plan and any applicable element of the General Plan.

Two of the stated purposes of the Specific Plan are “To protect, maintain, enhance and, where feasible, restore the overall quality of the Coastal Zone environment and its natural and man-made resources” and “To regulate all development, including use, height, density, setback, buffer zone and other factors in order that it be compatible in character with the existing community and to provide for the consideration of aesthetics and scenic preservation and enhancement, and to protect environmentally sensitive areas.”

The grant of a zero (0) foot setback would maintain consistency with the principles, intent, and goals of the Specific Plan and General Plan. Although the Specific Plan requires residential portions of projects within the North Venice Subarea to be set-back from the front property line, the overall intent of the Specific Plan is to protect the quality and resources of the Coastal Zone as well as regulate all new development for compatibility with the character of the neighborhood. As discussed, there are three (3) existing structures that provide arcades and three (3) additional residential structures that provide front-yard setbacks of zero (0) feet. Additionally, there are 12 commercial structures on the block that provide front-yard setbacks of zero (0) feet. As such, the provision of a zero (0) setback would allow the project to construct a 250 square foot arcade and maintain

consistency with existing development along Market Street, achieving two stated purposes of the Specific Plan.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans, and the subject site is located within the Venice Community Plan area. As such, the grant of the exception is consistent with the following goal and policies of the Venice Community Plan:

Goal 2: *A strong and competitive commercial sector which promotes economic vitality, serves the needs of the community through well designed, safe and accessible areas while preserving the historic, commercial and cultural character of the community.*

> ***Objective 2-1:*** *To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services within existing commercial areas.*
>
> > *Policy 2-1.1: New commercial uses shall be located in existing established commercial areas or shopping centers.*
> >
> > *Policy 2-1.2: Protect commercially planned and zoned areas from encroachment by residential-only development*
> >
> > *Policy 2-1.5: Require that commercial projects be designed and developed to achieve a high level of quality, distinctive character and compatibility with surrounding uses and development.*
>
> ***Objective 2-3:*** *To enhance the appearance of commercial districts.*
>
> > *Policy 2-3.2: Preserve community character, scale and architectural diversity.*

The Certified Venice Coastal Zone Land Use Plan (LUP) was adopted as an amendment to the Venice Community Plan and includes the following policies:

> ***Policy I.F.3. Windward Historic Arcade.*** *The Windward Historic Arcade District boundaries are the south side of Market Street between Pacific Avenue and Ocean Front Walk on the north, the east side of Ocean Front Walk between Horizon Avenue and the 17th Avenue on the West, both sides of Windward Avenue between Pacific Avenue and Ocean Front Walk on the south, and the east side of Pacific Avenue between Market Street and Windward Avenue on the east. New development shall maintain and preserve the historical arcade area of Venice and be required, where feasible, to restore or replicate the arcade if they fall within the historic arcade locations.*
>
> > ***Implementation Strategy***
> > *Guidelines for arcade location and design, street widths and designation and development standards for the building in the Windward Historic Arcade District shall be developed in the LIP.*
>
> ***Policy III. B. 1. 1990 Waterfront Restoration Plan and 1995 Venice Beach Ocean Front Walk Refurbishment Plan.*** *The City shall support implementation of the Coastal Conservancy Waterfront Restoration Plan and related studies, such*

as the 1995 Venice Beach Ocean Front Walk Refurbishment Plan, which complements the Venice LUP policies for public and recreational facilities…

Windward Avenue and Circle: In response to community support to create a pedestrian oriented environment in the area of Windward Avenue and Circle, the 1990 Draft Waterfront Restoration Plan proposes several conceptual designs. This would involve providing better linkage between the Ocean Front Walk and Pavilion area on the beach, and Windward Avenue from Speedway to Windward Circle. The Draft Plan would create a formal plaza between Speedway and Ocean Front Walk, create an enhanced pedestrian area from Speedway to Pacific Avenue, and establish pedestrian connections along Windward Avenue to Main Street at Windward Circle. The improvements to the Circle would establish it as a central focus for pedestrians and vehicles.

The 1995 Venice Ocean Front Walk Refurbishment Plan supported the idea of creating a formal plaza between Speedway and Ocean Front Walk and proposed a plaza park at this location which forms a staging area and pedestrian drop-off zone at Speedway.

A continuation of the arcaded-facade Venetian architecture is assumed in future restoration or new construction on Windward Avenue.

Finally, the project is consistent with the following goal, objective, and policies of the Housing Element:

Goal 2: *A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.*

Objective 2.3: *Preserve, conserve and improve the quality of housing.*

Policy 2.3.1: Enforce and facilitate the maintenance of existing housing in decent, safe and healthy conditions.

Policy 2.3.2: Rehabilitate and/or replace substandard housing with housing that is decent, safe, healthy and affordable

As discussed, the project consists of 1) a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, 2) the conversion of two (2) existing dwelling units to artist-in-residences, 3) the change of use of a portion of the ground floor into a restaurant, and 4) the construction of a 250 square foot arcade within the public right-of-way, resulting in a lot developed with a two-story, 3,511 square foot mixed use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residences (joint living and work quarters), and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way; and an arcade within the public right-of-way, maintaining three (3) parking spaces on-site. The two-story, 3,511 square foot mixed use structure provides a new restaurant use to an existing residential structure along a block that is developed with additional commercial and residential uses. Additionally, the project provides a zero (0) foot front-yard setback and a 250 square foot arcade, which is consistent with existing development in the neighborhood. Further, the project maintains all existing dwelling units and guest rooms while providing a remodeled building. As such, the grant of the exception conforms to the intent of the General Plan.

Project Compliance Findings

6. The project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.

As discussed below, the project meets the findings required by Section 8.C of the Venice Coastal Zone Specific Plan. Additionally, the project complies with the applicable General Land Use and Development Regulations set forth in Section 9, the Land Use and Development Regulations for the North Venice Subarea set forth in Section 10.F, the Commercial Design Standards in Section 11.B, and the Parking provisions set forth in Section 13 of the Specific Plan, as evidenced below:

A. Section 8.C Findings

The project meets the required findings set forth in Section 8.C of the Venice Coastal Zone Specific Plan, as shown below:

1. The Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood.

The subject site is located approximately mid-block on Market Street between Speedway and Pacific Avenue. Excluding the subject site, the block contains 13 additional lots that are zoned CM-1 with a Land Use Designation of Limited Industry. These lots are developed with six (6) one-story structures and seven (7) two-story structures. The abutting lot to the south of the subject site is developed with a one-story, 5,400 square foot manufacturing structure built in 1922, and the abutting lot to the north is developed with a two-story, 2,612 square foot duplex built in 1965. The adjacent lot directly across Market Street is developed with a two-story, 3,381 square foot mixed-use structure built in 1981, and the adjacent lot across Zephyr Court is developed with a three-story, 4,063 square foot single-family residence built in 1994. Half of the lots on the block were developed in the early 1900s and the remaining lots were developed from 1945 to 1989.

The project consists of 1) a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, 2) the conversion of two (2) existing dwelling units to artist-in-residences, 3) the change of use of a portion of the ground floor into a restaurant, and 4) the construction of a 250 square foot arcade within the public right-of-way, resulting in a lot developed with a two-story, 3,511 square foot mixed use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residences (joint living and work quarters), and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way; and an arcade within the public right-of-way, maintaining three (3) parking spaces on-site. On November 7, 2024, the applicant's representative (Brian Silveira & Associates) submitted a Context Study that surveyed all the properties on Market Street, the south side of Horizon Avenue, and the north side of Windward Avenue between Speedway and Pacific Avenue. The Context Study demonstrates that the resulting two-story, 3,511 square foot mixed use structure would not be the tallest or largest structure in the neighborhood, as the tallest and largest structure is a four-story, 14,116 square foot structure located at 23 Windward Avenue. It should be noted, however, that this structure is zoned C2-1-CA with a Land Use Designation of

Artcraft. The tallest structure that is similarly zoned CM-1 with a Land Use Designation of Limited Industry is a two-story, 6,448 square foot commercial structure located at 73 Market Street, which provides a height of 25 feet, and the largest structure with a similar zoning and land use designation is 8,820 square feet located at 21 Market Street. As such, the project will be consistent with the character of the neighborhood. As such, the project is compatible in scale and character with the existing neighborhood and would not be materially detrimental to the immediate neighborhood.

2. *The Venice Coastal Development Project is in Conformity with the Certified Venice Local Coastal Program.*

The Venice Local Coastal Program Land Use Plan ("LUP") was certified by the California Coastal Commission on June 14, 2001; however, the necessary implementation ordinances were not adopted. The City is in the initial stages of preparing the LCP.

As discussed, the project consists of 1) a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, 2) the conversion of two (2) existing dwelling units to artist-in-residences, 3) the change of use of a portion of the ground floor into a restaurant, and 4) the construction of a 250 square foot arcade within the public right-of-way, resulting in a lot developed with a two-story, 3,511 square foot mixed use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residences (joint living and work quarters), and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way; and an arcade within the public right-of-way, maintaining three (3) parking spaces on-site. The subject site is zoned CM-1 with a land use designation of Limited Industry within the Venice Community Plan area.

The following are applicable policies from the certified Venice LUP:

Policy I.C.1. Industrial Land Use. *The Land Use Plan designates approximately 53 acres of land for Limited Industry land uses. It is the policy of the City to preserve this valuable land resource from the intrusion of other uses, and to ensure its development with high quality industrial uses. Commercial use of industrially designated land shall be restricted. Artist studios with residences may be permitted in the Limited Industry land use category. Adequate off-street parking shall be required for all new or expanded industrial land uses consistent with Policies II.A.3 and II.A.4. The design, scale and height of structures in areas designated for industrial land uses shall be compatible with adjacent uses and the neighboring community.*

The project consists of a 908 square foot addition to an existing duplex which includes a 555 square foot restaurant. There are no existing industrial uses onsite and the proposed commercial use is restricted by the associated Conditions of Approval for the proposed sale and dispensing of alcohol. Further, artist-in-residences are permitted uses within the Limited Industry land use designation. It should also be noted that none of the existing structures on the block provide industrial or manufacturing uses. On November 7, 2024, the applicant's representative (Brian Silveira & Associates) submitted a Context Study that surveyed all the properties on Market Street, the south side of Horizon Avenue,

and the north side of Windward Avenue between Speedway and Pacific Avenue. The Context Study demonstrates that the resulting two-story, 3,511 square foot mixed use structure would not be the tallest or largest structure in the neighborhood. Therefore, the project is compatible with adjacent uses and the neighboring community. As such, the project is consistent with Policy I.C.1.

Policy I.E.3. Architecture. *Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.*

As shown in Exhibit A and outlined in Condition 13 of this Determination, the project complies with the Ground Floor Commercial Development Standards outlined in Section 11.B.1 of the Venice Coastal Zone Specific Plan. The project provides a façade comprised of windows, white stucco, and a pedestrian entrance. Thus, the project complies with Policy I.E.3.

Policy I.F.4. Windward Historic Arcade. *The Windward Historic Arcade District boundaries are the south side of Market Street between Pacific Avenue and Ocean Front Walk on the north, the east side of Ocean Front Walk between Horizon Avenue and the 17th Avenue on the West, both sides of Windward Avenue between Pacific Avenue and Ocean Front Walk on the south, and the east side of Pacific Avenue between Market Street and Windward Avenue on the east. New development shall maintain and preserve the historical arcade area of Venice and be required, where feasible, to restore or replicate the arcade if they fall within the historic arcade locations.*

The project consists of the construction of a 250 square foot arcade within the public right-of-way directly in front of the mixed-use structure. Although not required, the project voluntarily provides a new arcade to maintain consistency with the existing arcades along Market Street. As such, the project is consistent with Policy I.F.4.

Policy II.A.3. Parking Requirements. *An Artist-in-Residence shall provide two (2) spaces for each dwelling unit; a Guest Room shall provide one (1) space for each guest room; and a Restaurant shall provide one (1) space for each 50 square feet of floor area.*

Therefore, 12 parking spaces are required for a mixed-use structure comprised of two (2) Artist-in-Residences, two (2) guest rooms, and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area. However, the subject site is legally non-conforming for parking.

The provisions of AB 2097 prohibit the City of Los Angeles from imposing minimum parking requirements for projects located within a half-mile radius of a Major Transit Stop. The subject site is located approximately 725 feet from Metro route no. 33 at Main Street and Grand Boulevard, which is considered a Major Transit Stop. Thus, no parking is required. The project is maintaining three (3) parking spaces on-site, consistent with the Certificate of Occupancy issued on December 13, 1965. Additionally, the project provides two (2) short-term and two (2) long-term bicycle parking spaces. As such, the project is consistent with Policy II.A.3.

As such, the project is consistent with the intent and purposes of the certified Venice Land Use Plan. In addition, the project complies with all applicable development requirements of the Venice Coastal Zone Specific Plan.

3. *The applicant has guaranteed to keep the rent levels of any Replacement Affordable Units at an affordable level for the life of the proposed project and to register the Replacement Affordable Unit with the Los Angeles Housing Department.*

   No dwelling units are demolished or proposed, therefore Replacement Affordable Units are not required.

4. *The Venice Coastal Development Project is consistent with the special requirements for low- and moderate-income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).*

   No Residential Units will be removed or added to the property, therefore, the project is not subject to the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act and requirements for complying with the Mello Act as set forth in California Government Code Sections 65590 and 65590.1.

In addition to the requisite findings set forth in Section 8.C of the Specific Plan, the project also complies with all applicable provisions of the Specific Plan, as set forth below:

B. Section 9. General Land Use and Development Regulations

1. *Lot Consolidation.* The project does not propose the consolidation of any lots, thereby complying with Section 9.A. of the Specific Plan.

2. *Height.* The height of the structure is measured from the centerline of Market Street, therefore conforming to the standards of measurement as outlined in Section 9.B of the Specific Plan.

C. Section 10.F. Land Use and Development Regulations for the North Venice Subarea

1. *Density.* No residential Venice Coastal Development Project on a commercially-zoned lot shall exceed the density allowed in the R3 Zone. The project does not propose any new dwelling units, therefore complying with Section 10.F.2 of the Specific Plan.

2. *Height.* Venice Coastal Development Projects with a Flat Roof shall not exceed a maximum height of 30 feet, or 35 feet for Venice Coastal Development Projects with Varied Rooflines. The project provides a Flat Roof with a height of 25 feet, therefore complying with Section 10.F.3 of the Specific Plan.

3. *Setback.* The front yard setback for all residential Venice Coastal Development Projects shall be consistent with LAMC requirements, but shall not be less than five feet. The project provides a zero (0) foot front-yard setback, however, the project has been granted a Project Exception pursuant to LAMC Chapter 1A Section 13B.4.5. As such, the project complies with Section 10.F.4 of the Specific Plan.

4. *Access.* Driveways and vehicular access to Venice Coastal Development Projects shall be provided from alleys, unless the Department of Transportation determines that it is not Feasible. The project provides vehicular access from the rear alley (Zephyr Court), thereby complying with Section 10.F.5 of the Specific Plan.

D. *Section 11. Commercial and Industrial Design Standards*

1. *Ground Floor Commercial Development. The Venice Coastal Development Project shall include a Street Wall, which shall extend for at least 65 percent of the length of the Building Frontage, and shall be located at the lot line or within five feet of the lot line, except that commercial buildings located on Ocean Front Walk shall have the Street Wall set zero feet from the building line. At least 50 percent of the area of the Ground Floor Street Wall of a commercial Venice Coastal Development Project shall be devoted to pedestrian entrances, display windows or windows offering views into retail, office gallery or lobby space. Blank Walls shall be limited to segments of 15 feet in length, except that Blank Walls that contain a vehicle entry door shall be limited to the width of the door plus five feet. All Venice Coastal Development Projects shall provide at least one pedestrian entrance into each business or use for each Store Frontage. Ground Floor exterior building walls that face rear parking areas shall provide a pedestrian entrance into the building.* At least 50% of the area of the Street Wall is dedicated to a pedestrian entrance and provides windows that offer views of the indoor dining area. No blank walls are provided and the pedestrian entrance is provided along the Store Frontage. No parking areas are provided. Thus, the project complies with Section 11.B.1 of the Specific Plan.

2. *Floor Area Ratio. In all commercial zones, floor area ratio (FAR) shall be limited to 1.5 to 1 for retail and residential*. The project provides an FAR of 1.3:1, thereby complying with Section 11.B.3 of the Specific Plan.

3. *Building Separation. A minimum of five feet shall be provided between commercial and residential buildings, except for mixed-use Venice Coastal Development Projects.* The project provides a mixed-use structure, thereby complying with Section 11.B.4 of the Specific Plan.

4. *Access. Driveways and vehicular access to Venice Coastal Development Projects shall be provided from alleys unless the Department of Transportation determines that it is not Feasible. New and existing curb cuts shall be minimized in order to protect and maximize public on-street parking opportunities.* The project provides vehicular access from Zephyr Court, which is considered an alley. Therefore, the project complies with Section 11.B.5 of the Specific Plan.

5. *Landscaping. Any open portion of the lot on which the Venice Coastal Development Project is located, which is not used for buildings, parkways, driveways, or other access features, shall be landscaped. A landscape development plan prepared by a State licensed landscape architect, State licensed architect or landscaped contractor shall be submitted to the Director of Planning for review and approval. This plan shall include the location of a permanent underground sprinkler system designed to insure complete coverage of all plant materials.* As shown in Exhibit A, much of the lot is developed with the mixed-use structure, parking, and vehicular access. However, the project is conditioned to

provide a ground floor planter, as shown in Exhibit A. Therefore, the project complies with Section 11.B.6 of the Specific Plan.

6. *Light. Lighting from commercial Venice Coastal Development Projects shall be directed away from residential Venice Coastal Development Projects and Environmentally Sensitive Habitat Areas.* The subject site is not located within an environmentally sensitive habitat area and the project is conditioned to direct lighting away from residential properties, thereby complying with Section 11.B.7 of the Specific Plan.

7. *Trash. Venice Coastal Development Projects shall have trash enclosures for regular and recyclable trash.* Condition No. 17 requires the applicant to provide an enclosure for regular and recyclable trash, therefore complying with Section 11.B.8 of the Specific Plan.

E. Section 13. Parking

1. *Exception. Venice Coastal Development Projects where more than 50 percent of the existing exterior walls are removed or replaced are considered demolitions and new constructions and are not subject to this exception.* As shown in Exhibit A, 138 feet and 8 inches of the exterior wall will be removed, maintaining more than approximately 78 percent of the exterior walls. Therefore, the project qualifies for the Parking Exception for the residential uses. Further, the provisions of AB 2097 prohibit the City of Los Angeles from imposing minimum parking requirements for projects located within a half-mile radius of a Major Transit Stop. The subject site is located approximately 725 feet from Metro route no. 33 at Main Street and Grand Boulevard, which is considered a Major Transit Stop. Thus, no parking is required for the new restaurant.

7. Complies with CEQA as set forth in Chapter 1A.

A Categorical Exemption, ENV-2024-5237-CE, has been prepared for the project, consistent with the provisions of the California Environmental Quality Act. As discussed, the project consists of 1) a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, 2) the conversion of two (2) existing dwelling units to artist-in-residences, 3) the change of use of a portion of the ground floor into a restaurant, and 4) the construction of a 250 square foot arcade within the public right-of-way, resulting in a lot developed with a two-story, 3,511 square foot mixed use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residences (joint living and work quarters), and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way; and an arcade within the public right-of-way, maintaining three (3) parking spaces on-site. The Categorical Exemption prepared for the project is appropriate pursuant to CEQA Guidelines Sections 15301 (Class 1) and 15303 (Class 3).

The Class 1 Categorical Exemption allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. Additionally, the Class 1 Categorical Exemption includes additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or (2) 10,000 square feet if: (A) The project is in an area where all public

services and facilities are available to allow for maximum development permissible in the General Plan and (B) the area in which the project is located is not environmentally sensitive. As discussed, the project includes a Conditional Use request for the sale and dispensing of alcohol for on-site consumption. The project also includes a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, where the project will not result in an increase of more than 50% of the existing floor area. Therefore, the project qualifies for this exemption.

The Class 3 Categorical Exemption consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project consists of the conversion of two (2) existing dwelling units to artist-in-residences (joint living and work quarters) and the construction of a 555 square foot restaurant. Therefore, the project qualifies for this exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

Furthermore, the Exceptions outlined in Public Resources Code Section 15300.2. do not apply to the project:

a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

   The subject site is not located within a sensitive environment. Although the site is located within the Coastal Zone, the surrounding area is not identified as an environmental resource. The neighborhood is developed with six (6) one-story structures and seven (7) two-story structures consisting of commercial and residential uses. As such, the proposed mixed-use structure is consistent with the scale and uses proximate to the area. Although the subject site is located within a Methane Zone, Liquefaction area, Tsunami Hazard Area, and approximately 5.17 kilometers from the Santa Monica Fault, the project is subject to compliance with the requirements of the Building, Zoning, and Fire Safety Codes that will minimize risks to life and property in methane and geologic hazard areas.

b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

   The project is consistent with the type of development permitted for areas zoned CM-1 with a land use designation of Limited Industry. As discussed, the project consists of 1) a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, 2) the conversion of two (2) existing dwelling units to artist-in-residences, 3) the change of use of a portion of the ground floor into a restaurant, and 4) the construction of a 250 square foot arcade within the public right-of-way. The subject site is located within an area developed with residential, commercial, and

mixed-uses. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project consists of activities typical of a mixed-use development. Therefore, no unusual circumstances are present or foreseeable.

d) *Scenic Highways. A categorical exemption shall not be used for a project, which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The subject site is not located on or near a designated state scenic highway. The only State-designated Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of the Topanga State Park. The subject property is located approximately seven (7) miles to the southeast of State Route 27. Therefore, the proposed project will not create any impacts to scenic resources within a State-designated Scenic Highway.

e) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code.*

The subject site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.

f) *Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.*

The subject site and existing duplex are not identified as a historic resource or located within a historic district (SurveyLA, 2015). Additionally, the subject site is not listed on the National or California Register of Historic Places or identified as a Historic Cultural Monument (HCM).

Therefore, the project is determined to be categorically exempt and does not require mitigation or monitoring measures; no alternatives of the project were evaluated. An appropriate environmental clearance has been granted.

Coastal Development Permit

8. The development is in conformity with Chapter 3 of the California Coastal Act of 1976.

Chapter 3 of the Coastal Act includes provisions that address the impact of development on public services, infrastructure, traffic, the environment and significant resources, and coastal access. Applicable provisions are as follows:

Section 30244 Archaeological and Paleontological Resources
Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

The project consists of 1) a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, 2) the conversion of two (2) existing dwelling units to artist-in-residences, 3) the change of use of a portion of the ground floor into a restaurant, and 4) the construction of a 250 square foot arcade within the public right-of-way, resulting in a lot developed with a two-story, 3,511 square foot mixed use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residences (joint living and work quarters), and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way; and an arcade within the public right-of-way, maintaining three (3) parking spaces on-site. As such, minimal excavation and grading will be necessary. Additionally, the subject site is not located within an area with known Archaeological or Paleontological Resources. However, if such resources are discovered during excavation or grading activities, the project is subject to compliance with existing Federal, State, and Local regulations.

Section 30250 Location; existing developed area.
a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

The subject site is located within a commercial corridor developed with commercial, residential, and mixed-use structures. The subject site is zoned CM-1 with a Land Use Designation of Limited Industry and is currently developed with an existing two-story, 2,603 square foot duplex with two (2) guest rooms built in 1965. The proposed mixed-use structure will maintain all existing connections and access to public services such as water, sewage, waste disposal, gas, and electricity. Therefore, the project will be located in an existing developed area contiguous with similar commercial and residential uses and will not have a significant adverse impact on coastal resources.

Section 30251 Scenic and Visual Qualities.
The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The subject site and surrounding area are relatively flat with no views to and along the ocean; no natural landforms will be altered as part of the project. The subject site is located

approximately mid-block on Market Street between Speedway and Pacific Avenue. Excluding the subject site, the block contains 13 additional lots that are zoned CM-1 with Land Use Designation of Limited Industry. These lots are developed with six (6) one-story structures and seven (7) two-story structures. The abutting lot to the south of the subject site is developed with a one-story, 5,400 square foot manufacturing structure built in 1922, and the abutting lot to the north is developed with a two-story, 2,612 square foot duplex built in 1965. The adjacent lot directly across Market Street is developed with a two-story, 3,381 square foot mixed-use structure built in 1981, and the adjacent lot across Zephyr Court is developed with a three-story, 4,063 square foot single-family residence built in 1994. Half of the lots on the block were developed in the early 1900s and the remaining lots were developed from 1945 to 1989.

The project's consistency with development standards in the certified Venice Land Use Plan (LUP) is important in assessing the project's compatibility with the character of the surrounding area. The subject site is zoned CM-1 with a Land Use Designation of Limited Industry and is therefore subject to Policy I.C.1 of the Venice LUP, further discussed in Finding No. 9.

As discussed, the project consists of 1) a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, 2) the conversion of two (2) existing dwelling units to artist-in-residences, 3) the change of use of a portion of the ground floor into a restaurant, and 4) the construction of a 250 square foot arcade within the public right-of-way, resulting in a lot developed with a two-story, 3,511 square foot mixed use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residences (joint living and work quarters), and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way; and an arcade within the public right-of-way, maintaining three (3) parking spaces on-site. The project provides a Flat Roof with a height of 25 feet and would not be the tallest or largest structure in the neighborhood.

On November 7, 2024, the applicant's representative (Brian Silveira & Associates) submitted a Context Study that surveyed all the properties on Market Street, the south side of Horizon Avenue, and the north side of Windward Avenue between Speedway and Pacific Avenue. The Context Study demonstrates that the resulting two-story, 3,511 square foot mixed use structure would not be the tallest or largest structure in the neighborhood, as the tallest and largest structure is a four-story, 14,116 square foot structure located at 23 Windward Avenue. It should be noted, however, that this structure is zoned C2-1-CA with a Land Use Designation of Artcraft. The tallest structure that is similarly zoned CM-1 with a Land Use Designation of Limited Industry is a two-story, 6,448 square foot commercial structure located at 73 Market Street, which provides a height of 25 feet, and the largest structure with a similar zoning and land use designation is 8,820 square feet located at 21 Market Street. As such, the project will be consistent with the character of the neighborhood.

Section 30252 Maintenance and Enhancement of Public Access.
The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that

the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

The project will maintain three (3) parking spaces on-site, consistent with the Certificate of Occupancy issued on December 13, 1965. Pursuant to AB 2097, the City of Los Angeles is prohibited from imposing minimum parking requirements for projects located within a half mile radius of a Major Transit Stop. The subject site is located approximately 725 feet from Metro route no. 33 at Main Street and Grand Boulevard, which is considered a Major Transit Stop. Thus, no parking is required.

On October 28, 2024, the applicant's representative (Brian Silveira & Associates) submitted a Parking Study that examined the utilization of nearby parking lots during peak hours, the existing parking supply provided by the nearby businesses, and the availability of non-automobile alternatives. With respect to street parking, it should be noted that no parking is allowed anytime on the north side of Market Street and all parking on the south side of Market Street is limited to one hour between the hours of 8:00 a.m. and 6:00 p.m. The Study identifies 22 public and privately-owned parking lots along Ocean Front Walk, Speedway, and Pacific Avenue that provide a total of 1,785 parking spaces. The Study states the average utilization rates for these lots is 47 percent during Friday peak hours (7:00 p.m. to 9:00 p.m.) and 65 percent during Saturday peak hours (12:00 p.m. to 3:00 p.m.). For all parking lots located within a half mile radius to the south of the subject site, the Study notes 102 parking spaces were available during Friday peak hours and 86 parking spaces during Saturday peak hours. The Study also identifies seven (7) nearby establishments along Pacific Avenue and Windward Avenue that do not provide any onsite parking, and only three (3) other structures on Market Street between Speedway and Pacific Avenue provide onsite parking. Additionally, the Study states the Metro operates many bike share docking stations in the area and other bike-scooter share companies such as Bird, Lime, and Spin frequently operate within the Venice Coastal Zone.

The project will not have a negative impact on public access to the coast, as there is an existing parking supply in the surrounding area and there are available private and public non-automobile alternatives. As previously mentioned, the project will maintain three (3) parking spaces on-site, which is more than the majority of the lots on Market Street and is consistent with the Certificate of Occupancy issued on December 13, 1965.

Section 30253 Minimization of Adverse Impacts.
New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development. (4) Minimize energy consumption and vehicle miles traveled. (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

The subject site is located within a Methane Zone, Liquefaction area, Tsunami Hazard Area, and approximately 5.17 kilometers from the Santa Monica Fault. As such, the project is subject to compliance with the Zoning, Building, and Fire Safety Code requirements that will minimize risks to life and property in methane, geologic, and tsunami hazard areas.

The LUP identifies Venice as a Special Community, and the subject site is located within 500 feet of Venice Beach, which is a popular visitor destination for recreational use. The applicable policies of the LUP regarding protection of Venice as a special coastal community are further discussed in Finding No. 9.

The subject site is also located within an area that may be affected by Sea Level Rise. On August 12, 2015, the Coastal Commission adopted a Sea Level Rise Policy Guidance document, updated and adopted On November 7, 2018. This policy document provides a framework and directions for local jurisdictions to address sea level rise (SLR) in Local Coastal Programs (LCPs) and Coastal Development Permits (CDPs). In May 2018, the City completed an initial sea level rise vulnerability assessment for the Venice Coastal Zone. The report provides that: *Existing wide beaches generally protect Venice from coastal hazards. Coastal assets along or near the beachfront are potentially vulnerable during a large storm event in combination with SLR greater than 3.3 feet. After 4.9 feet SLR, beachfront assets are more vulnerable to damage from flooding or potential erosion of the beach. A SLR of 6.6 feet is a tipping point for Venice's exposure to extreme coastal wave events. Beachfront and coastal assets could flood annually, beaches could be greatly reduced in width, and high water levels could greatly increase potential for flooding of inland low-lying areas.* As discussed in the analysis, there is considerable uncertainty around the timing of SLR, how coastal processes may be affected, and what adaptation approaches will be applied in the future (VSLRVA, pg. 45). Policies and development standards to address the potential impacts of SLR would be addressed in the City's LCP for the Venice Coastal Zone.

The Coastal Storm Modeling System (CoSMoS) was utilized to analyze the project's vulnerability to flood hazards, considering a scenario of a minimum 6.6-foot sea level rise and a 100-year storm scenario. Based on this scenario, the proposed development would not be affected by flooding as a result of SLR, however, the potential for such flooding in severe storm events is likely to increase towards the end of the project life (based on a typical development life of 75 years). As such, any repair, demolition, and/or new construction as a result of any flooding would be subject to additional review. As conditioned, the proposed development is consistent with Section 30253 of the Coastal Act.

The proposed two-story, 3,511 square foot mixed use structure would have no adverse impacts on public access, recreation, public views, or the marine environment. Although the subject site is located within 500 feet of Venice Beach, the project will neither interfere nor reduce access to the shoreline or beach, as there are available parking spaces and non-automobile options in the surrounding area. There will be no dredging, filling, or diking of coastal waters or wetlands associated with the request. Additionally, there are no sensitive habitat areas, archaeological, or paleontological resources identified on the site. The mixed-use structure will not block any designated public access views. As conditioned, the project is in conformity with Chapter 3 of the California Coastal Act.

9. The development will not prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.

Coastal Act Section 30604(a) states that prior to the certification of a Local Coastal Program ("LCP"), a Coastal Development Permit may only be issued if a finding can be made that the proposed development is in conformance with Chapter 3 of the Coastal Act. The Venice Local Coastal Land Use Plan ("LUP") was certified by the California Coastal

Commission on June 14, 2001; however, the necessary implementation ordinances were not adopted. The City is in the initial stages of preparing the LCP.

As discussed, the project consists of 1) a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, 2) the conversion of two (2) existing dwelling units to artist-in-residences, 3) the change of use of a portion of the ground floor into a restaurant, and 4) the construction of a 250 square foot arcade within the public right-of-way, resulting in a lot developed with a two-story, 3,511 square foot mixed use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residences (joint living and work quarters), and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way; and an arcade within the public right-of-way, maintaining three (3) parking spaces on-site. The subject site is zoned CM-1 with a Land Use Designation of Limited Industry.

The following are applicable policies from the certified Venice LUP:

Policy I.C.1. Industrial Land Use. *The Land Use Plan designates approximately 53 acres of land for Limited Industry land uses. It is the policy of the City to preserve this valuable land resource from the intrusion of other uses, and to ensure its development with high quality industrial uses. Commercial use of industrially designated land shall be restricted. Artist studios with residences may be permitted in the Limited Industry land use category. Adequate off-street parking shall be required for all new or expanded industrial land uses consistent with Policies II.A.3 and II.A.4. The design, scale and height of structures in areas designated for industrial land uses shall be compatible with adjacent uses and the neighboring community.*

The project consists of a 908 square foot addition to an existing duplex which includes a 555 square foot restaurant. There are no existing industrial uses onsite and the proposed commercial use is restricted by the associated Conditions of Approval for the proposed sale and dispensing of alcohol. It should also be noted that none of the existing structures on the block provide industrial or manufacturing uses. On November 7, 2024, the applicant's representative (Brian Silveira & Associates) submitted a Context Study that surveyed all the properties on Market Street, the south side of Horizon Avenue, and the north side of Windward Avenue between Speedway and Pacific Avenue. The Context Study demonstrates that the resulting two-story, 3,511 square foot mixed use structure would not be the tallest or largest structure in the neighborhood. Therefore, the project is compatible with adjacent uses and the neighboring community. As such, the project is consistent with Policy I.C.1.

Policy I. E. 3. Architecture. *Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.*

As shown in Exhibit A and outlined in Condition 13 of this Determination, the project complies with the Ground Floor Commercial Development Standards outlined in Section 11.B.1 of the Venice Coastal Zone Specific Plan. The project provides a façade comprised of windows, white stucco, and a pedestrian entrance. Thus, the project complies with Policy I.E.3.

Policy I.F.4. Windward Historic Arcade. *The Windward Historic Arcade District boundaries are the south side of Market Street between Pacific Avenue and Ocean Front*

Walk on the north, the east side of Ocean Front Walk between Horizon Avenue and the 17th Avenue on the West, both sides of Windward Avenue between Pacific Avenue and Ocean Front Walk on the south, and the east side of Pacific Avenue between Market Street and Windward Avenue on the east. New development shall maintain and preserve the historical arcade area of Venice and be required, where feasible, to restore or replicate the arcade if they fall within the historic arcade locations.

The project consists of the construction of a 250 square foot arcade within the public right-of-way directly in front of the mixed-use structure. Although not required, the project voluntarily provides a new arcade to maintain consistency with the existing arcades along Market Street. As such, the project is consistent with Policy I.F.4.

Policy II.A.3. Parking Requirements. *An Artist-in-Residence shall provide two (2) spaces for each dwelling unit; a Guest Room shall provide one (1) space for each guest room; and a Restaurant shall provide one (1) space for each 50 square feet of floor area.*

Therefore, 12 parking spaces are required for a mixed-use structure comprised of two (2) Artist-in-Residences, two (2) guest rooms, and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area. However, the subject site is legally non-conforming for parking.

The provisions of AB 2097 prohibit the City of Los Angeles from imposing minimum parking requirements for projects located within a half-mile radius of a Major Transit Stop. The subject site is located approximately 725 feet from Metro route no. 33 at Main Street and Grand Boulevard, which is considered a Major Transit Stop. Thus, no parking is required. The project is maintaining three (3) parking spaces on-site, consistent with the Certificate of Occupancy issued on December 13, 1965. Additionally, the project provides two (2) short-term and two (2) long-term bicycle parking spaces. As such, the project is consistent with Policy II.A.3.

As conditioned, the proposed development is consistent with the policies of the Land Use Plan and the standards of the Specific Plan. As such, the project will not prejudice the ability of the City to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act.

10. The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.

The Los Angeles County Interpretive Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620 (b) of the Coastal Act, are designed to assist local governments, the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied to the coastal zone prior to the certification of a local coastal program. As stated in the Regional Interpretive Guidelines, the guidelines are intended to be used “in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources.” In addition to the Regional Interpretive Guidelines, the policies of the Venice Local Coastal Program Land Use Plan (the Land Use Plan was certified by the Coastal Commission on June 14, 2001) have been reviewed and considered. The project consists of 1) a 908

square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, 2) the conversion of two (2) existing dwelling units to artist-in-residences, 3) the change of use of a portion of the ground floor into a restaurant, and 4) the construction of a 250 square foot arcade within the public right-of-way, resulting in a lot developed with a two-story, 3,511 square foot mixed use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residences (joint living and work quarters), and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way; and an arcade within the public right-of-way, maintaining three (3) parking spaces on-site. The Regional Interpretive Guidelines have been reviewed and it has been determined that the project, as conditioned, is consistent with the requirements for the North Venice Subarea. Additionally, it is determined that the project complies with the policies of the LUP and the standards of the Specific Plan.

11. The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.

As discussed, the project consists of 1) a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, 2) the conversion of two (2) existing dwelling units to artist-in-residences, 3) the change of use of a portion of the ground floor into a restaurant, and 4) the construction of a 250 square foot arcade within the public right-of-way, resulting in a lot developed with a two-story, 3,511 square foot mixed use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residences (joint living and work quarters), and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way; and an arcade within the public right-of-way, maintaining three (3) parking spaces on-site. The subject site is located within the Single Permit Jurisdiction of the Coastal Zone, where the local jurisdiction (City of Los Angeles) issues Coastal Development Permits. The Coastal Commission will render decisions on appeals of the City's Coastal Development Permits or Coastal Exemptions. The Coastal Commission took action on the following commercial projects in the Venice Coastal Zone:

- In April 2024, the Coastal Commission, on de novo, approved, with conditions, a Coastal Development Permit authorizing the demolition of a 1,651 square foot single-family home and the construction of a new 35 foot tall, 5,235 square foot mixed-use development with 469 square feet of ground floor retail use and 4,766 square feet of first, second, and third-floor single-family residential use with six (6) on-site parking spaces in an attached garage, located at 811 Ocean Front Walk (Application No. A-5-VEN-21-0063 and 5-24-0254).

- In October 2023, the Coastal Commission adopted a staff report which found substantial issue with the approval of the demolition of a 714 square foot, 15 foot high, one-story single-family dwelling and a detached 1,312 square foot, 17 foot high, one-story duplex, and the construction of a new 4,990 square foot, 35 foot high, three-story mixed-use structure with one subterranean parking level, two (2) primary dwelling units, one (1) attached Accessory Dwelling Unit, and 1,587 square feet of retail space, providing 13 parking spaces on-site. On the De Novo Hearing, the Coastal Commission approved, with conditions, a Coastal Development Permit authorizing the demolition of a 714 square foot, 15 foot high, one-story single-family dwelling and a detached 1,312 square foot, 17 foot high, one-story duplex, and the construction of a new 4,990 square foot, 35 foot high,

three-story mixed-use structure with one subterranean parking level, three (3) primary dwelling units and 1,587 square feet of retail space, providing 14 parking spaces on-site, located at 1301 and 1303 Abbot Kinney Boulevard (Application No. A-5-VEN-22-0048).

- In December 2022, on the De Novo Hearing, the Coastal Commission approved, with conditions, a Coastal Development Permit authorizing the demolition of a 2,442 square foot restaurant and a 1,572 square foot private school comprised of 3 former residential structures, 2,200 square feet of office space, and a 60-space surface parking lot; and the construction of a three-story, 70,310 square foot mixed-use development comprising of a restaurant, retail space, spa, office, 78-room hotel (with 10 lower-cost rooms), and residential development in four (4) buildings with a three-level subterranean garage, located at 1011 Electric Avenue, 1021 – 1033 Abbot Kinney Boulevard, and 1047 – 1051 Abbot Kinney Boulevard (Application No. A-5-VEN-21-0011).

- In May 2022, the Coastal Commission approved, with conditions, a Coastal Development Permit authorizing the construction of a new, two-story, 25.7 foot tall, 1,235 square foot mixed-use structure with three new parking spaces on a 4,158 square foot ocean-fronting lot, associated with an existing, two story, 19 foot tall, 3,146 square foot restaurant and the after-the-fact approval of a two-story, 19 foot tall, 918 square foot storage area attached to the existing restaurant, located at 205, 207, 209, and 213 Ocean Front Walk (Application No. 5-21-0877).

- In December 2021, the Coastal Commission adopted a staff report which found no substantial issue with the approval of the construction of a new, two-story, 25.7-foot tall, 2,165 square foot mixed-use structure and the after-the-fact approval of the construction of a new, 918 square foot storage area to the existing restaurant, providing three (3) parking spaces on-site, located at 205, 207, 209, and 213 Ocean Front Walk (Application No. A-5-VEN-21-0070).

- In November 2021, on the De Novo Hearing, the Coastal Commission approved, with conditions, a Coastal Development Permit authorizing the conversion of a 4,230 square foot single-family residence to a commercial mixed-use development, including: 1) 550 square foot retail on the ground floor; 2) 2,990 square foot artist-in-residence on the ground floor, second, and third floors; 3) three (3) on-site parking spaces (including one ADA-compliant space); and 4) eight (8) bicycle parking spaces, located at 1214 Abbot Kinney Boulevard (Application No. A-5-VEN-15-0003).

Previous decisions by the Coastal Commission have approved Permits for new commercial development that complies with the development standards of the LUP and the applicable provisions of Chapter 3 of the Coastal Act. As such, this decision of the permit granting authority has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the California Coastal Act of 1976.

12. The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development

is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.

Section 30210 of the Coastal Act states the following in regards to public access:

> *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners, and natural resources from overuse.*

Section 30211 of the Coastal Act states the following in regards to public recreation policies:

> *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Although the subject site is located within 500 feet of Venice Beach, the site is not located between the nearest public road and the sea. Due to the distance to the water, the project could have a cumulative effect on public access to the coast if it resulted in a loss of on-street parking spaces or did not provide adequate parking for the mixed-use building. The project maintains three (3) parking spaces on-site and there are available parking and non-automobile options in the surrounding area. Additionally, the sidewalk along Market Street will remain unaffected by the project. As proposed, the project will not conflict with any public access or public recreation policies of the Coastal Act.

13. An appropriate environmental clearance under the California Environmental Quality Act has been granted.

A Categorical Exemption, ENV-2024-5237-CE, has been prepared for the project, consistent with the provisions of the California Environmental Quality Act. The Categorical Exemption prepared for the project is appropriate pursuant to CEQA Guidelines Sections 15301 (Class 1) and 15303 (Class 3). Refer to Finding No. 7 for additional discussion.

Conditional Use Permit (Alcohol Sales)

14. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The subject site is currently developed with a two-story, 2,603 square foot duplex with two (2) guest rooms. The project consists of the construction of a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way, providing 10 indoor seats and 28 outdoor seats, with hours of operation from 7:00 a.m. to 12:00 a.m., daily.

The subject site is located approximately mid-block on Market Street between Speedway and Pacific Avenue. Excluding the subject site, the block contains 13 additional lots that are zoned CM-1 with Land Use Designation of Limited Industry. These lots are developed with six (6) one-story structures and seven (7) two-story structures. The abutting lot to the south of the subject site is developed with a one-story, 5,400 square foot manufacturing

structure built in 1922, and the abutting lot to the north is developed with a two-story, 2,612 square foot duplex built in 1965. The adjacent lot directly across Market Street is developed with a two-story, 3,381 square foot mixed-use structure built in 1981, and the adjacent lot across Zephyr Court is developed with a three-story, 4,063 square foot single-family residence built in 1994. Half of the lots on the block were developed in the early 1900s and the remaining lots were developed from 1945 to 1989.

The proposed restaurant within the CM-1 Zone is a permitted use. Additionally, this portion of Market Street is considered a commercial corridor, as the lots on this block and in the surrounding area developed with restaurants, retail structures, residences, parking lots, and other mixed-use structures. The variety of uses is necessary for the conservation and success of a commercial corridor. Specifically, restaurants are a key part of the commercial services as they provide a social space for people who work, live, and shop in the Venice Community. The proposed sale of a full line of alcoholic beverages will financially benefit the proposed restaurant and support the sustainability of the Market Street commercial corridor.

The proposed sale of a full line of alcoholic beverages in conjunction with a number of conditions addressing operational and alcohol-related issues will assure that the service of a full line of alcoholic beverages will not be disruptive to the community. Availability of alcoholic beverages at a full-service restaurant is a desired amenity that is expected by the public. As such, the grant of the requested Conditional Use Permit is beneficial to the community and will enhance the built environment.

15. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The subject site is located approximately mid-block on Market Street between Speedway and Pacific Avenue. Excluding the subject site, the block contains 13 additional lots that are zoned CM-1 with a Land Use Designation of Limited Industry. These lots are developed with a parking lot, a restaurant, residential structures, retail structures, office buildings, and mixed-use structures.

The proposed sale of a full line of alcoholic beverages in conjunction with a proposed restaurant is consistent with the nature of development along Market Street, providing an alternative establishment for residents, visitors, and employees to eat and drink. The project is conditioned to assure that the service of a full line of alcoholic beverages will not be disruptive to the community. Additionally, it should be noted that the restaurant located at 72 East Market was issued a Conditional Use permitting the sale and dispensing of a full line of alcoholic beverages for on-site consumption on January 13, 2022. The project proposes hours of operation from 7:00 a.m. to 12:00 a.m., daily, and 10 indoor seats, and 28 outdoor seats within the public right-of-way on Market Street. The seats within the public right-of-way are separated from the rest of street by planters. The planters will serve as a barricade between patrons and vehicle traffic on Market Street, thereby reducing risk to patrons.

There is no evidence that the sale of a full line of alcoholic beverages has adversely affected or degraded the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. Additionally, the hours of operation and planter barricades deter risk to patrons and the surrounding neighborhood. As such, no impact to the

adjacent properties or surrounding neighborhood is anticipated as a result of the Conditional Use requested herein.

16. The project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlements described herein, the project does not propose to deviate from any of the requirements of the LAMC. The subject lot is zoned CM-1 with a Land Use Designation of Limited Industry within the Venice Community Plan area. The proposed project and application for the sale of a full line of alcoholic beverages conforms to the goals established in the Community Plan, specifically:

Goal 2: A strong and competitive commercial sector which promotes economic vitality, serves the needs of the community through well designed, safe and accessible areas while preserving the historic, commercial and cultural character of the community.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1.1: New commercial uses shall be located in existing established commercial areas or shopping centers.

Policy 2-1.3: Ensure the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

As discussed previously, the proposed sale of a full line of alcoholic beverages in conjunction with a proposed restaurant is consistent with the nature of development along Market Street, providing an alternative establishment for residents, visitors, and employees to eat and drink. Furthermore, the proposed sale of a full line of alcoholic beverages will financially benefit the proposed restaurant and support the sustainability of the Market Street commercial corridor. Therefore, the proposed project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

Alcoholic Beverage Findings

17. The proposed use will not adversely affect the welfare of the pertinent community.

The proposed conditional use permit for the sale of a full line of alcoholic beverages will not adversely affect the welfare of the pertinent community. The proposed sale of alcohol within a proposed restaurant is a permitted use within the CM-1 Zone. It should be noted that the restaurant located at 72 East Market was issued a Conditional Use permitting the sale and dispensing of a full line of alcoholic beverages for on-site consumption on January 13, 2022. The project proposes hours of operation from 7:00 a.m. to 12:00 a.m., daily, and 10 indoor seats, and 28 outdoor seats within the public right-of-way on Market Street. The seats within the public right-of-way are separated from the rest of street by planters. The planters will serve as a barricade between patrons and vehicle traffic on

Market Street, thereby reducing risk to patrons. Further, there is no evidence that the sale of a full line of alcoholic beverages adversely affected the welfare of the pertinent community. Additionally, the hours of operation and planter barricades deter risk to patrons and the surrounding neighborhood. Conditions have also been imposed to encourage responsible management and deter nuisance activity.

Goal 2 of the Community Plan encourages a strong and competitive commercial sector which promotes economic vitality and serves the needs of the community through well designed, safe, and accessible areas while preserving the historic, commercial, and cultural character of the community. As discussed previously, the proposed sale of a full line of alcoholic beverages in conjunction with a proposed restaurant is consistent with the nature of development along Market Street, providing an alternative establishment for residents, visitors, and employees to eat and drink. Further, the proposed sale of a full line of alcoholic beverages will financially benefit the proposed restaurant and support the sustainability of the Market Street commercial corridor.

18. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, two (2) on-sale and one (1) off-sale retail licenses are allocated to the subject census tract (Census Tract # 2735.02). However, there are currently 27 on-sale and four (4) off-sale active retail licenses within the subject census tract.

The subject site is located within an area developed with a variety of restaurant and retail establishments, resulting in on- and off-site alcohol retail licenses that exceed the maximum number allocated. In the Market Street commercial corridor, there is a demand for retail licenses beyond the allocated number. In these areas where an over-concentration of licenses is suggested, ABC has acknowledged that strong retail and commercial centers are supported by a growing resident and employee population. ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to the public welfare and will not interfere with the quiet enjoyment of property by residents. In addition, conditions of approval included in this Determination will prevent public drinking, driving under the influence, and public drunkenness.

According to statistics provided by the Los Angeles Police Department's Pacific Division Vice Unit, within Crime Reporting District No. 1431, which has jurisdiction over the subject site, a total of 315 Part I crimes and 303 Part II arrests occurred in 2023. Part I crimes included Homicide (0), Manslaughter (0), Rape (5), Robbery (14), Aggravated Assault (50), Burglary (62), Vehicle Theft (41), and Larceny (143). Part II arrests included Other Assaults (17), Forgery/Counterfeit (0), Fraud/Embezzlement (0), Receipt of Stolen Property (0), Weapon Possession (0), Prostitution (0), Sex Offenses (1), Domestic Violence (0), Narcotic Offenses (12), Liquor Laws (57), Public Intoxication (54), Disturbing the Peace (0), Disorderly Conduct (1), Gambling (1), DUI (2), Moving Traffic Violations

(3), and other offenses (29). The Citywide average number of crimes in a reporting district is 162.

The subject site is located within a reporting district where the crime rate is higher than the citywide average. Additionally, the reporting district is considered a High Crime Reporting District due to exceeding 120 percent of the citywide average. Notwithstanding the subject site's location, the project is approved in conjunction with a number of conditions addressing operational and alcohol-related issues will assure that the service of a full line of alcoholic beverages will not be disruptive to the community. Negative impacts commonly associated with the sale of alcoholic beverages such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring surveillance, responsible management, and deterrents against loitering. The restaurant will primarily focus on the service of food and the sale of a full line of alcoholic beverages will be incidental to food service.

The restaurant's mode and character are not anticipated to generate noise or nuisance activity, as no live entertainment will be conducted on the premises. Additionally, conditions such as those related to LAPD's STAR Program and age verification have been imposed by the Zoning Administrator in conjunction with this approval. Public safety measures to mitigate nuisance and criminal activities have also been imposed to ensure better oversight. As conditioned, the sale of a full line of alcoholic beverages at the subject site will benefit the public welfare and contribute to the sustainability and economic vitality of Market Street.

19. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

Although residential buildings, three (3) recreational facilities, and Venice Beach are located within 1,000 feet of the subject site, the sale of a full line of alcoholic beverages will not detrimentally affect the welfare of the nearby community. The surrounding residences, parks, and Venice Beach are buffered by public streets, public parking lots, and commercial lots. Additionally, there are several existing restaurants that sell alcoholic beverages for on-site consumption in the vicinity. The following sensitive uses are located within a 1,000 foot radius of the subject site:

- Single- and multi-family dwellings
- Venice Beach Recreation Center (1800 Ocean Front Walk)
- Windward Plaza (1 Windward Avenue)
- Venice Beach Children's Playground (1700 – 1706 Ocean Front Walk)

The following are alcohol-serving establishments within a 1,000-foot radius of the subject site:

- Beach House Market (1101 Ocean Front Walk)
- Trading Post Liquor (1313 Main Street)
- Hama Sushi (213 Windward Avenue)
- The Del Monte Speakeasy (52 Windward Avenue)
- High Rooftop Lounge (1697 Pacific Avenue)

- Gran Blanco (80 Windward Avenue)
- Winston House (23 Windward Avenue)
- Sidewalk Café (1401 Ocean Front Walk)
- Market (72 Market Street)
- Gjusta Grocer (105 Windward Avenue)
- Great White (1604 Pacific Avenue)
- Tocaya (1715 Pacific Avenue)
- Belle's Beach House (24 Windward Avenue)

As stated previously, the subject site is located within an area where there is a variety of restaurant and retail establishments. Consideration has been given to the distance of the subject site from the above-referenced sensitive use locations, as the grant has been conditioned to protect the health, safety, and welfare of the surrounding area. The potential effects of excessive noise or disruptive behavior have also been considered and addressed by imposing conditions related to noise and loitering. The requested Conditional Use Permit for the sale of a full line of alcoholic beverages is consistent with the zoning and existing uses in the surrounding area. This project will contribute to the neighborhood and will serve the residents, visitors, and employees of the area. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

20. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

A Categorical Exemption, ENV-2024-5237-CE, has been prepared for the project, consistent with the provisions of the California Environmental Quality Act. The Categorical Exemption prepared for the project is appropriate pursuant to CEQA Guidelines Sections 15301 (Class 1) and 15303 (Class 3). Refer to Finding No. 7 for additional discussion.

Waiver of Dedication and Improvement

21. The dedication of improvement is not necessary to meet the City's mobility needs for the next 20 years based on guidelines the Streets Standards Committee has established.

The south side of Market Street consists of lots that were developed from 1913 to 1966, where the City has not previously required any dedication to construct a full-width sidewalk. It should also be noted that all other structures on this side of the street provide zero (0) foot front-yard setbacks, therefore rendering any future dedication requests infeasible. Although no sidewalk widening has been required, the south side of Market Street still provides a contiguous sidewalk that accommodates existing foot traffic.

The requirement to dedicate a 2.5 foot wide strip of land along Market Street to construct a new full-width sidewalk would introduce incoherence to the pedestrian experience, as the sidewalk would no longer be contiguous, resulting in spot widening. The project will maintain the existing sidewalk of approximately eight (8) feet in width and a four (4) foot path of travel, which currently accommodates the existing commercial and residential uses on this street. Additionally, the project maintains the mandatory ADA width of four (4) feet. As such, the widening of the sidewalk is not necessary to meet the City's mobility needs.

22. The dedication or improvement requirement is physically impractical.

The requirement to dedicate a 2.5 foot wide strip of land along Market Street to construct a new full-width sidewalk is physically impractical. As stated previously, a new full-width sidewalk would introduce incoherence to the pedestrian experience and the sidewalk would no longer be contiguous. Additionally, the proposed arcade could not be provided if a land dedication is required. If required, the arcade would need to be constructed further into the existing property lines, creating a larger arcade that is inconsistent with existing development

Zone Variance

23. The strict application of the zone code would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

The applicant requests a Variance to seek relief from the onsite loading space required by LAMC Section 12.21 C.6. LAMC Section 12.21 C.6 requires that a loading space shall be provided and maintained on the same lot with every building in the C or M Zones where the lot on which said building is located abuts an alley. For lots less than 40 feet in width, the LAMC requires a minimum loading space area of 400 square feet with a minimum width of 20 feet and minimum depth of 10 feet. Additionally, the loading area must extend across the full width of the lot.

The subject site is located within the CM-1 Zone and abuts an alley. The project includes a new 555 square foot restaurant within an existing two-story structure. The site is fully developed and maintains a parking lot at the rear portion of the site, abutting an alley. As such, the project is required to provide a loading space at the rear of the lot to allow for delivery vehicles to gain access. However, the strict application of the code would result in practical difficulties that are inconsistent with the general purposes and intent of the zoning regulations because the rear portion of the lot is developed with a two-story structure and covered parking area.

The general purpose and intent of the loading space requirement is to ensure operations of individual businesses do not negatively impact the surrounding properties nor vehicle and pedestrian access to the site. Such regulations, however, are written on a citywide basis and do not take into account individual unique characteristics of a specific property. A variance is a grant of permission to depart from the literal enforcement of a zoning ordinance and to allow the property to be used in a manner otherwise not permitted provided that the spirit of the ordinance is observed and substantial justification is provided that the deviation is done without detrimental impacts to the community.

The strict application of the Zoning Code would require the project to remove all existing parking and demolish a portion of the structure at the rear, thereby reducing the floor area of an artist-in-residence (joint living and work quarter), as the loading space would require a minimum width of 20 feet, a depth of 10 feet, and 14 feet of vertical clearance. As such, it is physically infeasible to provide a loading space. Waiving a loading space requirement on-site still meets general purpose and intent of the zoning regulations as loading will still be conducted in a manner that is consistent with the conduct of existing businesses. Per the applicant, deliveries are unloaded along Market Street, Windward Avenue, Windward Court, Zephyr Court, and Speedway, and the vehicles typically do not exceed 19 feet in height. Further, no unloading would exceed 20 minutes.

24. There are special circumstances applicable to the subject property such as size, shape, topography, location, or surroundings that do not apply generally to other property in the same zone and vicinity.

The subject site is comprised of a relatively flat and rectangular lot that is 30 feet wide and 90 feet in depth for a total lot area of approximately 2,722 square feet. This is a substandard lot size for lots zoned CM-1, which requires a minimum width of 50 feet and a minimum area of 5,000 square feet for all portions of buildings erected and used for residential purposes. The subject site is currently developed with a two-story, 2,603 square foot duplex with two (2) guest rooms. As stated previously, the project consists of 1) a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, 2) the conversion of two (2) existing dwelling units to artist-in-residences, 3) the change of use of a portion of the ground floor into a restaurant, and 4) the construction of a 250 square foot arcade within the public right-of-way, resulting in a lot developed with a two-story mixed-use structure and three (3) parking spaces at the rear. As such, the lot would be considered substandard. Therefore, it is infeasible to provide a loading space per LAMC Section 12.21 C.6.

The substandard lot size constitutes a special circumstance that prevents the project from providing a required loading space. Additionally, the requirement to provide a loading space would require the project to remove the existing parking and demolish a portion of the structure at the rear in order to provide at least 14 feet of vertical clearance per LAMC Section 12.21 C.6(b). These constitute additional special circumstances that prevent the project from providing a required loading space that do not generally apply to other properties in the same zone or the City of Los Angeles.

25. Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.

The Zone Variance requested herein is to remove the requirement for an on-site loading zone, as otherwise required by LAMC Section 12.21 C.6. The requirement to provide a loading space would require the project to remove the existing parking and demolish a portion of the structure at the rear in order to provide at least 14 feet of vertical clearance per LAMC Section 12.21 C.6(b). Although the subject site is subject to AB 2097, where the City of Los Angeles is prohibited from mandating minimum parking requirements, the applicant is voluntarily maintaining all existing parking for the residents of the mixed-use structure. Other properties in the area are able to provide parking on-site for residents, but the requirement to provide a loading space would prevent the subject site from doing so. Additionally, other businesses in the area currently maintain non-conforming conditions to accept deliveries without providing a loading space. As such, the variance is necessary for the preservation and enjoyment of a substantial property rights generally possessed by other properties in the same zone and vicinity.

26. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

The granting of the requested Zone Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. Per the applicant, no large delivery trucks would be used for the

delivery of goods. Rather, the deliveries would be conducted with small vans that do not exceed 19 feet in height and would not exceed 10 minutes for loading and unloading. Additionally, the vans would be able to park along Market Street, Windward Avenue, Zephyr Court, Windward Court, or Speedway. Further, the applicant states this is how current loading is conducted by the existing businesses in the surrounding area.

27. The granting of the variance will not adversely affect any element of the General Plan.

The subject site is zoned CM-1 with a Land Use Designation of Limited Industry within the Venice Community Plan area. While loading spaces are required by LAMC Section 12.21 C.6, the requirement to provide a loading space may be waived by a decision maker's action. Further, it is one of the general objectives of the General Plan to encourage the maintenance of viable commercial uses, which operate in a manner compatible with adjoining uses, in order to maintain a healthy and varied economic basis throughout the community and provides services to the adjoining community. The grant of a Zone Variance will allow the project to maintain existing parking for residents and prevent any further demolition of the existing structure. As such, the granting of the requested variance will not adversely affect any element of the General Plan.

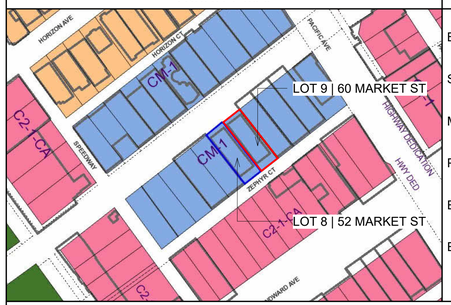
ADDITIONAL MANDATORY FINDING

28. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the subject site is located within Zone X: areas located outside of the Flood Zone.

EXHIBIT A

52 MARKET ST.

VICINITY MAP



CODE

BUILDING CODE:	2023 LABC, (TITLE 24, PART 2.5) BASED ON THE 2018 IRC (INCLUDES ACCESSIBILITY)
STRUCTURAL:	2023 LABC, VOL 2 (TITLE 24, PART 2, VOL 2) BASED ON THE 2018 IBC WITH ASCE 7-16
MECHANICAL CODE:	2022 CA MECHANICAL CODE, (TITLE 24, PART 4) BASED ON THE 2018 UNIFORM MECHANICAL CODE
PLUMBING CODE:	2022 CA PLUMBING CODE (TITLE 24, PART 5) BASED ON THE 2018 UNIFORM PLUMBING CODE
ELECTRICAL CODE:	2022 CA ELECTRICAL CODE (TITLE 24, PART 3) BASED ON THE 2017 NATIONAL ELECTRIC CODE
ENERGY CODE:	2022 CA ENERGY CODE (TITLE 24, PART 6) 2022 CITY OF LOS ANGELES GREEN BUILDING CODE

PROJECT DIRECTORY

OWNER
NAME: 60 MARKET JV, LLC
ADDRESS: 60 MARKET ST, VENICE, CA 90291

LAND SURVEYOR
NAME: DAMON HILL LAND SURVEYING SERVICES INC
ADDRESS: 3434 SHERBOURNE DR CULVER CITY, CA 90232
PHONE NO.: 310-422-1445

MEP ENGINEER
NAME: FLORES ENGINEERING
ADDRESS: 910 E.PUENTE ST COVINA, CA 91724
PHONE NO.: 626-541-0622

ARCHITECT
NAME: BREAKFORM DESIGN
ADDRESS: 127 ARENA STREET EL SEGUNDO, CA 90245
PHONE NO.: 310-322-3700

STRUCTURE ENGINEER
NAME: ANDY ALEXANDER & ASSOCIATES
ADDRESS: 1615 GRAMERCY AVE TORRANCE, CA 90501
PHONE NO.: 424-358-1085

PROJECT INFORMATION

PROJECT SUMMARY:	REMODELING TOTAL 2 UNITS & 2 GUEST ROOMS OF 1 APARTMENT BUILDINGS. 1 COMMERCIAL SPACE ADDITION.
SCOPES OF WORK:	- CONVERT GROUND FLOOR FRONT UNIT GUEST ROOM TO COMMERCIAL AND ADD <500SF AT FRONT OF BUILDING. - REMODEL TWO (2) EXISTING DWELLING UNITS. - REMODEL TWO (2) EXISTING GUEST ROOMS. - REDESIGNATE TWO (2) EXISTING DWELLING UNITS AS ARTIST-IN-RESIDENCE (VENICE COASTAL LUP-INDUSTRIAL) - ALTERATION AND AREA ADDITION TO OCCUPIED ROOF: 420 SF (EXISTING) -->750 SF (PROPOSED) - RECREATE HISTORIC MARKET STREET ARCADE IN PUBLIC R.O.W. UNDER SEPARATE R-PERMIT
PROJECT ADDRESS:	52 MARKET ST, LOS ANGELES, CA 90291
LOT AREA:	LOT 8 (52 MARKET ST): 2,722.3 SF (BUILDABLE AREA)
F.A.R ALLOWED (1.5:1):	TOTAL ALLOWED: LOT 8: 4,083.45 SF
ASSESSOR'S PARCEL #:	4226008006
TRACT:	VENICE OF AMERICA
BLOCK:	B
LOT:	8
ZONING:	CM-1
HILLSIDE AREA:	NO
SPECIFIC PLAN AREA:	LA COASTAL TRANSPORTATION CORRIDOR VENICE COASTAL ZONE
METHANE HAZARD SITE:	METHANE ZONE
VERY HIGH FIRE HAZARD	NO
TYPE OF CONSTRUCTION:	V-A
OCCUPANCY GROUP:	R2 & A-2
FIRE SPRINKLER:	N/A

THIS IS NOT A PUBLIC HOUSING AND STUDENT HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED

FLOOR AREA BREAKDOWN

BLDG	LEVEL	ZONING FLOOR AREA	BUILDING FLOOR AREA	SCHOOL FEE FLOOR AREA	ADDITION
52	FIRST	1,317 SF	1,364 SF	1,473 SF	1ST FLOOR: 290 SF
	COVERED	423 SF	423 SF	N/A	2ND FLOOR: 211 SF
	SECOND	1,745 SF	1,788 SF	1,897 SF	
		TOTAL: 3,485 SF	TOTAL: 3,575 SF	TOTAL: 3,370 SF	TOTAL: 501 SF

UNITS BREAKDOWN

EXISTING:

BUILDING	LEVEL	UNIT #	OCCUPANCY	S.F.	TYPE
52	1ST	A - GUEST	STUDIO | 1 BATH	291 SF	GUEST ROOM
		A	2 BD | 1 BTH	702 SF	DWELLING UNIT
	2ND	B - GUEST	STUDIO | 1 BATH	290 SF	GUEST ROOM
		B	2 BD | 2 BTH	1,134 SF	DWELLING UNIT

PROPOSED:

BUILDING	LEVEL	UNIT #	OCCUPANCY	S.F.	TYPE
52	1ST	C	COMMERCIAL	555 SF	RESTAURANT
		A	2 BD | 2 BATH	672 SF	DWELLING UNIT (ARTIST IN RESIDENCE)
	2ND	A - GUEST	STUDIO | 1 BATH	395 SF	GUEST ROOM
		B - GUEST	STUDIO | 1 BATH	290 SF	GUEST ROOM
		B	2 BD | 2 BATH	840 SF	DWELLING UNIT (ARTIST IN RESIDENCE)

F.A.R. PROVIDED VS. EXISTING

PROVIDED	EXISTING
FLOOR AREA: LOT 8 |52 MARKET ST: 3,485 SF	FLOOR AREA: LOT 8 |52 MARKET ST: 2,603.55 SF
F.A.R. PROVIDED: 1.3:1	F.A.R. EXISTING: 0.95:1

PARKING PROVIDED VS. EXISTING

PROVIDED	EXISTING
TENANT PARKING: LOT 8: 3 SPACES	TENANT PARKING: LOT 8: 3 SPACES
TOTAL PROVIDED: 3 SPACES	TOTAL: 3 SPACES

SHEET INDEX - BUILDING 52

Sheet Number	Sheet Name
ARCHITECTURAL - 52	
A0.01	GENERAL NOTES
A0.02	SITE SURVEY
A0.03	EXISTING SITE PICTURES
A0.04	APPROVAL LETTERS
A0.05	GREEN FORMS
A0.06 A	SPECS / RESEARCH REPORTS
A0.06 B	SPECS / RESEARCH REPORTS
A0.06 C	SPECS / RESEARCH REPORTS
A0.06 D	SPECS / RESEARCH REPORTS
A0.06 E	SPECS / RESEARCH REPORTS
A0.07	DOOR SCHEDULE
A0.08 A	DOOR DETAILS
A0.08 B	DOOR DETAILS
A0.09	WINDOW SCHEDULE
A0.10 A	WINDOW DETAILS
A0.10 B	WINDOW DETAILS
A0.11	WALL TYPES
A0.12	FLOOR TYPES
A0.14 A	GENERAL DETAILS
A0.14 B	GENERAL DETAILS
A0.15	FIRE LIFE SAFETY
A0.16	AREA CALCULATIONS
A1.00	EXISTING SITE PLAN
A1.01	PROPOSED SITE PLAN
A1.02	PLOT PLAN
A1.03	PLOT PLAN- AL FRESCO
A2.00	EXISTING & DEMO PLANS
A2.01	EXISTING & DEMO PLANS
A2.02	EXISTING & DEMO PLANS
A2.10	PROPOSED PLANS
A2.11	PROPOSED PLANS
A2.12	PROPOSED PLANS
A2.20	ROOF DRAINAGE PLAN
A3.00	EXISTING & DEMO ELEVATIONS
A3.10	PROPOSED ELEVATIONS
A3.20	PROPOSED ELEVATIONS COLOR
A3.30	OPENING ANALYSIS
A4.00	EXISTING SECTIONS
A4.10	PROPOSED SECTIONS
T24.1	TITLE 24
T24.2	TITLE 24
CONTEXT STUDY	
CS.01	CONTEXT STUDY - VICINITY MAP
CS.02	CONTEXT STUDY - MARKET ST.
CS.03	CONTEXT STUDY - SPEEDWAY
CS.04	CONTEXT STUDY - PACIFIC AVE
STRUCTURE	

SHEET INDEX - BUILDING 52

Sheet Number	Sheet Name
S1.00	GENERAL NOTES
S1.01	GENERAL NOTES
S1.10	TYPICAL DETAILS
S1.11	TYPICAL DETAILS
S1.20	TYPICAL DETAILS
S1.30	TYPICAL DETAILS
S1.31	TYPICAL DETAILS
S1.32	TYPICAL DETAILS
S1.33	TYPICAL DETAILS
S1.40	TYPICAL DETAILS
S1.41	TYPICAL DETAILS
S2.00	FOUNDATION PLAN
S2.10	SECOND FLOOR FRAMING PLAN
S2.20	ROOF FRAMING PLAN
S3.00	SPECIAL DETAILS
S3.01	SPECIAL DETAILS
S4.01	SQA FOR STEEL MOMENT FRAMES
S4.02	SQA FOR STEEL MOMENT FRAMES
S4.03	SQA FOR STEEL MOMENT FRAMES
S4.04	SPECIAL DETAILS
S4.05	SPECIAL DETAILS
S4.06	SPECIAL DETAILS

OCCUPANCY LOAD CALCULATIONS PER AREA

OCCUPANCY CLASSIFICATION: GROUP A-2 (RESTAURANT)

ROOM NAME	AREA	LOAD FACTOR	MAX. OCCUPANT LOAD
BAR SEAT		FIXED SEAT	10
ASSEMBLY STANDING	170 S.F.	5 NET	34
BACK OF HOUSE (BOH)	229 S.F.	200	1

TOTAL OCCUPANT LOAD = 45

PLUMBING FIXTURE COUNT PER CPC 2022 (SECTION 422.1)

CLASSIFICATION	WATER CLOSET	URINAL	LAVATORY	DRINKING FOUNTAIN
RESTAURANT A-2	MALE - 1:1-50 FEMALE - 1:1-25	MALE - 1:1-200	MALE - 1:1-150 FEMALE - 1:1-150	1 PER 250
MALE:	22.5 OCC/50 = 0.45	22.5 OCC/200 = 0.1125	22.5 OCC/150 = 0.15	45 OCC/250 = 0.18
FEMALE:	22.5 OCC/25 = 0.9		22.5 OCC/150 = 0.15	

EXHIBIT "A"
Page No. 1 of 21
Case No. APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI-ZV

PLUMBING NOTES PER CPC 2022

*THE MINIMUM NUMBER OF FIXTURES SHALL BE CALCULATED AT 50 PERCENT MALE AND 50 PERCENT FEMALE BASED ON THE TOTAL OCCUPANT LOAD.
PER (CPC TABLE 422.1)TOTAL NUMBER OF FIXTURES:

	WATER CLOSET	URINAL	LAVATORY	DRINKING FOUNTAIN
REQUIRED	1	1	1	1
PROVIDED	1	1	1	0

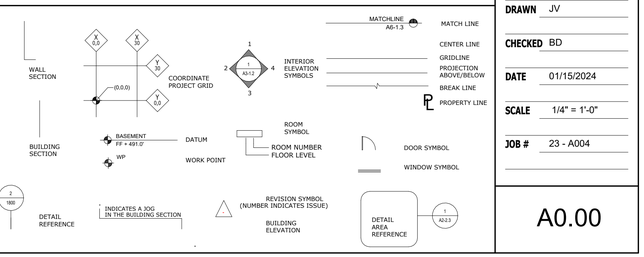
SECTION 422.2 EXCEPTION:

(4) SEPARATE FACILITIES SHALL NOT BE REQUIRED WHERE ROOMS HAVE FIXTURES DESIGNED FOR USE BY ALL GENDERS AND THE WATER CLOSETS ARE INSTALLED IN PRIVACY COMPARTMENTS.

ABREVIATIONS & SYMBOLS

&	And	ASPH	Asphalt	CNTR	Counter	DR	Door	EXT	Exterior	FURR	Furring, Furred	HVAC	Heating, Ventilation	MATL	Material	O/	Over	P.T.D.	Paper Towel Dispenser	SCHED	Schedule	T.B.	Towel Bar	VERT	Vertical
<	Angle	BD	Board	COL	Column	DS	Downspout			FUT	Future		and Air Conditioning	MAX	Maximum	OA	Overall	PTN	Partition	SECT	Section	T&G	Tongue and Groove	VEST	Vestibule
@	At	BITUM	Bituminous	CONC	Concrete	D.S.P.	Dry Standpipe	F.A.	Fire Alarm			H.W.	Hot Water	M.B.	Machine Ball	OBSC	Obscure			SEP	Separation, Separate	T.O.C.	Top of Curb	V.I.F.	Verify in Field
C.L.	Centerline	BLDG	Building	CONN	Connection	DWG	Drawing	F.D.	Floor Drain	GA	Gauge	I.D.	Inside Diameter	MECH	Mechanical	O.C.	On Center	Q.T.	Quarry Tile	SH	Shelf	T.O.D.	Top of Drain	VOL	Volume
Ø	Diameter / Round	BLK	Block	CONST	Construction	DWR	Drawer	FDN	Foundation	GALV	Galvinized	INCL	Including	MEMB	Membrane	O.D.	Outside Diameter			SHR	Shower	TEL	Telephone	W	West
⊥	Perpendicular	BLKG	Blocking	CONT	Continuous			F.E.	Fire Extinguisher	G.B.	Grab Bar	INSUL	Insulation	MET	Metal	O.F.D.	Overflow Drain	R	Riser	SHT	Sheet	TEMP	Tempered, Temperature	W/	With
#	Number	BM	Beam	CONTR	Contractor	E	East	F.E.C.	Fire Extinguisher Cab	G.I.	Galvanized Iron	INT	Interior	MFR	Manufacture	OFF	Office	RAD	Radius	SIM	Similar	TER	Terrazzo	W.H.	Water Heater
(E)	Existing	BOT	Bottom	CORR	Corridor	EA	Each	F.G.	Finish Grade	GL	Glass, Glazing			MH	Manhole	O.H.	Overhang	R.D.	Roof Drain	SLDG	Siding	THK	Thick, Thickness	W/O	Without
		BR	Bedroom	C.T.	Ceramic Tile	EJ	Expansion Joint	F.H.C.	Fire Hose Cabinet	GND	Ground	JAN	Janitor	MIN	Minimum	OVHD	Overhead	REF	Reference	SPEC	Specification	THR	Threshold	W.C.	Water Closet
AB	Anchor Bolt	BSMT	Basement	CTR	Center	EL	Elevation	FIN	Finish	GR	Grade	JST	Joist	MIR	Mirror	OPNG	Opening	REFR	Refrigerator	SQ	Square	TOIL	Toilet	WD	Wood
A/C	Air Conditioning	B.U.R.	Built Up Roofing	CTSK	Countersunk	ELEC	Electrical	FLASH	Flashing	GYP	Gypsum	JT	Joint	MISC	Miscellaneous	OPP	Opposite	REINF	Reinforced / Reinforcing	S.S.	Stainless Steel	T.O.P.	Top of Pavement	WP	Waterproof
A.C.	Asphaltic Concrete			C.W.	Cold Water	ELEV	Elevation	FLR	Floor					M.O.	Masonry Opening			REQ	Required	SSK	Service Sink	T.O.S.	Top of Slab	WPM	Waterproof Membrane
ACT	Acoustical Tile	CAB	Cabinet			EMER	Emergency	FLUOR	Fluorescent	H	High	KIT	Kitchen	M.R.	Moisture Resistant	PC	Piece	RESIL	Resilient	STD	Standard	T.P.D.	Toilet Paper Dispenser	W'SCT	Wainscot
ACOUS	Acoustical	CARP	Carpet	D	Deep, Depth	ENCL	Enclosure	F.O.C.	Face of Concrete	H.B.	Hose Bib			MTD	Mounted	P.D.	Planter Drain	REV	Revised	STL	Steel	T.S.	Top of Steel	W.S.P.	Wet Standpipe
ADJ	Adjustable	C.B.	Catch Basin	DBL	Double	E.O.S.	Edge of Slab	F.O.F.	Face of Finish	H.C.	Hollow Core	LAM	Laminate	MUL	Mullion	PL	Plate	RFG	Roofing	STOR	Storage	TV	Television	WT	Weight
A.F.F.	Above Finish Floor	CEM	Cement	DET	Detail	EQ	Equal	F.O.M.	Face of Masonry	HCP	Handicapped	LAV	Lavatory			P.L.	Property Line	R.H.	Right Hand	STRUCT	Structrual	T.O.W.	Top of Wall		
ALT	Alter or Alternate	CER	Ceramic	D.F.	Drinking Fountain	EQUIP	Equipment	F.O.S.	Face of Stud	HDWR	Hardware	L.F.	Lineal Foot	N	North	PLMG	Plumbing	RM	Room	SUSP	Suspended	TYP	Typical		
ALUM	Aluminum	C.I.	Cast Iron	DIA	Diameter	E.W.	Each Way	FPRF	Fireproof	HDWD	Hardwood	L.H.	Left Hand	N.I.C.	Not in Contract	PLAM	Plastic Laminate	R.O.	Rough Opening	SW	Switch				
ANOD	Anodized	CLG	Ceiling	DIM	Dimension	E.W.C.	Electric Water Cooler	FR	Frame	H.M.	Hollow Metal	LKR	Locker	NO	Number	PLAS	Plaster	RWD	Redwood	SYM	Symmetrical	UNF	Unfinished		
A.P.	Access Panel	CLO	Closet	DISP	Dispenser	EXIST	Existing	FS	Full Size	HORIZ	Horizontal	L.R.	Living Room	NOM	Nominal	PLYWD	Plywood			SYS	System	U.O.N.	Unless Otherwise Noted		
APPROX	Approximate	CLR	Clear	DN	Down	EXP	Expansion	FT	Foot, Feet	HR	Hour	LT	Light	N.S.	No Scale	PR	Pair	S	South			UR	Urinal		
ARCH	Architectural	CMU	Concrete Masonry Unit	D.O.	Door Opening	EXPO	Exposed	FTG	Footing	HT	Height	LVR	Louver	N.T.S.	Not to Scale	PT	Paint	S.C.	Solid Core	T	Tread				

SYMBOLS



breakformdesign
127 arena street. el segundo, CA 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/19
RENEWAL DATE
STATE OF CALIFORNIA

52 MARKET ST

REVISIONS

COVER

DRAWN JV
CHECKED BD
DATE 01/15/2024
SCALE 1/4" = 1'-0"
JOB # 23 - A004

A0.00

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.

2. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.

3. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED. GC TO ESTABLISH PROCEDURES W/ BLDG. OWNER.

4. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION.

5. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.

6. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.

7. DEBRIS REMOVAL MUST BE PERFORMED USING THE FREIGHT ELEVATOR WHEN APPLICABLE. CONTACT THE BUILDING MGMT. OFFICE TO OBTAIN SCHEDULE FOR THE USE OF THE FREIGHT ELEVATOR(S) PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.

8. IF DIRECTED BY BUILDING MANAGEMENT, ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES, (INCLUDING DOWNLIGHTS & FLUORESCENTS), & SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE CLEAN AND FREE OF DEFECTS, PROTECTED, SAVED AND REUSED AS DIRECTED HEREIN, RETURNED TO BUILDING STOCK OR DISPOSED OF.

9. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. TO THEIR SOURCE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

11. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN IT'S INTENDED PURPOSE.

12. ALL EXISTING FLOOR MOUNTED OUTLETS, WHERE NOTED TO BE REMOVED OR RELOCATED, SHALL BE CAPPED OFF TO THE NEAREST JUNCTION BOX. FILL AND LEVEL FLOOR TO ACCEPT NEW FLOOR COVERING.

13. ALL EXISTING CEILING TILES TO REMAIN U.O.N. ALL BROKEN, PARTIAL, STAINED, OR DAMAGED TILES SHALL BE REPLACED.

14. ALL EXISTING LIGHT FIXTURES SHALL BE CLEANED OF DUST, WRAPPED FOR PROTECTION & STORED FOR RE-USE.

15. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE-USED.

16. RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.

17. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/ COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.

18. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.

19. CAREFULLY REMOVE ALL EXISTING WALL COVERING AT EXISTING PARTITIONS AND/OR COLUMNS, AS NOTED.

20. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.

21. STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.

22. RATED WALLS SHALL NOT BE PENETRATED UNLESS THE RATING IS MAINTAINED.

SAFETY NOTES:

1. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTYDURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.

2. THE CONTRACTOR SHALL PROVIDE GUEST PROTECTION FROM ALL AREAS OF WORK.

3. THE CONTRACTOR SHALL PROTECT ADJOINING AREAS FROM NOISE, DUST, DIRT FIRE HAZARDS, ETC.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF MATCHING BUILDING LINES AND LEVELS BETWEEN NEW AND EXISTING CONSTRUCTION. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.

3. CONTRACTOR SHALL RELOCATE OR CAP OFF EXISTING UTILITY LINES AS REQUIRED. COORDINATE WITH ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

4. EXISTING CONSTRUCTION WHICH IS TO REMAIN BUT IS DAMAGED DURING, CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION OR BETTER.

5. MATERIALS USED FOR NEW CONSTRUCTION, UNLESS SPECIFIED OR INDICATED OTHERWISE, SHALL MATCH EXISTING ADJACENT MATERIALS, CONSTRUCTION AND FINISHES.

6. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY .

7. THE GENERAL CONTRACTOR SHALL PROVIDE A DUMPSTER IN AN AREA DESIGNATED BY THE OWNER FOR THE PURPOSE OF COLLECTING TRASH AND SHALL PROVIDE FOR ITS REMOVAL FROM THE SITE TO A LEGAL DISPOSAL SITE.

8. ALL HOLES IN CONCRETE SLABS LEFT AFTER REMOVAL OF PIPES, CONDUITS, ETC., ARE TO BE FILLED WITH POR-ROCK OR SOLID CONCRETE. REFER TO ANY DETAILS WITHIN DRAWING SET FOR FURTHER INFORMATION.

9. THE GENERAL CONTRACTOR SHALL VERIFY SALVAGE REQUIREMENTS OF ALL FURNITURE, FIXTURES AND EQUIPMENT WITH THE OWNER TO DEMOLITION.

10. SURFACE CRACKS AND VOIDS SHALL BE TUCK POINTED OR PATCHED.

11. ALL SURFACES TO BE FINISHED SHALL BE PREPARED IN ACCORDANCE WITH FINISH MANUFACTURERS RECOMMENDATIONS.

12. PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, AND FRAMES FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT AND OTHER ITEMS REQUIRING SAME.

13. PLEASE RECYCLE DEMOLITION & CONSTRUCTION WASTE. ASK ABOUT POSSIBLE DUMP SITES.

14. THE CONTRACTOR SHALL COMPLY W/ ALL O.S.H.A. REQUIREMENTS.

15. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED & VISIBLE WHEN THE UNIT IS GLAZED.

16. PENETRATIONS OF FIRE-RATED FLOORS OR FLOOR-CEILING ASSEMBLIES SHALL BE PROTECTED BY THROUGH-PENETRATION FIRE STOPS HAVING AN "F" OR "T" RATING. A "T" RATING IS REQUIRED WHERE PENETRATIONS ARE NOT CONTAINED IN THE WALL AT THE POINT THEY PENETRATE THE FLOOR OR WHERE THEY ARE LARGER THAN A 4" (IO0mm) PIPE OR 16 SQ IN (IO32Omm SQ) IN AREA. UBC SEC 710.3 EX 5

CODE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY TO THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, NATIONAL ELECTRIC CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE AND ALL LOCAL CODES, REGULATIONS, LAWS & ORDINANCES GOVERNING CONSTRUCTION . SECURITY IN THIS JURISDICTION.

2. METAL FABRICATION SHALL CONFORM TO C.B.C. AND STANDARDS OF A.S.T.M., A.I.S.C., A.W.S. AND S.S.P.C. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE CODE REGULATIONS.

3. DEPARTMENT OF INDUSTRIAL RELATIONS DIVISION OF INDUSTRIAL SAFETY (O.S.H.A.) REQUIREMENTS. CONTRACTOR SHALL PROVIDE OCCUPANCY SIGNAGE PER LOCAL BUILDING REQUIREMENTS AND/OR FIRE DEPARTMENT REQUIREMENTS.

4. OCCUPANCY SIGNAGE SHALL BE PLACED PER LOCAL CODE & FIRE DEPARTMENT REQUIREMENTS AS APPLICABLE.

5. ALL REQUIRED PERMITS MUST BE OBTAINED AND KEPT ON THE PREMISES AT ALL TIMES IN A LOCATION SPECIFIED BY THE CITY .

GENERAL NOTES:

1. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY INCONSISTENCY , ERROR OR OMISSION HE MAY DISCOVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR, BEFORE OR AFTER THE START OF CONSTRUCTION, SHALL FIRST BE APPROVED BY THE ARCHITECT.

2. STAMPED SETS OF APPROVED PLANS SHALL BE PROVIDED FOR ALL WORK. THE CONTRACTOR SHALL MAINTAIN IN, GOOD CONDITION, COMPLETE SETS OF STAMPED AND APPROVED PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THEY ARE TO BE UNDER THE CARE OF THE GENERAL CONTRACTOR OR HIS SUPERINTENDENT IN A LOCATION SPECIFIED BY THE CITY.

3. THE ARCHITECT WILL REVIEW ALL SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.

4. THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS NAMED BY TRADE NAME OR MANUFACTURER.

5. REFERENCES OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWIING OR DETAIL.

6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

7. THE CONTRACTOR SHALL NOT BREAK SETS FOR TRADE BIDDING, ERRORS IN BIDDING AS A RESULT OF THIS PRACTICE ARE NOT THE RESPONSIBILITY OF THE OWNER OR THE ARCHITECT.

8. THE CONTRACTOR SHALL REFER TO AND CROSS-CHECK DETAILS, DIMENSIONS, NOTES, AND ALL REQUIREMENTS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH THE EXISTING SITE CONDITIONS AND SPECIFICATIONS.

9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE FOLLOWING IS REQUIRED FROM THE AGENT OF THE OWNER. a) AN AUTHORIZATION LETTER FROM THE OWNER TO PULL PERMITS. THE FOLLOWING IS REQUIRED FROM THE CONTRACTOR AGENT:- b) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FOLLOWING LANDLORD'S RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO PROVIDING INSURANCE CERTIFICATES PER LANDLORD'S CRITERIA. c) CERTIFICATE OF WORKERS COMPENSATION INSURANCE MADE OUT TO THE CONTRACTORS STATE LICENSE BOARD. d) COPY OF THE CITY BUSINESS TAX REGISTRATION CERTIFICATE OR NEWLY PAID RECEIPT FOR ONE. e) NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS OF CONTRACTOR.

10. THE CONTRACTOR SHALL PROVIDE A LIST OF SUBCONTRACTORS TO THE OWNER FOR REVIEW PRIOR TO SIGNING THE OWNER / CONTRACTOR AGREEMENT.

11. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE SEVERAL PIECES COME TOGETHER PROPERLY AND FIT OR BE RECEIVED BY WORK OF OTHER TRADES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED OR PORTION THEREOF DURING CONSTRUCTION.

13. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER, AND TOILET FACILITIES AS REQUIRED AND SHALL INSTALL THEM IN ACCORDANCE TO LOCAL CODES. CONTRACTOR MAY USE OWNERS FACILITIES UPON WRITTEN AUTHORIZATION FROM OWNER'S REPRESENTATIVE.

14. THE GENERAL CONTRACTOR AND HIS ASSOCIATES, SUBCONTRACTORS, ETC., MUST MAINTAIN THE SPACE, ACCESS AREAS, ETC., CLEAN AT ALL TIMES AND SWEEP, DUST, CLEAN, ETC., EVERY DAY AT THE END OF WORKING HOURS.

15. IT S THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DELIVER THE JOB COMPLETELY CLEAN.

16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR, ND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.

FIRE SAFETY NOTES:

1. THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A WITHIN A 75-FOOT TRAVEL DISTANCE.

2. THE GENERAL CONTRACTOR SHALL PROVIDE ANY ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE DEPARTMENT FIELD INSPECTOR.

3. THE GENERAL CONTRACTOR SHALL PROVIDE PLANS FOR REVISION OF THE FIXED FIRE PROTECTION EQUIPMENT AND SHALL SUBMIT THEM TO THE LOCAL JURISDICTION AS REQUIRED AND TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

4. THE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWNGS AND SPECIFICATIONS FOR REVISION TO FIXED FIRE PROTECTION EQUIPMENT AND SUBMITTAL OF PLANS TO THE FIRE MARSHALL AS REQUIRED FOR APPROVAL PRIOR TO INSTALLATION.

LADBS GENERAL REQUIREMENTS:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

5. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET (SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.

6. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

7. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

8. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)

9. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)

10. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

11. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.6.2)

12. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

13. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

14. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

15. FOR EXISTING POOL ON SITE, PROVIDE ANTIENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL,TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL. 9AB0 NO. 2977. (3162B)

16. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

17. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 IUX).

18. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

19. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

20. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS.

21. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

22. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.

23. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9

24. THE 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 1FOOT-CANDLE AT THE WALKING SURFACE.

25. 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:
I. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
II. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.;
III. 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.
IV. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
V. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

26. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

27. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO
PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND 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
AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 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.

28. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE
BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET,
AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403

LADBS ADDITIONAL NOTES:

GARAGE/CARPORTS

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1).

2. DUCT PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENING INTO THE GARAGE (R302.5.2)

3. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALL SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3)

4. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARKVEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R201)

FIRE PROTECTION

1. AND APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STOREY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STOREY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

2. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

MEANS OF EGRESS

1. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE EXTERIOR OF THE DWELLING AT THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. (R311.1)

2. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (R302.7)

3. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)

4. PROVIDE 42" HIGH GUARDS WITH MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312)

5. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)

INTERIOR ENVIRONMENT

1. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREE FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

BUILDING ENVELOPE

1. PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902..1

2. GLAZING IN THE FOLLOWING SECTIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.

B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.

2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.

3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.

4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING

D. GLAZING IN RAILINGS.

E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALING SURFACE.

F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AN IN A STRAIGHT LINE, OF THE WATER'S EDGE.

G. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AN RAMPS.

H. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE

FD NOTHING SET NOTHING
POS EST.BY TIES PER
LACE FB: 108-141-162

FD NOTHING SET NOTHING
POS EST. BY TIES PER
LACE FB: 108-141- 261

NOT IN SCOPE

LOT 10

ROOF ELV=38.00'

ROOF ELV=35.58'

ROOF ELV=41.27

FF=19.96

FF=19.94

FF=19.94'

FF=18.20

ROOF ELV=41.27

ROOF ELV=36.50'

ROOF ELV=18.08'

LOT 7

VENICE OF AMERICA TRACT
LOT 6 M.B. 6-139/177
AREA = 2906.56 SQ FT

8.48' CONCRETE WALK

BUILDING OVERHANGE

ASPHALT

CONCRETE

ZEPHYR AVE ORD 62717

MARKET ST.

ALLEY 16 ORD 342 (VEN)

SUBWAY ORD 138 (OP)

ZEPHYR CT

"POWER POLE VERTICAL X-SECTION
NOTE: (O/S) OFFSET TO NW. FACE OF POWER POLE

ELV. = 44.53'- 0.57' O/S

ELV. = 31.15'- 0.32' O/S

"IDENTICAL"

ELV. = 16.92'- 0.04' O/S

FD SPK NO REF
FITS TIES PER
LACE FB: 105-141-128

FD NOTHING SET NOTHING
POS EST.BY TIES PER
LACE FB: 105-141-129

LEGEND ABBREVIATIONS

AC	ASPHALT CONCRETE
BC	BEGIN CURVE
BLD	BUILDING
C/L	CONTROL LINE
CB	CATCH BASIN
CD	CURB DRAIN
CONC	CONCRETE
CP	CONTROL POINT
DR	DRIVE WAY
DT	DIRT
EC	END CURVE
EOC	EDGE OF CONCRETE
EL	ELEVATION
EOB	EDGE OF BRICK
EP	EDGE OF PAVEMENT
FB	FIELD BOOK
FD	FOUND
FL	FLOWLINE
FF	FINISHED FLOOR
GO	GUTTER OUT
IP	IRON PIPE
LACRD	LOS ANGELES COUNTY ROAD DEPTMENT
L&T	LEAD AND TACK
L&TAG	LEAD AND TAG
LS	LICENSE SURVEYOR
MC	MIDDLE OF CURVE
PA	PLANTER AREA
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POT	POINT ON TANGENT
S&W	SPIKE AND WASHER
SMHM	SEWER MAINTENANCE HOLE MONUMENT
SPK	SPIKE
SSDM	STANDARD SURVEY DISK MONUMENT
SSM	STANDARD SURVEY MONUMENT
TC	TOP OF CURB
SW	SIDEWALK
WB	BOTTOM OF WALL
TW	TOP OF WALL

5 2.5 0 5 10 15
SCALE IN FEET
SCALE: 1"=5'
CONTOUR INTERVAL IS N/A

SYMBOL LEGEND

- MAINTENANCE HOLE
- SEWER MAINTENANCE HOLE
- STORM DRAIN MAINTENANCE HOLE
- POWER MAINTENANCE HOLE
- TELEPHONE MAINTENANCE HOLE
- SEWER LAMP HOLE
- MAINTENANCE HOLE LARGE
- PULLBOX
- TRAFFIC SIGNAL PULLBOX
- STREET LIGHT PULLBOX
- ELECTRIC PULLBOX
- TELEVISION PULLBOX
- IRRIGATION CONTROL BOX
- WATER METER
- GAS VALVE
- WATER VALVE
- SPRINKLER
- GAS METER
- STAND PIPE
- BOREHOLE
- NEWS STAND
- MAIL BOX
- DRINKING FOUNTAIN
- PHONE
- LIGHT STANDARD
- TRAFFIC STANDARD
- LIGHT & TRAFFIC STANDARD
- PARKING METER
- VENT
- SIGN
- FIRE HYDRANT
- GUARD POST
- POWER POLE
- GUY WIRE
- CLEAN OUT

CONTROL POINT

- MONITORING POINT
- MONITORING STATION
- MONITORING WELL
- OAK TREE
- TREE
- PALM TREE
- SHRUB
- BILLBOARD
- CONCRETE

LEGEND LINE TYPE

- STREET CONTROL LINE
- CONTOUR LINE
- CONTOUR INDEX LINE
- CURB
- FLOW LINE
- CONCRETE GUTTER
- SIDE WALK
- DRIVEWAYS
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- EDGE OF BRICK
- TOP
- TOE
- GRADE CHANGE
- WALL
- GUARD RAIL
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- TREE DRIP LINE
- TRAFFIC CONTROL STRIPING
- RAILROAD
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- GAS LINE
- PIPE
- GAS PIPE
- WATER PIPE
- VAULT
- BOUNDARY LINES
- EASEMENT LINE

NOTES:

STREET RIGHT OF WAY
STREET RIGHT OF WAYS ON THIS MAP WERE LOCATED BY FIELD SURVEY BY RETRACEMENT OF CITY ENGINEER FIELD BOOKS AS REFERENCED HEREON, AND OFFSETTING RECORD SIDE LINES.

PUBLIC EASEMENTS
PUBLIC EASEMENTS WHEN SHOWN ARE PER CITY OF LOS ANGELES CADASTRAL MAPS, COUNTY OF LOS ANGELES ASSESSOR'S MAPS OR INSTRUMENT NO.

LOT LINES
LOT LINES WERE ESTABLISHED FOR THIS SURVEY BY USING THE CITY OF LOS ANGELES STREET CENTERLINE MONUMENTS, AND WERE ADJUSTED ACCORDING TO ESTABLISHED SURVEYING PRINCIPLES.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S51°03'58"W ALONG THE CENTERLINE OF MARKET ST. AS SHOWN ON RECORD OF SURVEY MAP 22266 BOOK 306 PAGE 26 FILED WITH THE OFFICE OF LOS ANGELES COUNTY SURVEYOR

EXHIBIT "A"
Page No. 3 of 21
Case No. APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI-ZV

PREPARED BY: DAMON HILL LAND SURVEYING SERVICES INC 3434 SHERBOURNE DR. CULVER CITY, CA 90232 (310) 422-1445

VERTICAL CONTROL HELD ELV 17.717' ON LACE BM 16-02618 2000 adj
HORIZONTAL CONTROL LACE FB: 108/141-162, 261

TITLE: SITE TOPOGRAPHIC SURVEY

LIMITS: BOUND BY PROPERTY LINES TO C/L OF STREET AND COURT

ADDRESS: 52-60 MARKET ST VENICE , CA. 90291

NO.	REVISIONS:	DATE:	BY:
		12/05/22	
		12/05/22	
		12/05/22	
		11/25/22	

SURVEY NO. 70486

APN# 4226008006
4226008007

DAMON HILL, P.L.S. 8426 — PROFESSIONAL LAND SURVEYOR — EXP. 12/31/24 — NO. 8426 — STATE OF CALIFORNIA

FIELD SURVEYOR: DAMON HILL (PLS 8426)
DRAWN BY: DAMON HILL
CHECKED BY: GARY GARCIA
REQUESTED BY: Mr Ian O'Neill

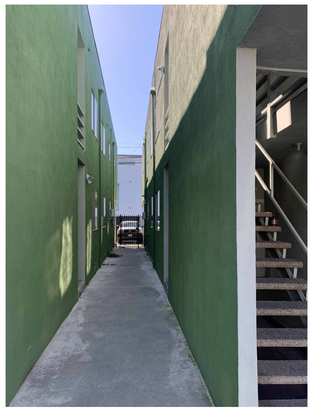
WORK ORDER NO.

DRAWING NO.

SHEET 1 OF 1 SHEETS

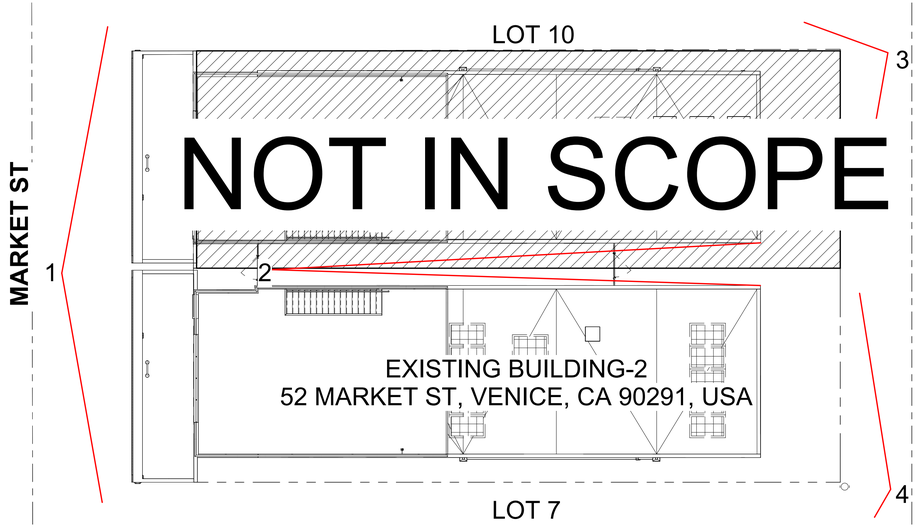
1

3



2

4



64 MARKET ST. LOS ANGELES, CA 90025

46 MARKET ST. LOS ANGELES CA 90025

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127 arena street. el segundo. ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/24
RENEWAL DATE
STATE OF CALIFORNIA

52 MARKET ST

REVISIONS

EXISTING SITE PICTURES

DRAWN JV
CHECKED BD
DATE 2/27/2025 1:13:55 PM
SCALE 1" = 10'-0"
JOB # 23 - A004

EXHIBIT "A"
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Case No. APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI-ZV

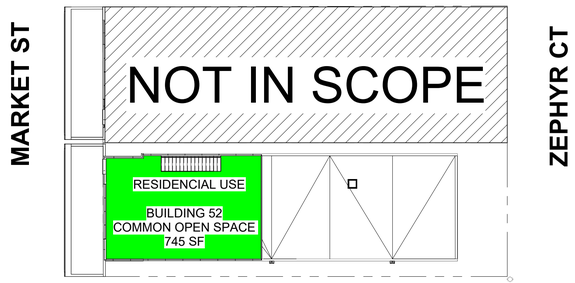
A0.03

ADDITION

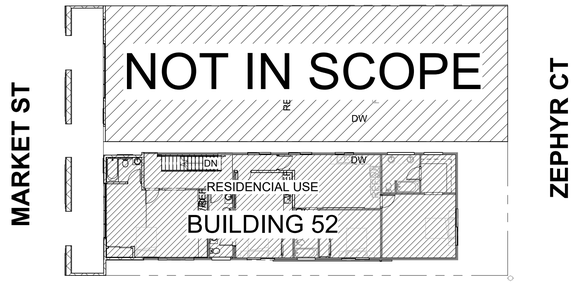
1ST FLOOR: 290 SF
2ND FLOOR: 211 SF

TOTAL: 501 SF

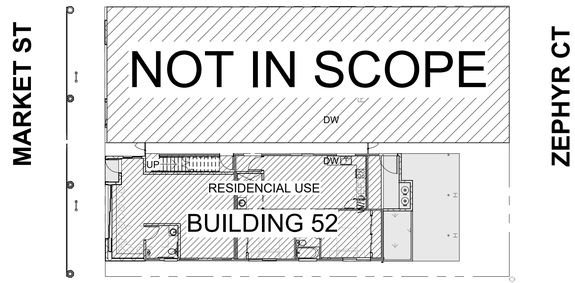
F.A.R. - BUILDING 52	
FIRST FLOOR COVERED	1,317 SF 423 SF
SECOND FLOOR	1,745 SF
TOTAL PROVIDED	**3,485 SF**
FAR PROVIDED	**1.3:1**



52 - ROOF DECK - OPEN SPACE
1/16" = 1'-0" 9



52 - SECOND FLOOR - F.A.R.
1/16" = 1'-0" 8

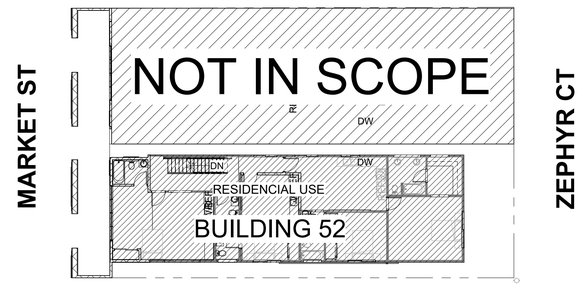


52 - GROUND FLOOR - F.A.R.
1/16" = 1'-0" 7

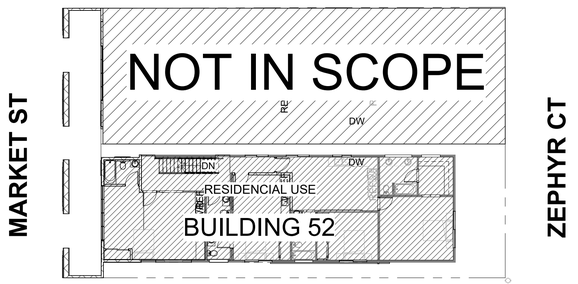
SCHOOL FEE FLOOR AREA - BUILDING 52	
FIRST FLOOR	1,473 SF
SECOND FLOOR	1,897 SF
TOTAL PROVIDED	**3,370 SF**

BUILDING CODE FLOOR AREA - BUILDING 52	
FIRST FLOOR COVERED	1,364 SF 423 SF
SECOND FLOOR	1,788 SF
TOTAL PROVIDED	**3,575 SF**

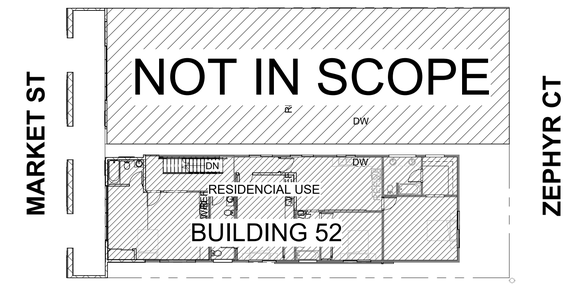
ZONING CODE FLOOR AREA - BUILDING 52	
FIRST FLOOR COVERED	1,317 SF 423 SF
SECOND FLOOR	1,745 SF
TOTAL PROVIDED	**3,485 SF**



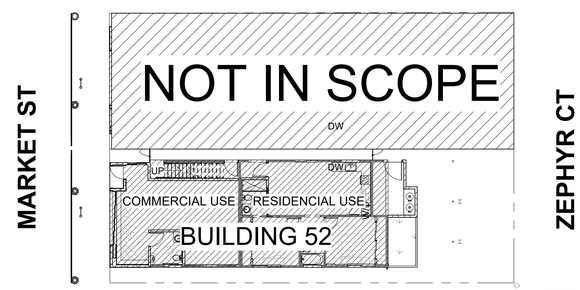
52 - SECOND FLOOR - SCHOOL FEE
1/16" = 1'-0" 6



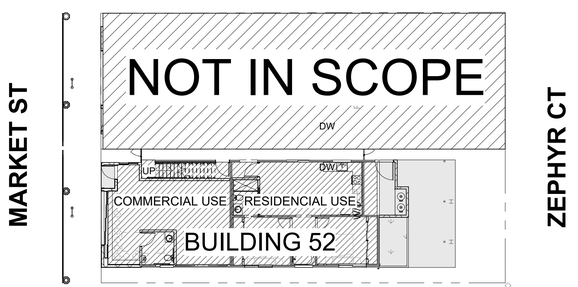
52 - SECOND FLOOR - BUILDING CODE
1/16" = 1'-0" 4



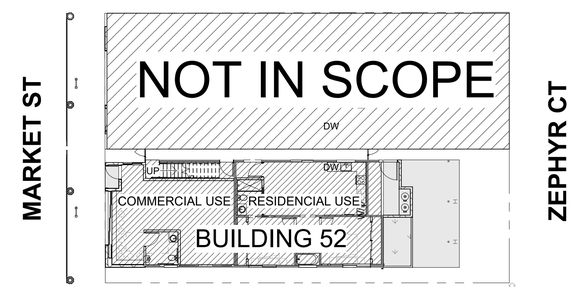
52 - SECOND FLOOR - ZONING
1/16" = 1'-0" 2



52 - GROUND FLOOR - SCHOOL FEE
1/16" = 1'-0" 5



52 - GROUND FLOOR - BUILDING CODE
1/16" = 1'-0" 3



52 - GROUND FLOOR - ZONING
1/16" = 1'-0" 1

EXHIBIT "A"
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Case No. APCW-2024-5236-SPPE-SPPC-COP-CUB-WDS-ZV

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[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/24
RENEWAL DATE
STATE OF CALIFORNIA

52 MARKET ST

REVISIONS

AREA CALCULATIONS

DRAWN JV
CHECKED BD
DATE 2/27/2025 1:08:55 PM
SCALE As indicated
JOB # 23 - A004

A0.16

SITE PLAN LEGEND

FLOOR TYPE

PROPERTY LINE

SETBACKS

C.L.

ALLEY
C.L.

LOT 10 64 MARKET ST, VENICE, CA 90291

51 MARKET ST,
VENICE, CA 90291

45 MARKET ST,
VENICE, CA 90291

MARKET ST

ZEPHYR CT

55 WINDWARD AVE,
VENICE CA 90291

51 WINDWARD AVE,
VENICE CA 90291

NOT IN SCOPE

DN

90' - 3 1/2"
PROPERTY DIMENSION

9' - 0 1/2"
FRONT SETBACK

81' - 3"
FRONT SETBACK

2' - 5"
SIDE SETBACK

2' - 5"
SIDE SETBACK

29' - 10 1/2"
PROPERTY DIMENSION

24' - 0 1/2"

24' - 0 1/2"

29' - 10 1/2"
PROPERTY DIMENSION

DN

LOT 8_EXISTING BUILDING
52 MARKET ST, VENICE, CA 90291, USA

ROOF DECK RESIDENCIAL USE

3' - 5 1/2"
SIDE SETBACK

3' - 5 1/2"
SIDE SETBACK

8' - 11 1/2"
FRONT SETBACK

70' - 2"

90' - 3"
PROPERTY DIMENSION

11' - 1 1/2"
REAR SETBACK

LOT 7
46 MARKET ST, VENICE, CA 90291

EXHIBIT "A"
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N

EXISTING SITE PLAN
3/16" = 1'-0"

1

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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/24
RENEWAL DATE
STATE OF CALIFORNIA

52 MARKET ST

REVISIONS

EXISTING
SITE PLAN

DRAWN JV

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DATE 2/27/2025 1:08:55 PM

SCALE As indicated

JOB # 23 - A004

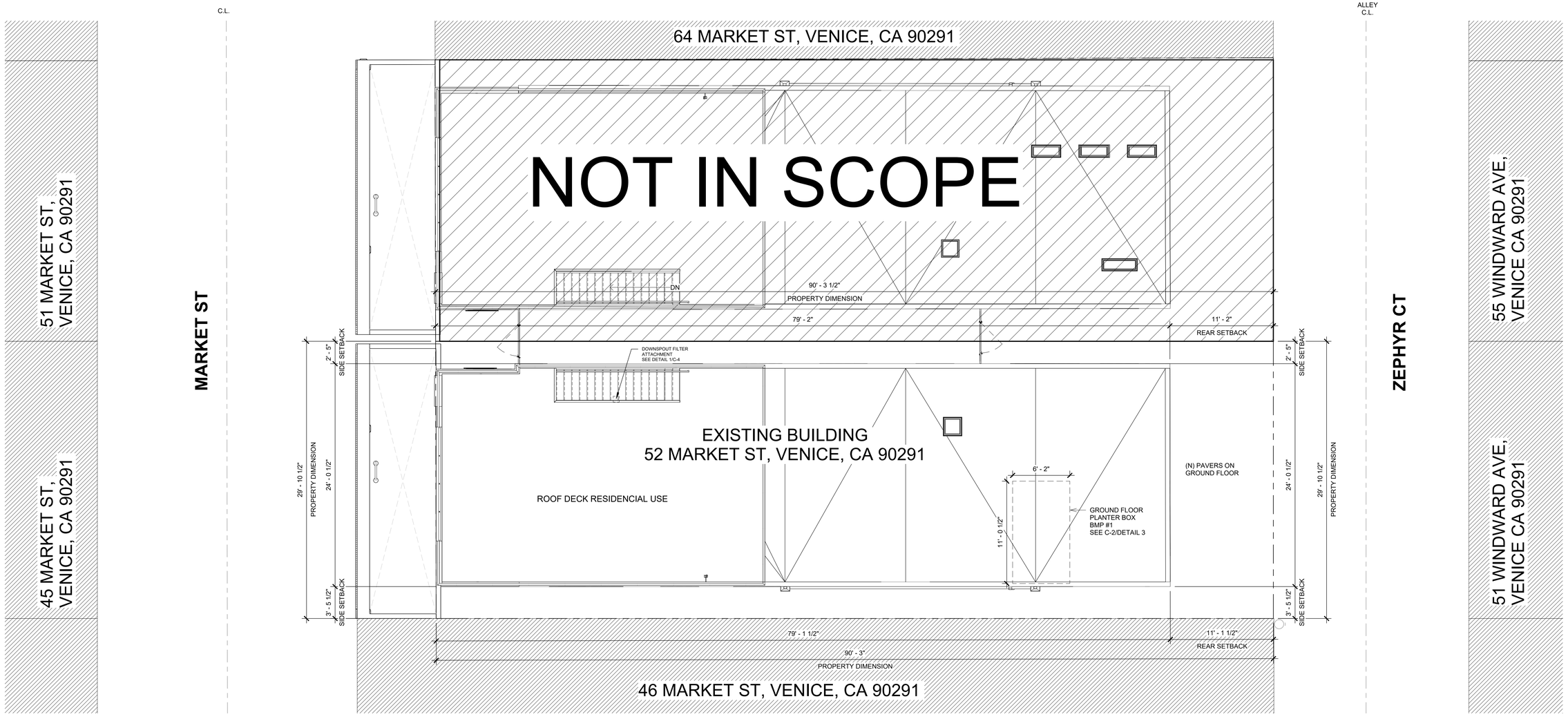
A1.00

SITE PLAN LEGEND

FLOOR TYPE

PROPERTY LINE

SETBACKS



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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/24
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STATE OF CALIFORNIA

52 MARKET ST

REVISIONS

PROPOSED SITE PLAN

DRAWN JV
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DATE 2/27/2025 1:08:56 PM
SCALE As indicated
JOB # 23 - A004

A1.01

EXHIBIT "A"
Page No. 7 of 21
Case No. APCW-2024-5236-SPPE-SPPC-COP-CUB-WDI-ZV

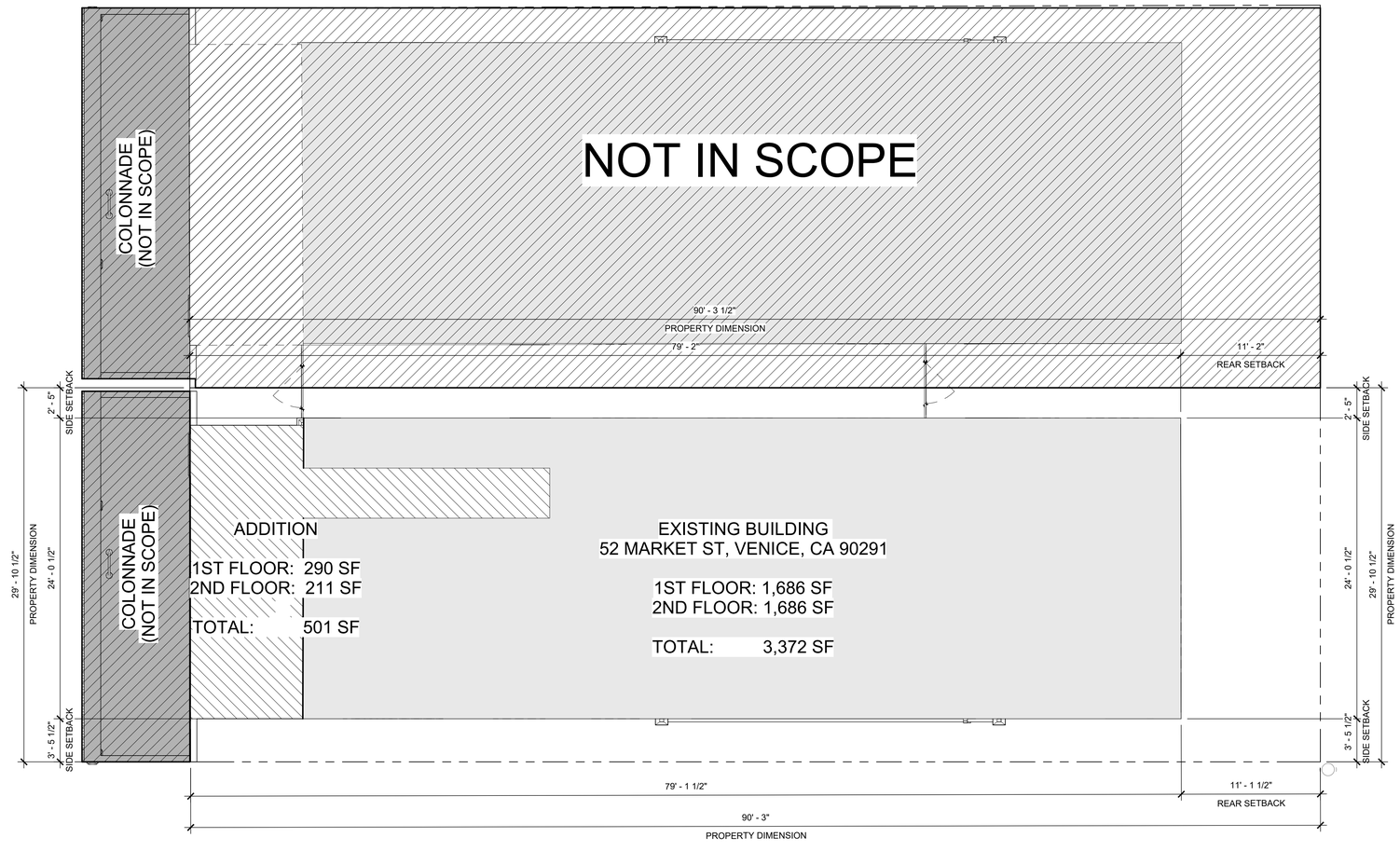
N

PROPOSED SITE PLAN
3/16" = 1'-0"

1

C.L.

MARKET ST



ALLEY
C.L.

ZEPHYR CT

EXHIBIT "A"
Page No. 8 of 21
Case No. APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI-ZV

N

PLOT PLAN - BUILDING 52
3/16" = 1'-0"

1

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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/24
RENEWAL DATE
STATE OF CALIFORNIA

52 MARKET ST

REVISIONS

PLOT PLAN

DRAWN JV
CHECKED BD
DATE 2/27/2025 1:08:57 PM
SCALE 3/16" = 1'-0"
JOB # 23 - A004

A1.02

DEMO NOTES:

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B. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.

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G. STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED (_____) PSF LIVE LOAD.

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10. THIS PROJECT IS NOT LOCATED WITHIN A CNEL OF 65 OR GREATER.

FLOOR PLAN LEGEND

FLOOR TYPE	EXISTING WALL
WINDOW TAG (A0.09 WINDOW SCHEDULE)	DEMOLISHED
DOOR TAG (A0.07 DOOR SCHEDULE)	NEW EXTERIOR WALL 1HR FIRE RATED
WALL TYPE	NEW INTERIOR WALL 1HR FIRE RATED
ELEVATION MARKER	SMOKE DETECTOR
PROPERTY LINE	CARBON MONOXIDE
ACCESSIBLE ROUTE	EXHAUST
CLOSET	ILLUMINATED EXIT SIGN
WORK AREA: 10% OF TOTAL UNIT AREA	

1. FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

2. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

WALL NUMBER	(E) WALL LENGTH	REMOVED WALL LENGTH	REMAINING WALL LENGTH	FLOOR LEVEL
1	16' - 0 1/2"	15' - 6 1/2"	0' - 6"	1ST FLOOR
2	53' - 2"	0' - 0"	53' - 2"	1ST FLOOR
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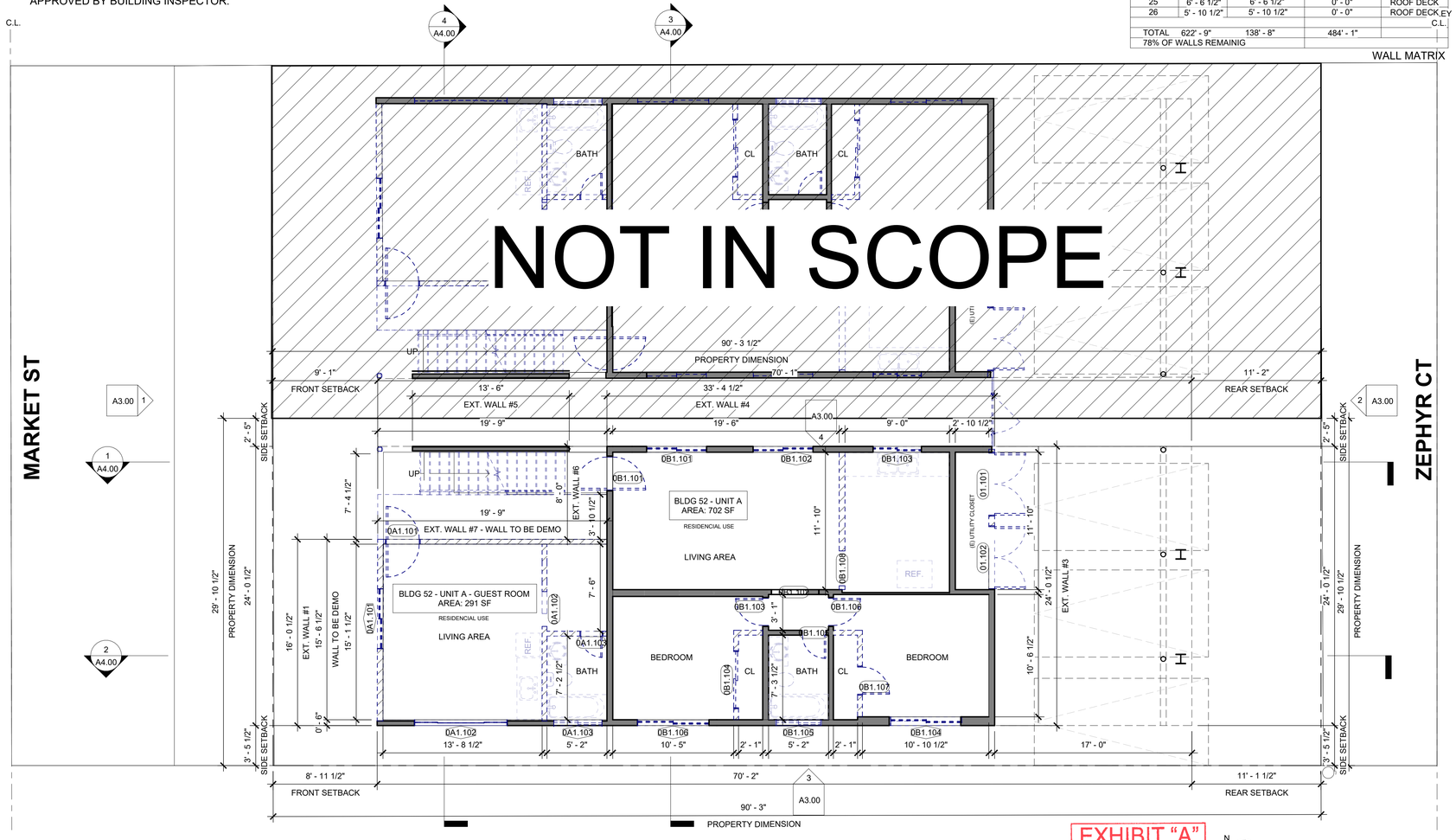
WALL MATRIX



EXISTING GROUND FLOOR
3/16" = 1'-0"

1

EXHIBIT "A"
Page No. 9 of 21
Case No. APCW-2024-5236-SPR/-SPPC-CDP-CUB-WDI-ZV

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/24
RENEWAL DATE
STATE OF CALIFORNIA

52 MARKET ST

REVISIONS

EXISTING & DEMO PLANS

DRAWN JV
CHECKED BD
DATE 2/27/2025 1:08:58 PM
SCALE As indicated
JOB # 23 - A004

A2.00

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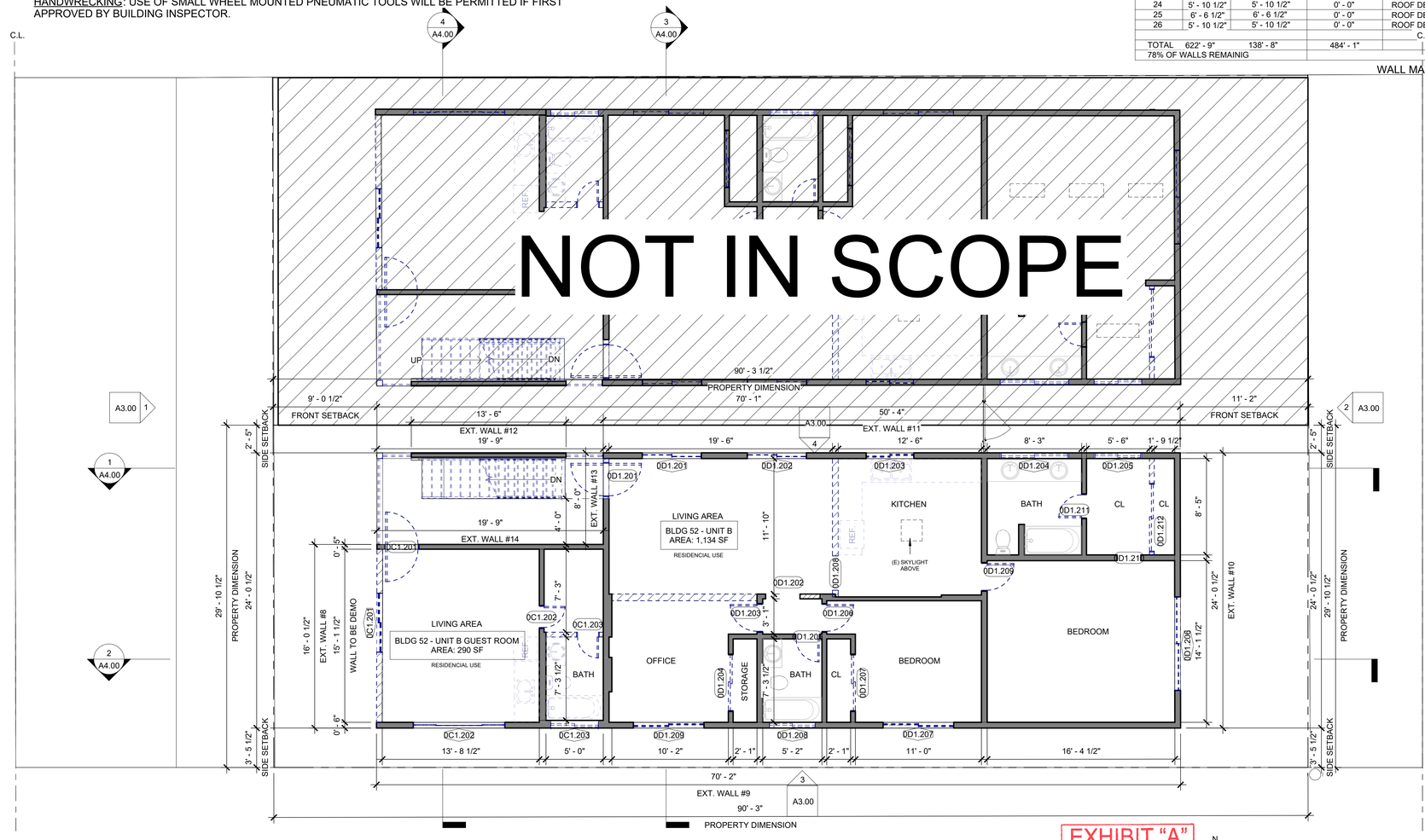

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EXHIBIT "A"
Page No. 10 of 21
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breakformdesign
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LICENSED ARCHITECT
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STATE OF CALIFORNIA

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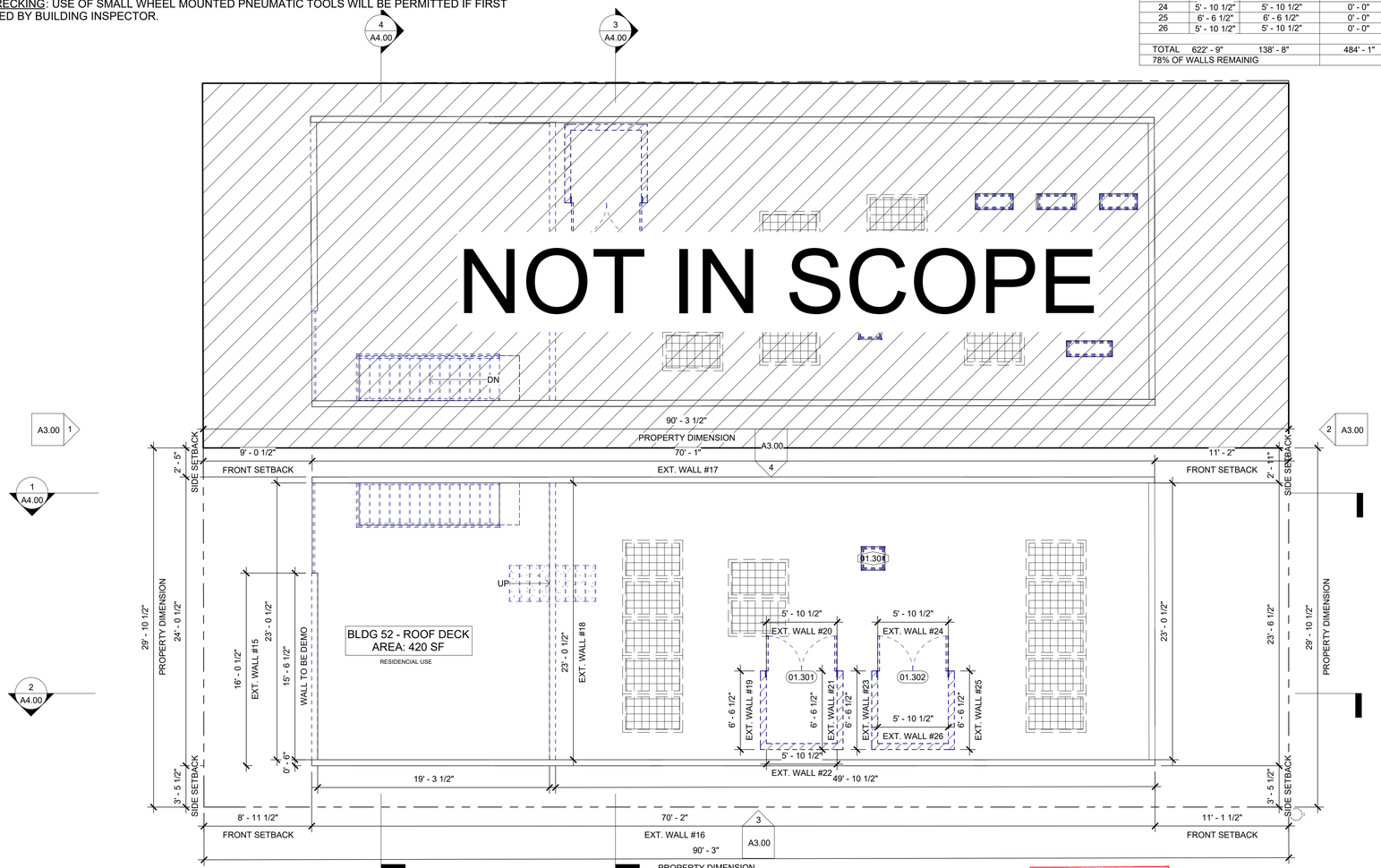
25	6' - 6 1/2"	6' - 6 1/2"	0' - 0"	ROOF DECK
26	5' - 10 1/2"	5' - 10 1/2"	0' - 0"	ROOF DECK
TOTAL	622' - 9"	138' - 8"	484' - 1"	
78% OF WALLS REMAINIG				



EXISTING ROOF DECK
3/16" = 1'-0"

EXHIBIT "A"
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Case No. APCW-2024-5236-SPPE-SPPC-COP-CUB-WDE-CV

breakformdesign
127 arena street, el segundo, ca 90245
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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/24
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STATE OF CALIFORNIA

52 MARKET ST

REVISIONS

EXISTING & DEMO PLANS

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CHECKED BD
DATE 2/27/2025 1:08:59 PM
SCALE As indicated
JOB # 23 - A004

A2.02

ASSEMBLY TYPES

WALLS

- A-1: 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.11)
- A-2: 1-HR 2x4 & 2x6 INTERIOR WALL ASSM. (2/A0.11)
- A-3: 1-HR 2x4 & 2x6 EXTERIOR WALL W/ STUCCO FINISH ASSM. (3/A0.11)

FLOORS

- A-1: CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (1/A0.12)
- A-2: CONC FLOOR PER STRC. W/ WOOD FINISH (2/A0.12)
- A-3: CONC FLOOR PER STRC. W/ TILE FINISH (3/A0.12)
- B-1: WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.12)
- B-2: WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.12)
- R-1: WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.12)
- R-2: WOOD JOIST W/ ROOFING MEMBRANE PER SPEC. (7/A0.12)

1. LONG TERM BICYCLE PARKING *SEE SPECS AT PAGE A0.06 E, SEE DETAIL AT PAGE A0.14 B, #1 TOTAL: 2 SPACES
2. SHORT TERM BICYCLE PARKING *SEE SPECS AT PAGE A0.06 E TOTAL: 1 RACKS X 2 = 2 SPACES

FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.09 WINDOW SCHEDULE)
- DOOR TAG (A0.07 DOOR SCHEDULE)
- WALL TYPE
- X'-X" ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE
- WALKING PATH
- PLANTER BOX
- OUTDOOR GAS HEATER
- WORK AREA: 10% OF TOTAL UNIT AREA
- EXISTING WALL
- DEMOLISHED
- NEW EXTERIOR WALL 1HR FIRE RATED
- NEW INTERIOR WALL 1HR FIRE RATED
- SD: SMOKE DETECTOR
- CM: CARBON MONOXIDE
- EXHAUST
- ILLUMINATED EXIT SIGN
- BOUGAINVILLEA / BARBARA KARST PLANT
- CL: CLOSET

1. FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

2. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

3. THE BUILDING IS NOT EXPOSED TO A NOISE LEVEL OF 65 DB LEQ-1 DURING ANY HOUR OF OPERATION.

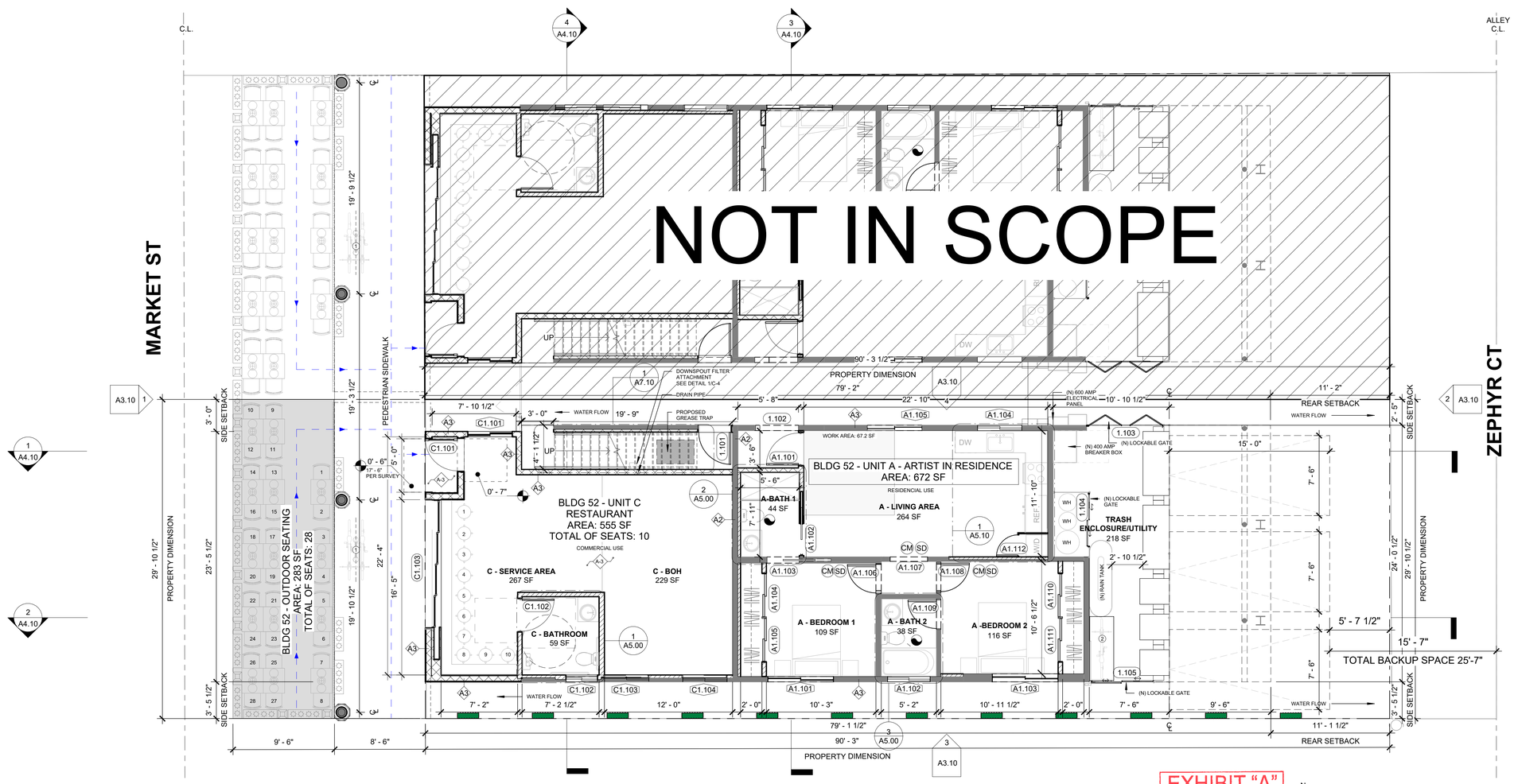

EXHIBIT "A"
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Case No. APCW-2024-5236-SPPE-SPPC-COP-DJB-WDE-ZV

N

PROPOSED GROUND FLOOR
3/16" = 1'-0"

1

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PROPOSED PLANS

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JOB # 23 - A004

A2.10

ASSEMBLY TYPES

WALLS

- A-1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.11)
- A-2 1-HR 2x4 & 2x6 INTERIOR WALL ASSM. (2/A0.11)
- A-3 1-HR 2x4 & 2x6 EXTERIOR WALL W/ STUCCO FINISH ASSM. (3/A0.11)

FLOORS

- A-1 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (1/A0.12)
- A-2 CONC FLOOR PER STRC. W/ WOOD FINISH (2/A0.12)
- A-3 CONC FLOOR PER STRC. W/ TILE FINISH (3/A0.12)
- B-1 WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.12)
- B-2 WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.12)
- R-1 WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.12)
- R-2 WOOD JOIST W/ ROOFING MEMBRANE PER SPEC. (7/A0.12)

① LONG TERM BICYCLE PARKING
*SEE SPECS AT PAGE A0.06 E,
SEE DETAIL AT PAGE A0.14 B, #1
TOTAL: 2 SPACES

② SHORT TERM BICYCLE PARKING
*SEE SPECS AT PAGE A0.06 E
TOTAL: 1 RACKS X 2 = 2 SPACES

FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.09 WINDOW SCHEDULE)
- DOOR TAG (A0.07 DOOR SCHEDULE)
- WALL TYPE
- X'-X" ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE
- CL CLOSET
- WORK AREA: 10% OF TOTAL UNIT AREA
- EXISTING WALL
- DEMOLISHED
- NEW EXTERIOR WALL 1HR FIRE RATED
- NEW INTERIOR WALL 1HR FIRE RATED
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE
- EXHAUST
- ILLUMINATED EXIT SIGN

1. FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

2. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

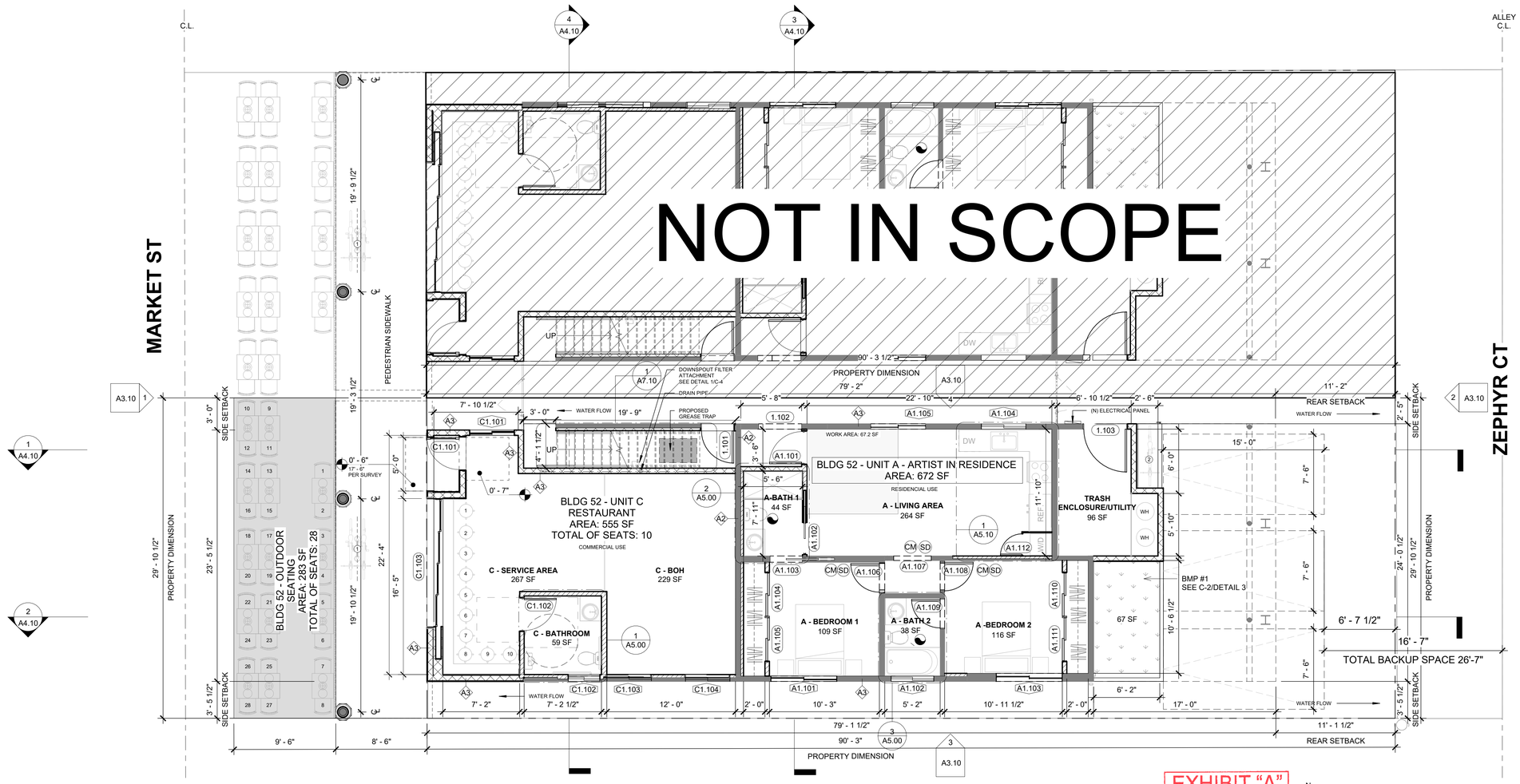

EXHIBIT "A"
Page No. 13 of 21
Case No. APCW-2024-5236-SPPE-SPPC-COP-DJB-WDE-DV

N

PROPOSED GROUND FLOOR
3/16" = 1'-0"

1

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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/24
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STATE OF CALIFORNIA

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REVISIONS

PROPOSED PLANS

DRAWN JV
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DATE 2/27/2025 1:09:00 PM
SCALE As indicated
JOB # 23 - A004

A2.10

ASSEMBLY TYPES

WALLS

- A-1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.11)
- A-2 1-HR 2x4 & 2x6 INTERIOR WALL ASSM. (2/A0.11)
- A-3 1-HR 2x4 & 2x6 EXTERIOR WALL W/ STUCCO FINISH ASSM. (3/A0.11)

FLOORS

- A-1 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (1/A0.12)
- A-2 CONC FLOOR PER STRC. W/ WOOD FINISH (2/A0.12)
- A-3 CONC FLOOR PER STRC. W/ TILE FINISH (3/A0.12)
- B-1 WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.12)
- B-2 WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.12)
- R-1 WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.12)
- R-2 WOOD JOIST W/ ROOFING MEMBRANE PER SPEC. (7/A0.12)

① LONG TERM BICYCLE PARKING
*SEE SPECS AT PAGE A0.06 E,
SEE DETAIL AT PAGE A0.14 B, #1
TOTAL: 2 SPACES

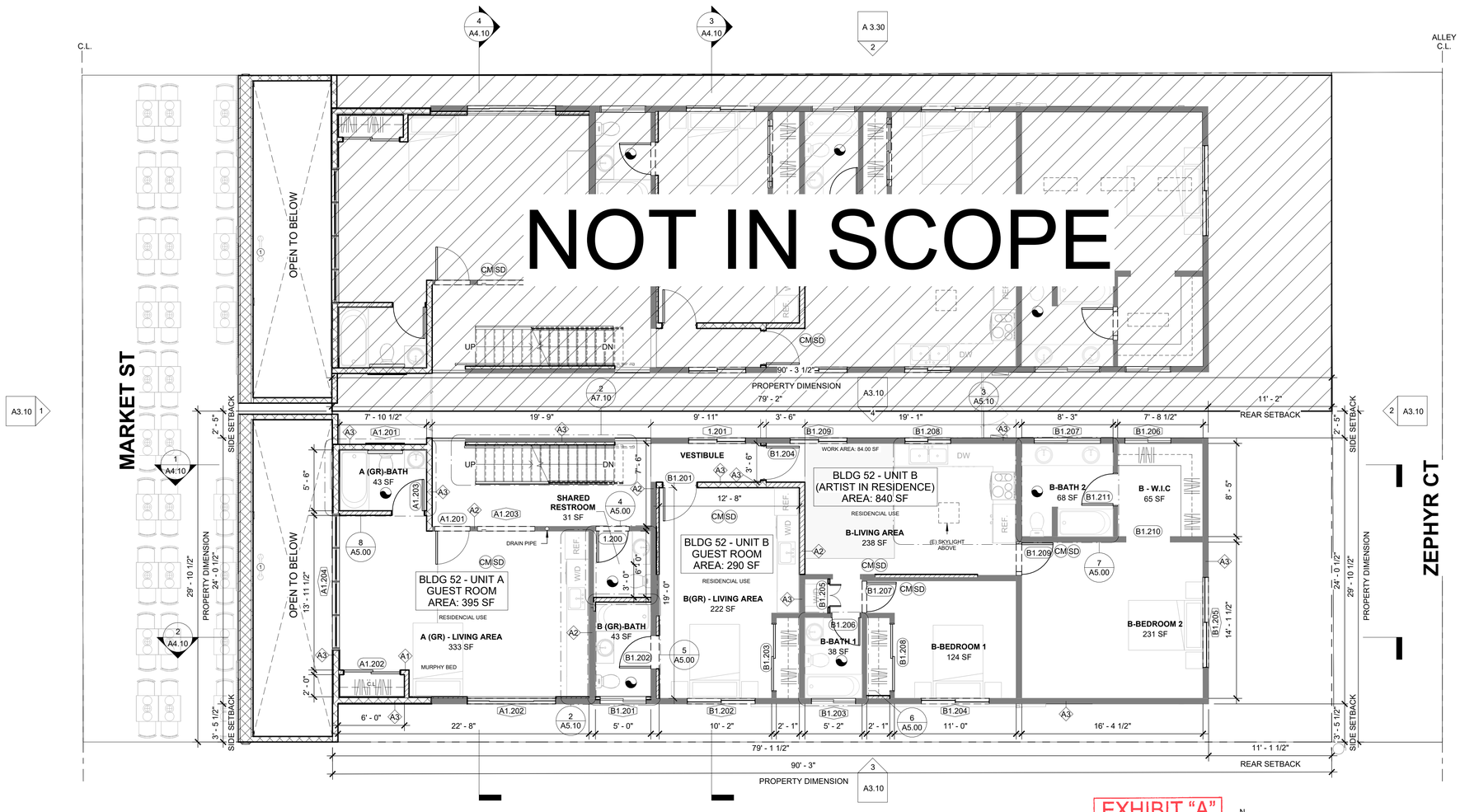
② SHORT TERM BICYCLE PARKING
*SEE SPECS AT PAGE A0.06 E
TOTAL: 1 RACKS X 2 = 2 SPACES

FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.09 WINDOW SCHEDULE)
- DOOR TAG (A0.07 DOOR SCHEDULE)
- WALL TYPE
- X'-X" ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE
- CL CLOSET
- WORK AREA: 10% OF TOTAL UNIT AREA
- EXISTING WALL
- DEMOLISHED
- NEW EXTERIOR WALL 1HR FIRE RATED
- NEW INTERIOR WALL 1HR FIRE RATED
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE
- EXHAUST
- ILLUMINATED EXIT SIGN

1. FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

2. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.



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Case No. APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI-ZV

N

PROPOSED SECOND FLOOR
3/16" = 1'-0"

1

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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
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REVISIONS

PROPOSED PLANS

DRAWN JV
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SCALE As indicated
JOB # 23 - A004

A2.11

ASSEMBLY TYPES

WALLS

- A-1 — 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.11)
- A-2 — 1-HR 2x4 & 2x6 INTERIOR WALL ASSM. (2/A0.11)
- A-3 — 1-HR 2x4 & 2x6 EXTERIOR WALL W/ STUCCO FINISH ASSM. (3/A0.11)

FLOORS

- A-1 — CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (1/A0.12)
- A-2 — CONC FLOOR PER STRC. W/ WOOD FINISH (2/A0.12)
- A-3 — CONC FLOOR PER STRC. W/ TILE FINISH (3/A0.12)
- B-1 — WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.12)
- B-2 — WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.12)
- R-1 — WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.12)
- R-2 — WOOD JOIST W/ ROOFING MEMBRANE PER SPEC. (7/A0.12)

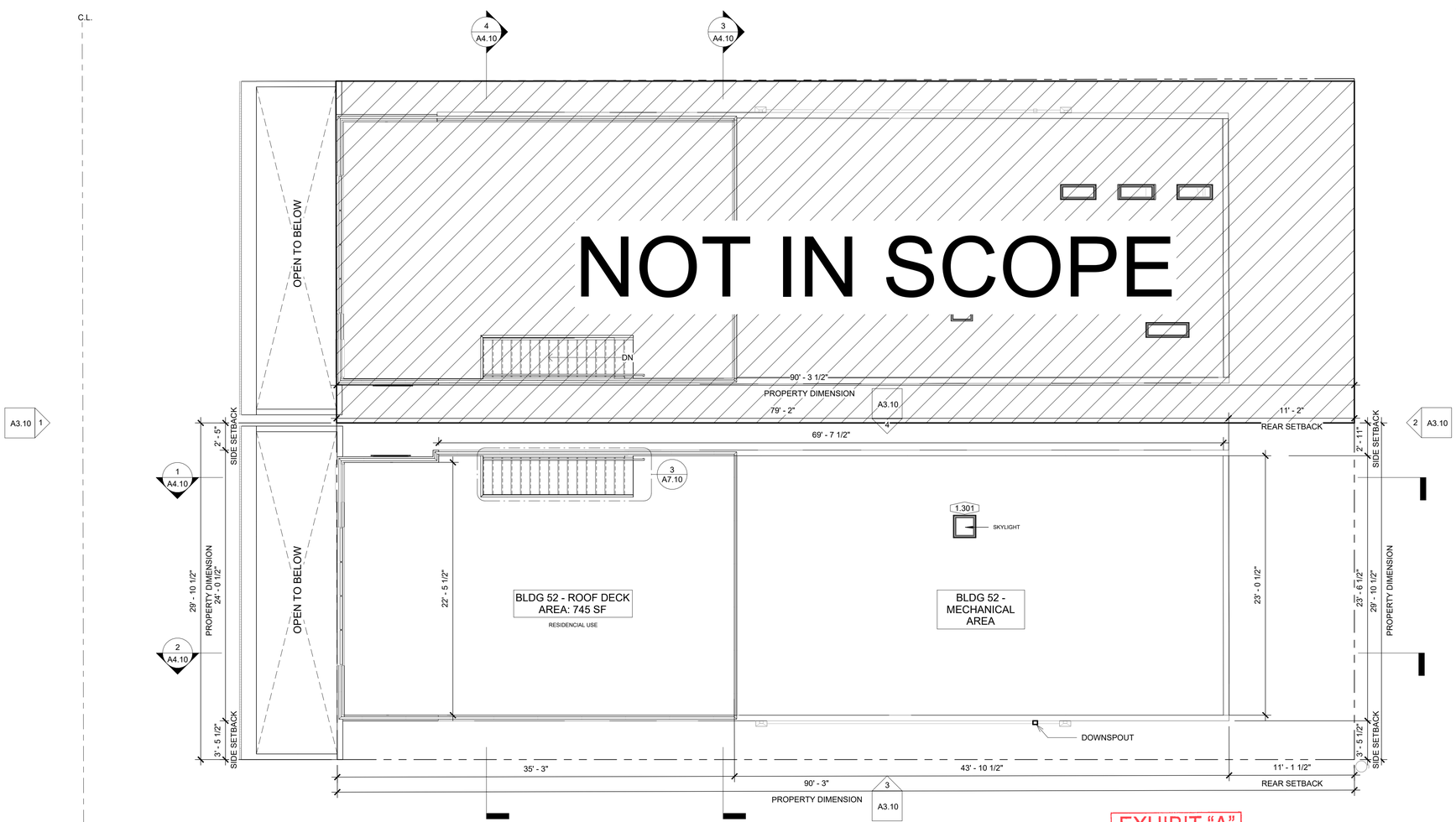
FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.09 WINDOW SCHEDULE)
- DOOR TAG (A0.07 DOOR SCHEDULE)
- WALL TYPE
- X'-X" — ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE
- CL — CLOSET
- EXISTING WALL
- DEMOLISHED
- NEW EXTERIOR WALL 1HR FIRE RATED
- NEW INTERIOR WALL 1HR FIRE RATED
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE
- EXHAUST
- ILLUMINATED EXIT SIGN
- WORK AREA: 10% OF TOTAL UNIT AREA

1. FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

2. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

3. ROOFING MATERIAL: - ROOF TYPE: DERBIBRITE / A0.06 C
- COLOR: LIGHT GREY
- SRI: 81 | Reflectivity: 0.68



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Case No. APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI-DX

N

PROPOSED ROOF DECK
3/16" = 1'-0"

1

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/24
RENEWAL DATE
STATE OF CALIFORNIA

52 MARKET ST

REVISIONS

PROPOSED PLANS

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SCALE As indicated
JOB # 23 - A004

A2.12

DRAINAGE LEGENDS:

SLOPE DRAIN DIRECTION

DRAIN AND OVERFLOW. DETAIL # 11/A0.18

HOSE BIB

NOTE: PLEASE SEE CIVIL DRAWING FOR LID AND GROUND DRAINAGE

ROOF NOTES:

1.
A. SIZE THE ROOF DRAINS AND OVERFLOW DRAINS ACCORDING TO CHAPTER 11 OF LAPC. 1502
B. THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO A YARD BOX.
C. ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY. 3201.4
D. OVERFLOW SCUPPERS SHALL BE DESIGNED IN ACCORDANCE TO TABLE 11-1 OF LAPC.

2. DOWNSPOUT(S) DISCHARGING INTO BMPs PER CIVIL PLANS

3. DOWNSPOUTS TO DRAIN TO PROPOSED FLOGARD DOWNSPOUT FILTER AND PLANTER BOX. SEE C-2

4. ROOF RUNOFF TO DRAIN TO PROPOSED FLOGARD DOWNSPOUT FILTER AND PLANTER BOX. SEE C-2

C.L.

ALLEY C.L.

4 A4.10

3 A4.10

A 3.30 2

A3.10 1

2 A3.10

1 A4.10

2 A4.10

3 A3.10

A3.10 4

OPEN TO BELOW

OPEN TO BELOW

NOT IN SCOPE

DN

1/4:12 SLOPE

1/4" / 1'-0"

3/8" / 1'-0"

DOWNSPOUT

EXHIBIT "A"
Page No. 16 of 21
Case No. APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI-CV

N

PROPOSED ROOF DECK
3/16" = 1'-0"

1

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ROOF DRAINAGE PLAN

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SCALE As indicated
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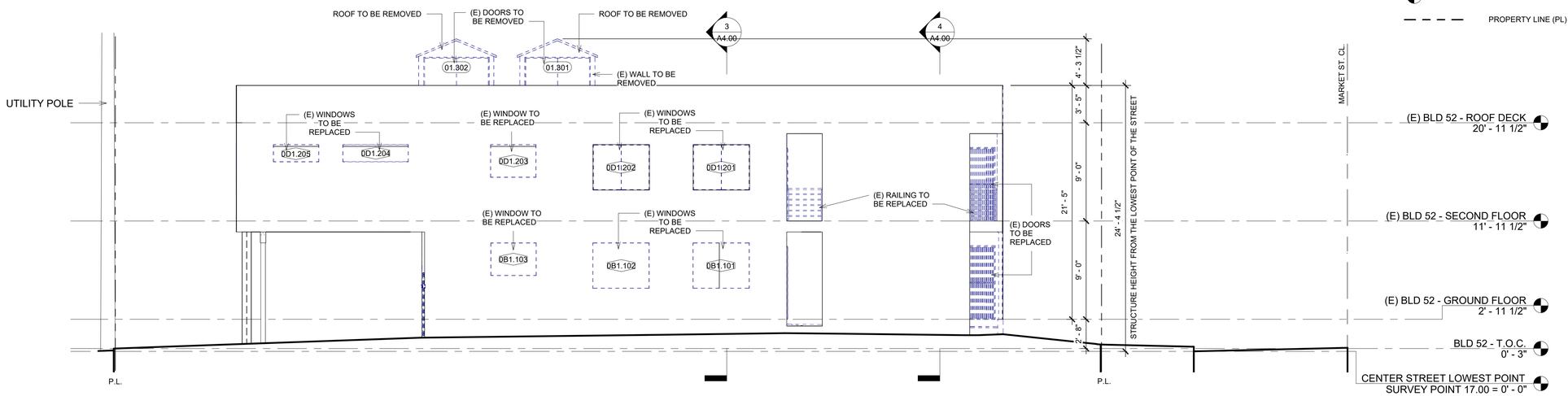
A2.20

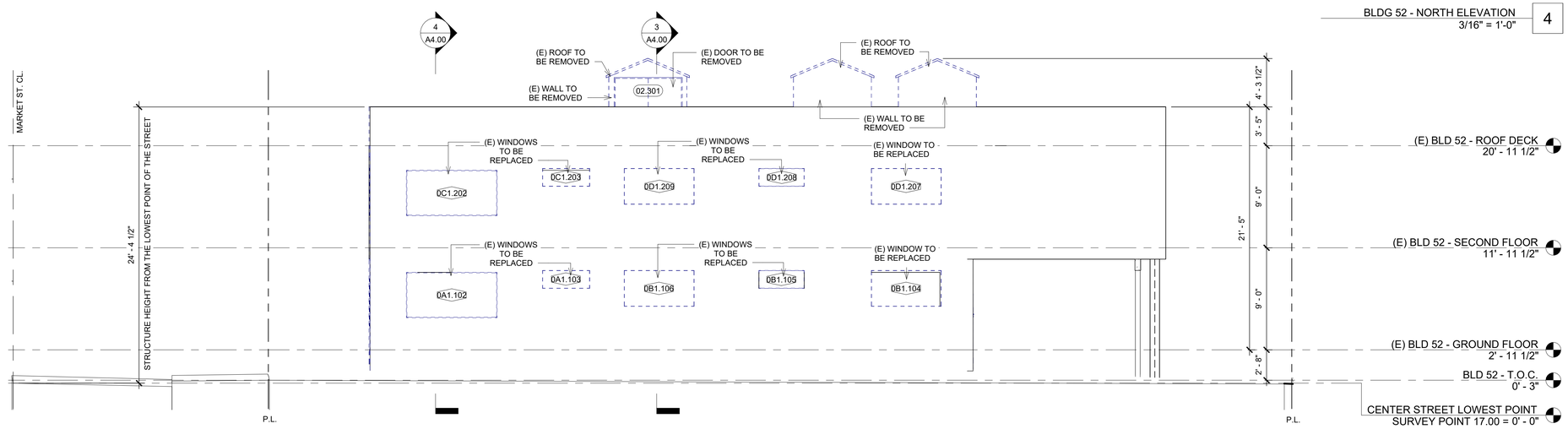
ELEVATION LEGEND

- X — WINDOW TAG
- XXX — DOOR TAG
- X'-X" — ELEVATION MARKER
- PROPERTY LINE (PL)



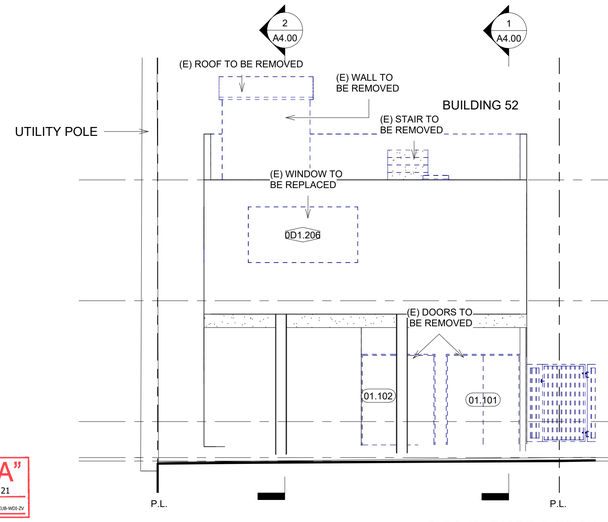
BLDG 52 - NORTH ELEVATION
3/16" = 1'-0"

4



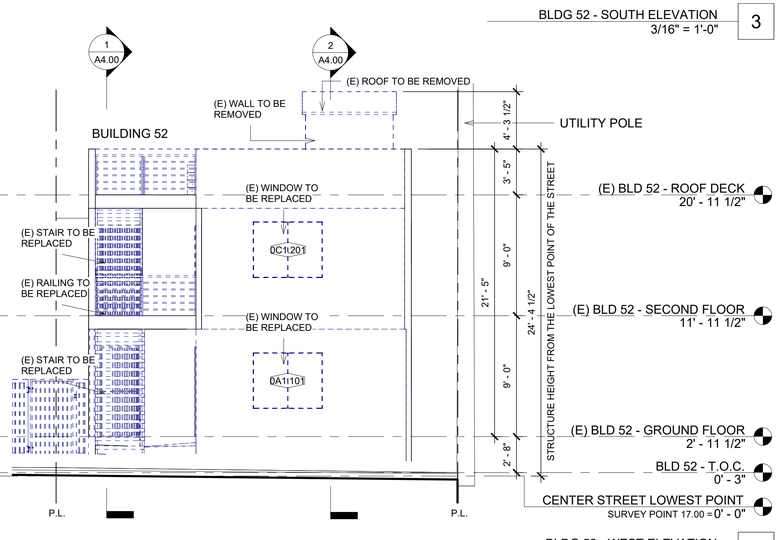
BLDG 52 - SOUTH ELEVATION
3/16" = 1'-0"

3



BLDG 52 - EAST ELEVATION
3/16" = 1'-0"

2



BLDG 52 - WEST ELEVATION
3/16" = 1'-0"

1

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Page No. 17 of 21
Case No. APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDS-ZV

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LICENSED ARCHITECT
RAMSEY DAHAM
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EXISTING & DEMO ELEVATIONS

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A3.00

ASSEMBLY TYPES

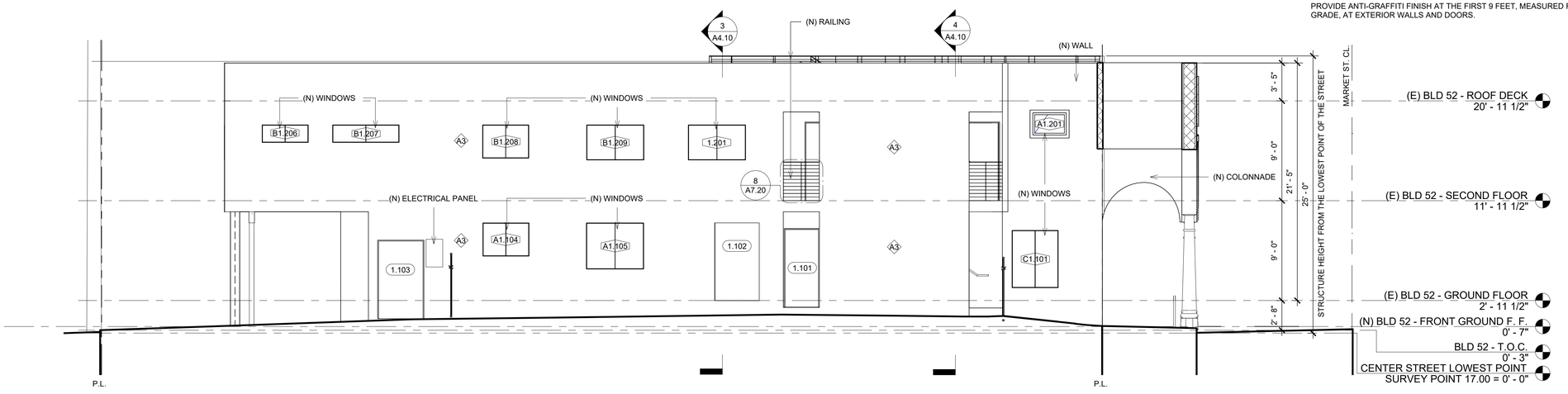
WALLS

- A1 — 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.11)
- A2 — 1-HR 2x4 & 2x6 INTERIOR WALL ASSM. (2/A0.11)
- A3 — 1-HR 2x4 & 2x6 EXTERIOR WALL W/ STUCCO FINISH ASSM. (3/A0.11)

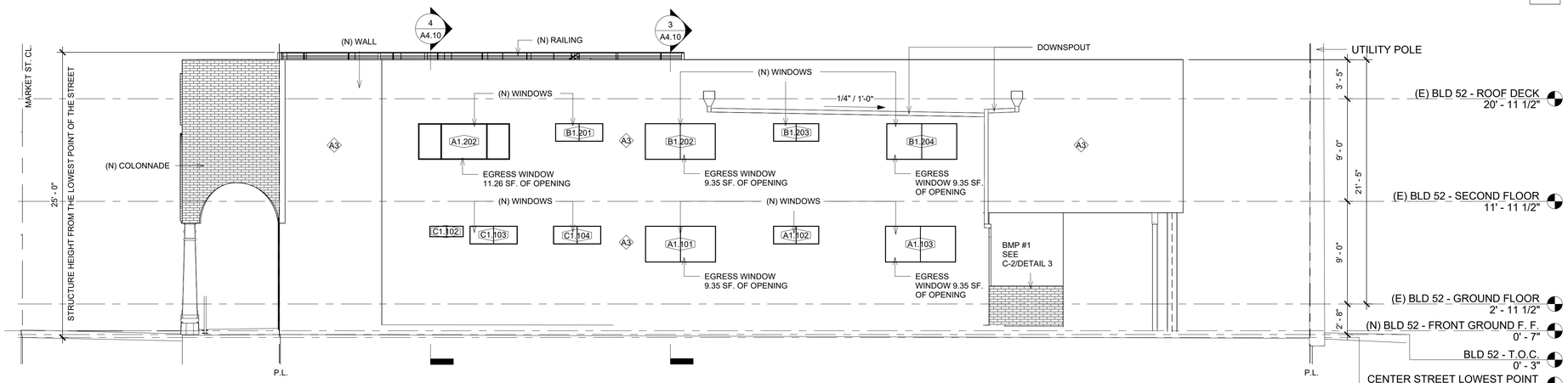
ELEVATION LEGEND

- X — WINDOW TAG
- XXX — DOOR TAG
- X'-X" — ELEVATION MARKER
- PROPERTY LINE (PL)

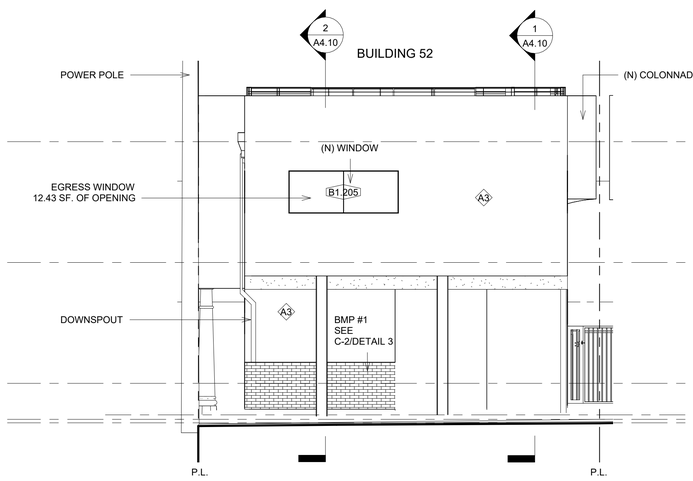
PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.



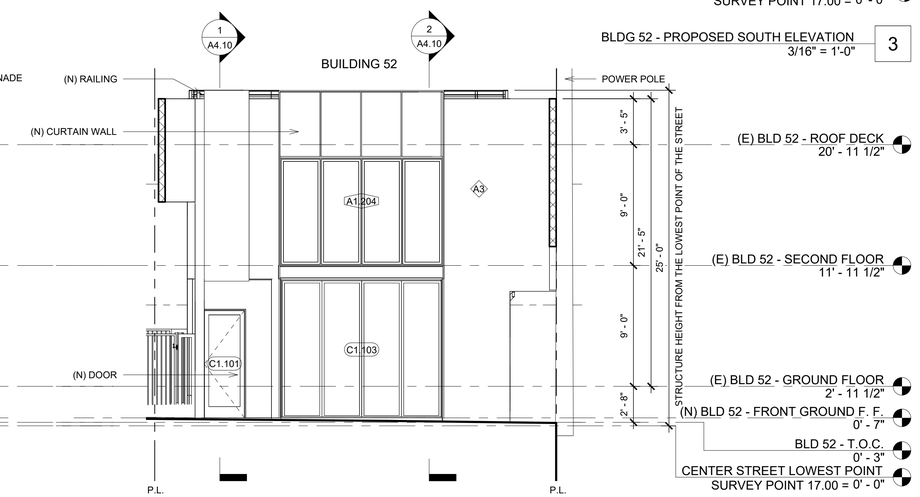
BLDG 52 - PROPOSED NORTH ELEVATION
3/16" = 1'-0" — 4



BLDG 52 - PROPOSED SOUTH ELEVATION
3/16" = 1'-0" — 3



BLDG 52 - PROPOSED EAST ELEVATION
3/16" = 1'-0" — 2



BLDG 52 - PROPOSED WEST ELEVATION 2
3/16" = 1'-0" — 1

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Case No. APCW-2024-5236-SPR-SPPC-CDP-CUB-WDI-ZV

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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/24
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PROPOSED ELEVATIONS

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JOB # 23 - A004

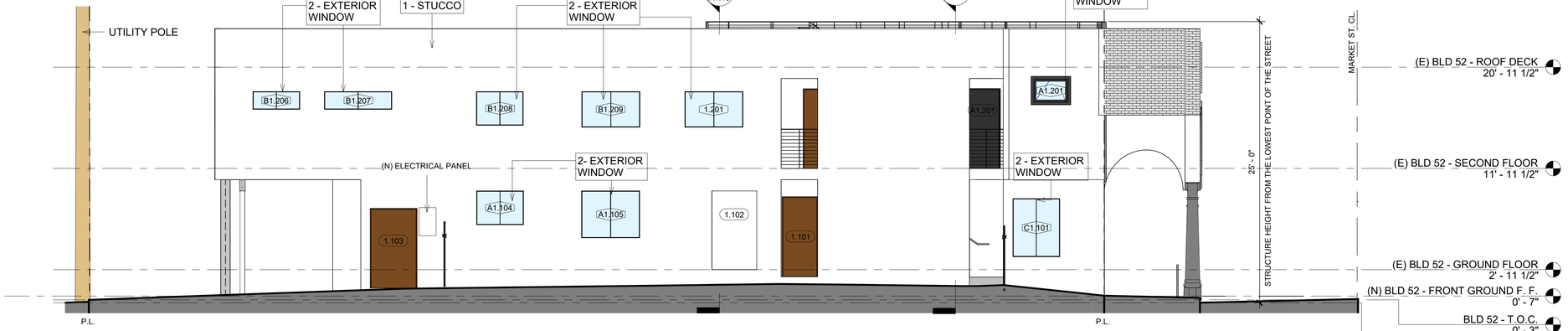
A3.10

- MANUFACTURER: OMEGA OR SIMILAR
- COLOR: WHITE

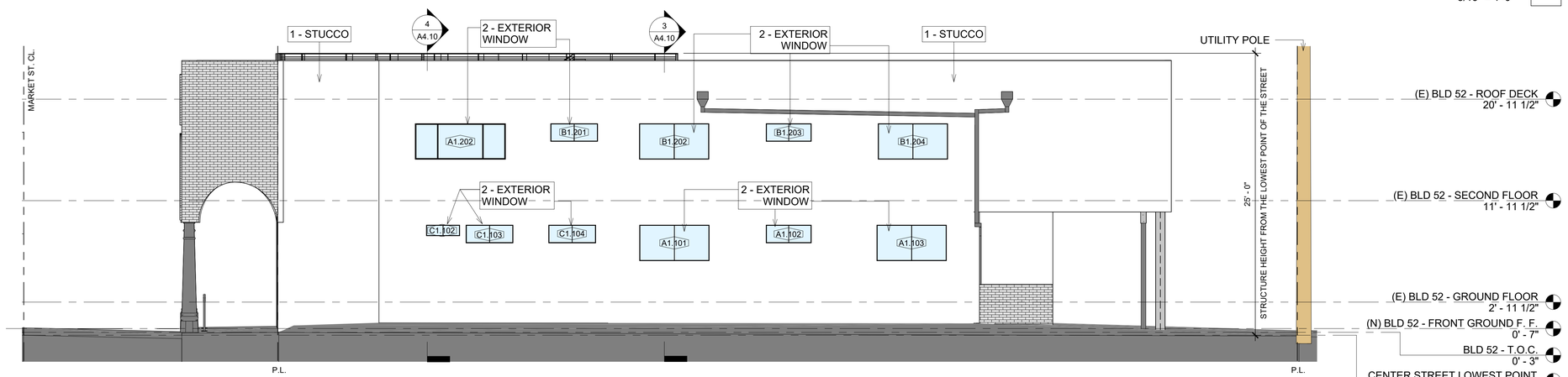
COLORTEK SMOOTHCOAT EXTERIOR STUCCO | 1

- MANUFACTURER: MILGARD OR SIMILAR
- COLOR: DARK GREY
- TYPE: FIBERGLASS | ULTRA SERIES C650

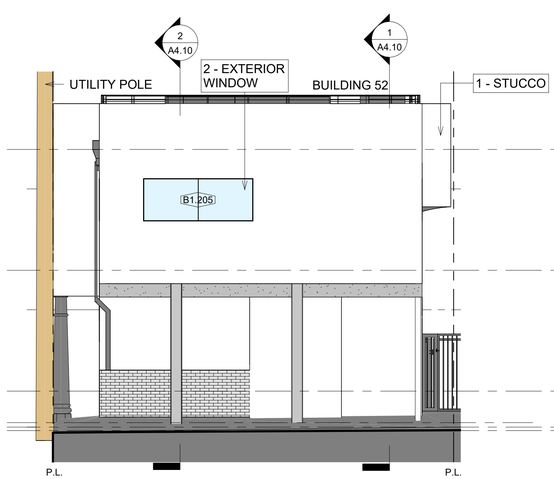
EXTERIOR WINDOWS | 2



BLDG 52 - NORTH ELEVATION - COLOR
3/16" = 1'-0" | 4



BLDG 52 - SOUTH ELEVATION - COLOR
3/16" = 1'-0" | 3



BLDG 52 - EAST ELEVATION - COLOR
3/16" = 1'-0" | 2

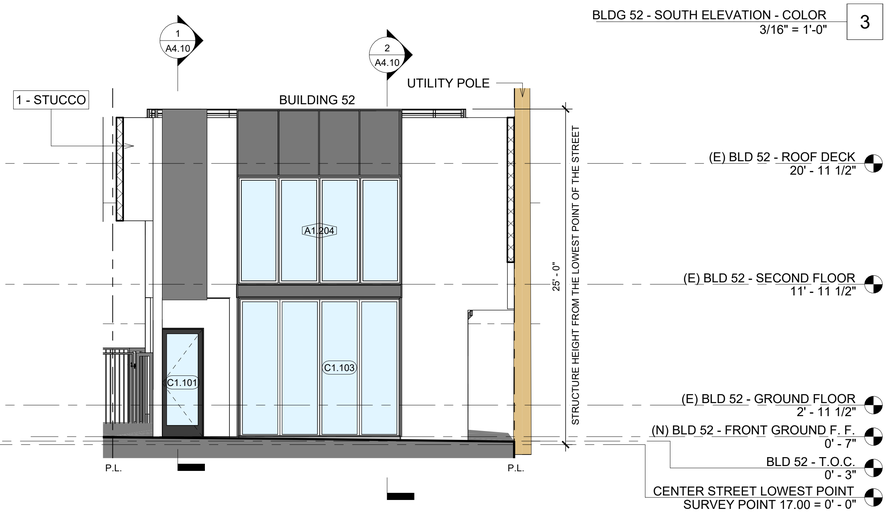


EXHIBIT "A"
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Case No. APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI-ZV

BLDG 52 - PROPOSED WEST ELEVATION 2 - COLOR
3/16" = 1'-0" | 1

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LICENSED ARCHITECT
RAMSEY DAHAM
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10/31/24
RENEWAL DATE
STATE OF CALIFORNIA

52 MARKET ST

REVISIONS

PROPOSED ELEVATIONS COLOR

DRAWN JV
CHECKED BD
DATE 2/27/2025 1:09:12 PM
SCALE 3/16" = 1'-0"
JOB # 23 - A004

A3.20

ASSEMBLY TYPES

WALLS

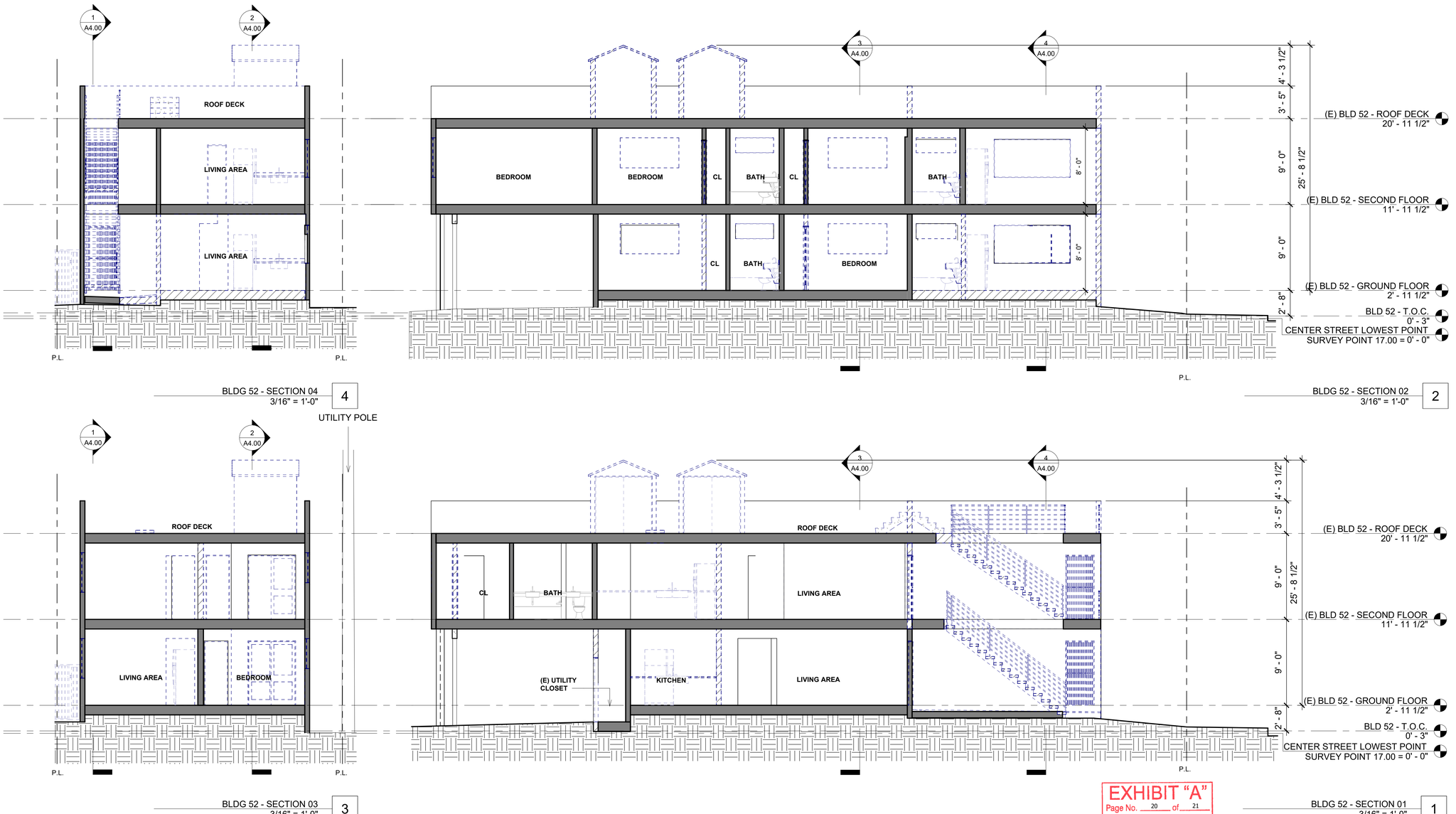
- A1 — 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.11)
- A2 — 1-HR 2x4 & 2x6 INTERIOR WALL ASSM. (2/A0.11)
- A3 — 1-HR 2x4 & 2x6 EXTERIOR WALL W/ STUCCO FINISH ASSM. (3/A0.11)

FLOORS

- A-1 — CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (1/A0.12)
- A-2 — CONC FLOOR PER STRC. W/ WOOD FINISH (2/A0.12)
- A-3 — CONC FLOOR PER STRC. W/ TILE FINISH (3/A0.12)
- B-1 — WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.12)
- B-2 — WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.12)
- R-1 — WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.12)
- R-2 — WOOD JOIST W/ ROOFING MEMBRANE PER SPEC. (7/A0.12)

SECTION LEGEND

- X'-X" — ELEVATION MARKER
- PROPERTY LINE
- EXISTING
- DEMOLISHED
- NEW EXTERIOR 1HR FIRE RATED
- NEW INTERIOR 1HR FIRE RATED
- NEW CONCRETE



BLDG 52 - SECTION 04
3/16" = 1'-0" — 4

BLDG 52 - SECTION 02
3/16" = 1'-0" — 2

BLDG 52 - SECTION 03
3/16" = 1'-0" — 3

BLDG 52 - SECTION 01
3/16" = 1'-0" — 1

EXHIBIT "A"
Page No. 20 of 21
Case No. APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI-DV

breakformdesign
127 arena street. el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/24
RENEWAL DATE
STATE OF CALIFORNIA

52 MARKET ST

REVISIONS

EXISTING SECTIONS

DRAWN JV
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DATE 2/27/2025 1:09:13 PM
SCALE As indicated
JOB # 23 - A004

A4.00

ASSEMBLY TYPES

WALLS

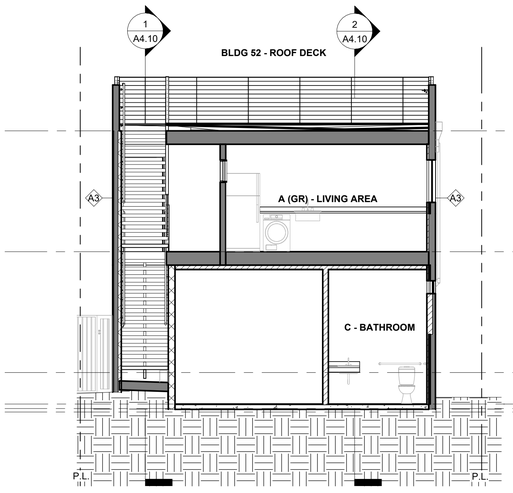
- A1 — 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.11)
- A2 — 1-HR 2x4 & 2x6 INTERIOR WALL ASSM. (2/A0.11)
- A3 — 1-HR 2x4 & 2x6 EXTERIOR WALL W/ STUCCO FINISH ASSM. (3/A0.11)

FLOORS

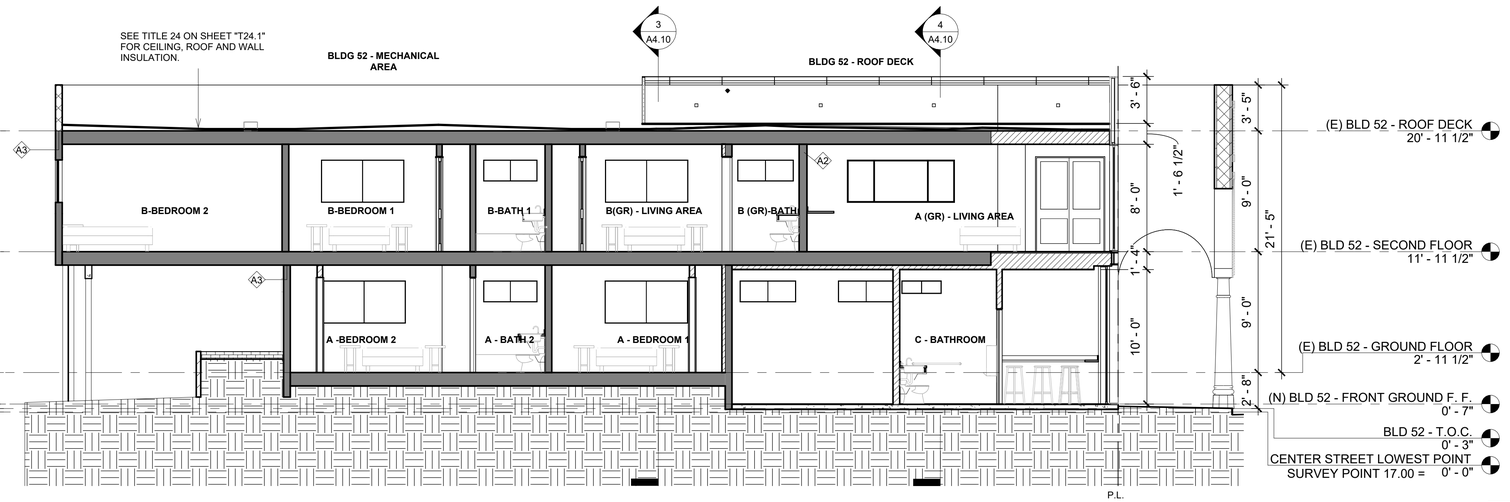
- A-1 — CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (1/A0.12)
- A-2 — CONC FLOOR PER STRC. W/ WOOD FINISH (2/A0.12)
- A-3 — CONC FLOOR PER STRC. W/ TILE FINISH (3/A0.12)
- B-1 — WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.12)
- B-2 — WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.12)
- R-1 — WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.12)
- R-2 — WOOD JOIST W/ ROOFING MEMBRANE PER SPEC. (7/A0.12)

SECTION LEGEND

- X'-X" — ELEVATION MARKER
- PROPERTY LINE
- EXISTING
- DEMOLISHED
- NEW EXTERIOR 1HR FIRE RATED
- NEW INTERIOR 1HR FIRE RATED
- NEW CONCRETE

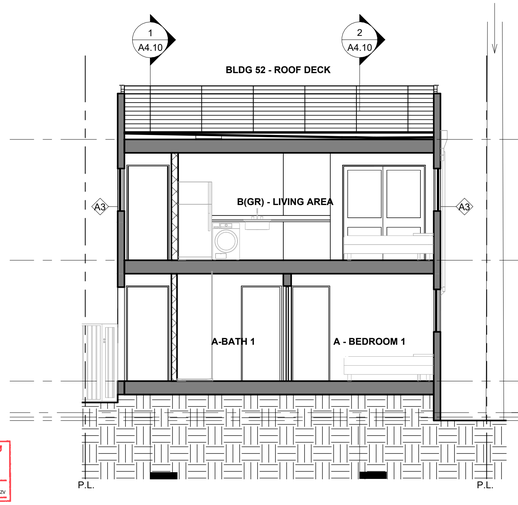


BLDG 52 - SECTION 4
3/16" = 1'-0" 4

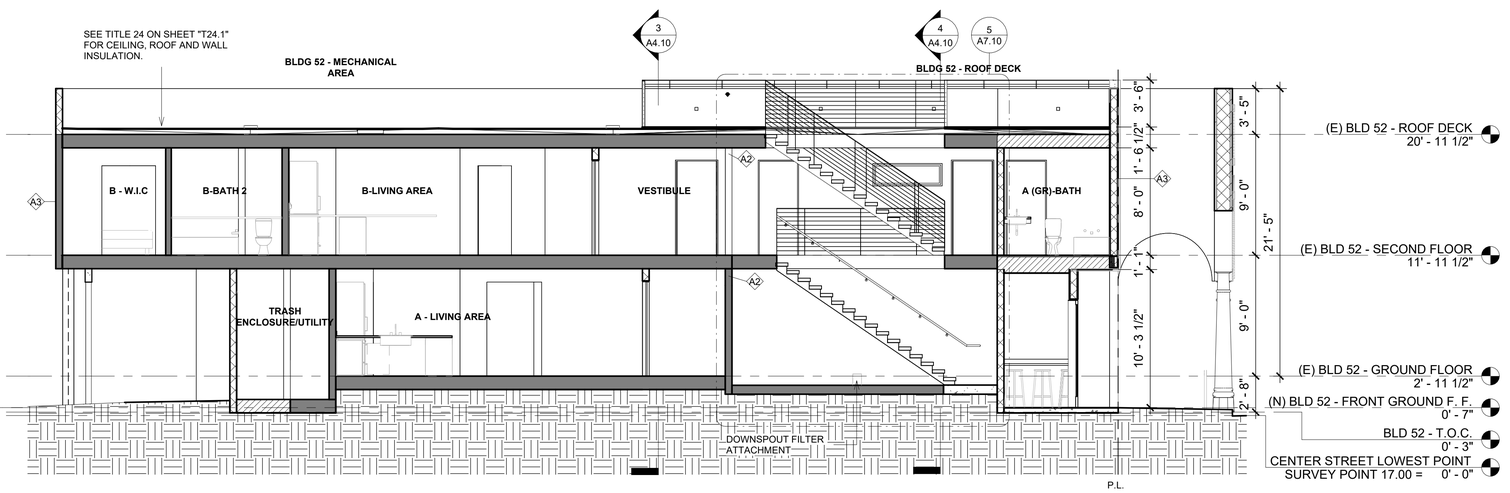


BLDG 52 - SECTION 2
3/16" = 1'-0" 2

UTILITY POLE



BLDG 52 - SECTION 3
3/16" = 1'-0" 3



BLDG 52 - SECTION 1
3/16" = 1'-0" 1

EXHIBIT "A"
Page No. 21 of 21
Case No. APCW-2024-5236-SPR[illegible]

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[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/24
RENEWAL DATE
STATE OF CALIFORNIA

52 MARKET ST

REVISIONS

PROPOSED SECTIONS

DRAWN JV
CHECKED BD
DATE 2/27/2025 1:09:15 PM
SCALE As indicated
JOB # 23 - A004

A4.10

EXHIBIT B

CONDITIONAL USE PERMIT

PRO□ECT ADDRESS□ 52 MARKET ST VENICE□CA 90291 NET ACREAGE□.064 300' RADIUS (NOTIFICATION)□600' (LAND USE) CENTERPOINT RADIUS MAPS 263 W OLIVE AVE □193 BURBANK□CA 91502 818.220.5401 c□□□rp□□□rad□□□ ap□□ □□ a□.c□□ □□□.c□□□rp□□□rad□□□ ap□.c□□ DRAWN BY□□ BOONE DATE□10-25-2024	T□OMAS BROT□ERS□ PAGE□671 □GRID□G6 LEGAL□ LOT□9 C.D□11 TRACT□VENICE OF AMERICA C.T□2735.02 M.B□6 - 126 □127 P.A□VENICE BLOCK□B USES□FIELD MAP S□EET□106-5A143□108A143 CASE □□APCW-2024-5238-SPPE-SPPC-CDP-CUB-WDI	SCALE□1" = 100' N

CLUB HOUSE CT
RD1.5-1
WESTMINSTER AVE
WESTMINSTER CT
C1-1
C1-1-CA
HORIZON AVE
HORIZON CT
PACIFIC AVE
CM-1
SPEEDWAY
C2-1-CA
MARKET ST
ZEPHYR CT
WINDWARD AVE
WINDWARD CT
OCEAN FRONT WALK
17TH AVE
17TH PL
C4-1
INNES PL
HIGHWAY DEDICATION
HWY DED
C2-1-O
MAIN ST
PARK ROW
VENICE WAY
R3-1-
RD1.5-1-O-CA
C2-1-O-CA

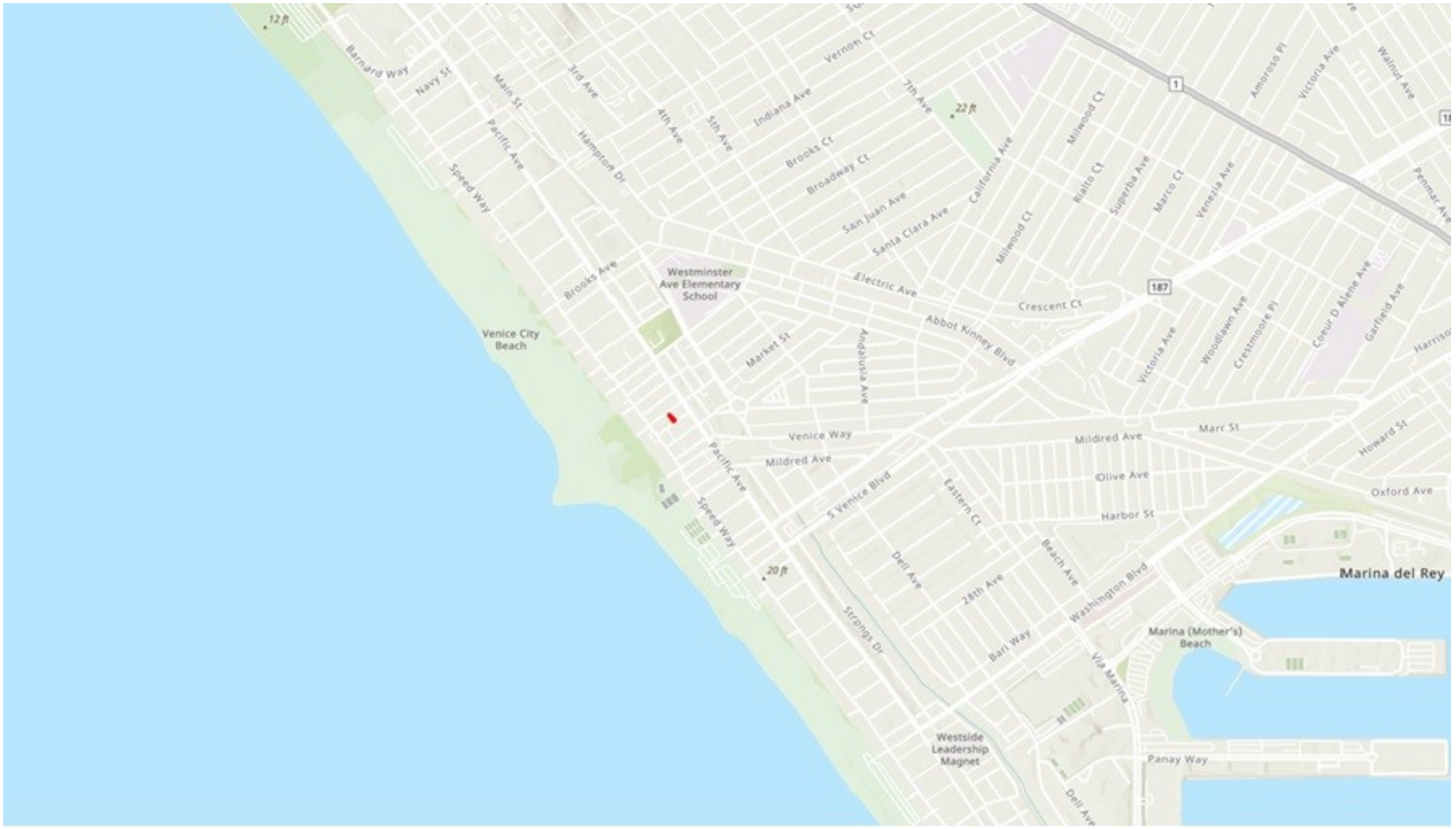

12 ft
Barnard Way
Navy St
Main St
3rd Ave
Pacific Ave
Hampton Dr
4th Ave
5th Ave
Indiana Ave
Vernon Ct
7th Ave
22 ft
Brooks Ct
Broadway Ct
Speed Way
San Juan Ave
Santa Clara Ave
California Ave
Milwood Ct
Rialto Ct
Superba Ave
Marco Ct
Venezia Ave
Amoroso Pl
Victoria Ave
Walnut Ave
Penmar Ave
1
Brooks Ave
Westminster Ave Elementary School
Electric Ave
Crescent Ct
187
Abbot Kinney Blvd
Venice City Beach
Market St
Andalusia Ave
Victoria Ave
Woodlawn Ave
Crestmoore Pl
Coeur D Alene Ave
Garfield Ave
Harrison
Venice Way
Mildred Ave
Marr St
Howard St
Olive Ave
Oxford Ave
Pacific Ave
Speed Way
S Venice Blvd
Eastern Ct
Harbor St
20 ft
Dell Ave
Beach Ave
Marina del Rey
28th Ave
Washington Blvd
Strongs Dr
Bali Way
Marina (Mother's) Beach
Via Marina
Westside Leadership Magnet
Panay Way
Dell Ave

EXHIBIT C

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines 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) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI-ZV

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2024-5237-CE
PROJECT TITLE 52 Market Street	COUNCIL DISTRICT 11 – Park

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
52 1-4 East Market Street

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The project consists of a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, the conversion of two (2) existing dwelling units to artist-in-residences, the change of use of a portion of the ground floor into a restaurant, and the construction of a arcade within the public right-of-way, resulting in a lot developed with a two-story, 3,511 square foot mixed-use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residence dwelling units (joint living and work quarters), and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way; and a colonnade within the public right-of-way, maintaining three (3) parking spaces on-site.

NAME OF APPLICANT / OWNER:
60 Market JV, LLC

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Brian Silveira	(310)753-1090

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **Section 15301 – Class 1 and Section 15303 – Class 3**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☐ Additional page(s) attached

The Class 1 Categorical Exemption allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. Additionally, the Class 1 Categorical Exemption includes additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or (2) 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) the area in which the project is located is not environmentally sensitive. As discussed, the project includes a Conditional Use request for the sale and dispensing of alcohol for on-site consumption. The project also includes a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, where the project will not result in an increase of more than 50% of the existing floor area. Therefore, the project qualifies for this exemption.

The Class 3 Categorical Exemption consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project consists of the conversion of two (2) existing dwelling units to artist-in-residences and the construction of a 555 square foot restaurant. Therefore, the project qualifies for this exemption.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Luis Lopez /	Planning Assistant

ENTITLEMENTS APPROVED
Project Exception, Project Compliance, Coastal Development Permit, Conditional Use, Waiver of Dedication and Improvement, Zone Variance

DISTRIBUTION: County Clerk, Agency Record
Rev. 3-27-2019

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as ENV-2024-5237-CE & APCW-2024-5236-SPIE-SPPC-CDP-CUB-LDI-ZV

Department Representative

EXHIBIT D

MAP PER ZIMAS

CONTEXT STUDY - MAP

1

CS.01

Revision Schedule	
Revision Number	Revision Date
DRAWN	Author
CHECKED	Checker
DATE	11/7/2024 9:34:46 AM
SCALE	
JOB #	23 - A004

CONTEXT STUDY - VICINITY MAP

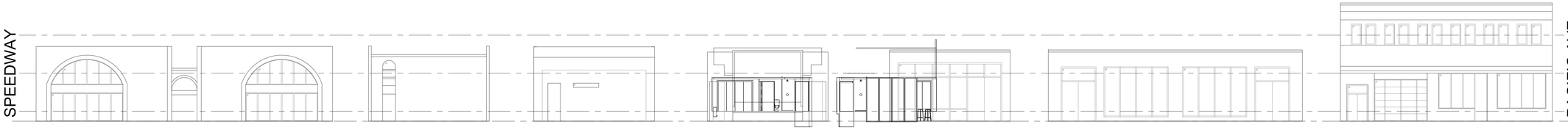
60 MARKET ST

LICENSED ARCHITECT
MARIET OHANIAN
No. C-34257
10/31/25
RENEWAL DATE
STATE OF CALIFORNIA

breakformdesign

127 arena street, el segundo, ca 90245
[o] 310.322.3700

IMAGES PER GOOGLE



21 MARKET ST

1 STORY
8,820 SF
F/Y: 0 FT
Y/B: 1989

(DATA PER ZIMAS)

41 MARKET ST

2 STORY
2,010 SF
F/Y: 0 FT
Y/B: 1972

(DATA PER ZIMAS)

45 MARKET ST

1 STORY
2,250 SF
F/Y: 0 FT-
Y/B: 1923

(DATA PER ZIMAS)

51 MARKET ST

1 STORY
3,381 SF
F/Y: 0 FT
Y/B: 1981

(DATA PER ZIMAS)

57 MARKET ST

1 STORY
2,400 SF
F/Y: 0 FT
Y/B: 1922

(DATA PER ZIMAS)

69 MARKET ST

1 STORY
2,550 SF
F/Y: 0 FT
Y/B: 1921

(DATA PER ZIMAS)

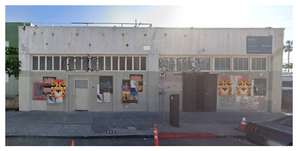
73 MARKET ST

2 STORY
6,448 SF
F/Y: 0 FT
Y/B: 1922

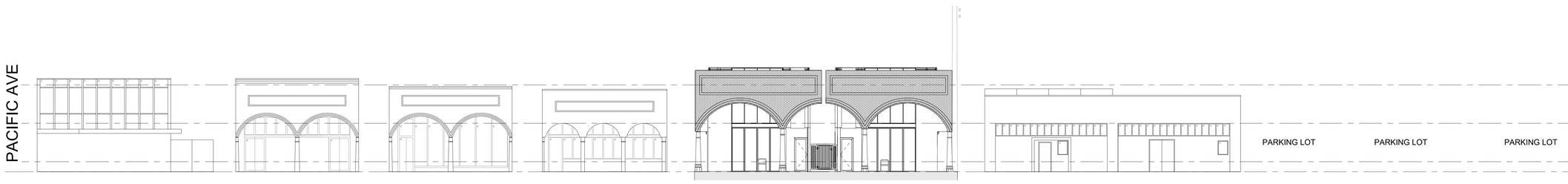
(DATA PER ZIMAS)

CONTEXT STUDY - MARKET ST. FRONT
3/32" = 1'-0"

2



IMAGES PER GOOGLE



1501 PACIFIC AVE

2 STORY
2,121 SF
F/Y: 0 FT
Y/B:1966

(DATA PER ZIMAS)

76 MARKET ST

1 STORY
2,698 SF
F/Y: 0 FT
Y/B:1921

(DATA PER ZIMAS)

72 MARKET ST

1 STORY
2,700 SF
F/Y: 0 FT
Y/B:1914

(DATA PER ZIMAS)

64 MARKET ST

1 STORY
5,040 SF
F/Y: 0 FT
Y/B:1913

(DATA PER ZIMAS)

60 MARKET ST

2 STORY + ROOF DECK (EXISTING)
3,624 SF
F/Y: 0 FT
Y/B:1965

52 MARKET ST

2 STORY + ROOF DECK (EXISTING)
3,605 SF
F/Y: 0 FT
Y/B:1965

38 MARKET ST

1 STORY
5,400 SF
F/Y: 0 FT
Y/B:1922

(DATA PER ZIMAS)

34 MARKET ST

-
- SF
F/Y: -
Y/B:-

(DATA PER ZIMAS)

14 MARKET ST

-
- SF
F/Y: -
Y/B:-

(DATA PER ZIMAS)

4226-008-023

-
- SF
F/Y: -
Y/B:-

(DATA PER ZIMAS)

CONTEXT STUDY - MARKET ST.
3/32" = 1'-0"

1

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127 arena street, el segundo, ca 90245
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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

60 MARKET ST

Revision Schedule

Revision Number	Revision Date

CONTEXT STUDY - MARKET ST.

DRAWN	Author
CHECKED	Checker
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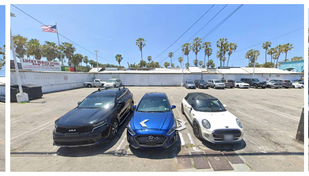
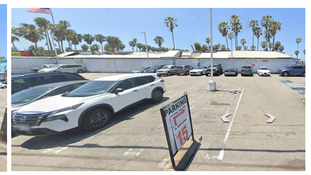
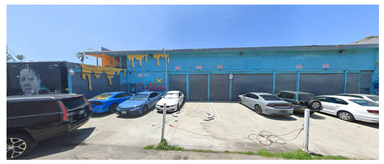
SCALE	3/32" = 1'-0"
JOB #	23 - A004

CS.02

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-
- SF
F/Y:
Y/B: -

(DATA PER ZIMAS)

4226-008-022

- SF
F/Y:
Y/B: -

(DATA PER ZIMAS)

4226-008-012

- SF
F/Y:
Y/B: -

(DATA PER ZIMAS)

1505 OCEAN FRONT WALK

- SF
F/Y:
Y/B: -

(DATA PER ZIMAS)

1501 OCEAN FRONT WALK

- SF
F/Y:
Y/B: -

(DATA PER ZIMAS)

1415 OCEAN FRONT WALK

1 STORY
5,781 SF
F/Y: 25 FT
Y/B: 1993

(DATA PER ZIMAS)

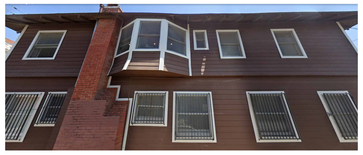
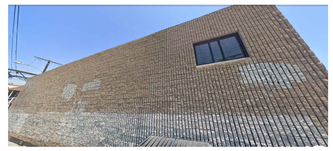
1401 OCEAN FRONT WALK

1 STORY
6,942 SF
F/Y: 0 FT
Y/B: 1915

(DATA PER ZIMAS)

CONTEXT STUDY -SPEEDWAY 2
3/32" = 1'-0"

2

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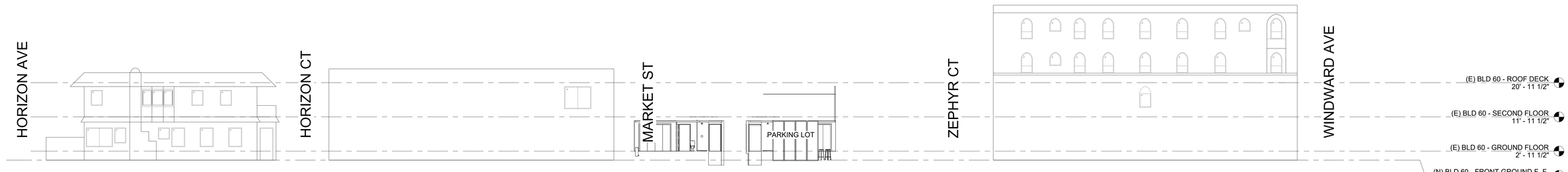

14 HORIZON AVE

2 STORY
2,256 SF
F/Y: 10 FT
Y/B: 1910

(DATA PER ZIMAS)

21 MARKET ST

2 STORY
8,820 SF
F/Y: 3 FT
Y/B: 1989

(DATA PER ZIMAS)

4226-008-023

-
- SF
F/Y: -
Y/B:-

(DATA PER ZIMAS)

23 WINDWARD AVE

4 STORY
14,116 SF
F/Y: 0 FT
Y/B: 1905

(DATA PER ZIMAS)

CONTEXT STUDY -SPEEDWAY 1
3/32" = 1'-0"

1

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[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

60 MARKET ST

Revision Schedule

Revision Number	Revision Date

CONTEXT STUDY - SPEEDWAY

DRAWN	Author
CHECKED	Checker
DATE	11/7/2024 9:34:49 AM
SCALE	3/32" = 1'-0"
JOB #	23 - A004

CS.03

IMAGES PER GOOGLE

75 WINDWARD AVE

3 STORY
11,924 SF
F/Y: -
Y/B: 1911

(DATA PER ZIMAS)

1501 PACIFIC AVE

2 STORY
2,121 SF
F/Y: -
Y/B: 1966

(DATA PER ZIMAS)

73 MARKET ST

2 STORY
6,448 SF
F/Y: 0 FT
Y/B: 1922

(DATA PER ZIMAS)

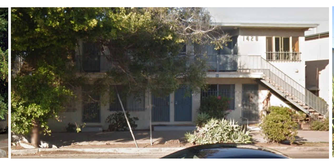
44 HORIZON AVE

3 STORY
2,021 SF
F/Y: 6 FT
Y/B: 1983

(DATA PER ZIMAS)

CONTEXT STUDY - PACIFIC AVE 2
3/32" = 1'-0"

2



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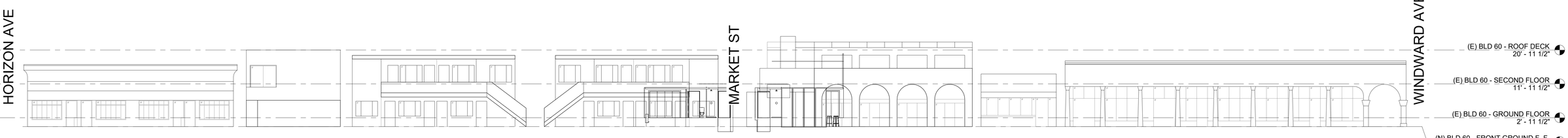

1406 PACIFIC AVE

1 STORY
2,100 SF
F/Y: -
Y/B: 1924

(DATA PER ZIMAS)

1410 PACIFIC AVE

2 STORY
2,380 SF
F/Y: -
Y/B: 2004

(DATA PER ZIMAS)

1420 PACIFIC AVE

2 STORY
4,100 SF
F/Y: 5 FT
Y/B: 1970

(DATA PER ZIMAS)

1426 PACIFIC AVE

2 STORY
4,100 SF
F/Y: 5 FT
Y/B: 1970

(DATA PER ZIMAS)

1500 PACIFIC AVE

2 STORY
10,074 SF
F/Y: 0FT
Y/B: 1990

(DATA PER ZIMAS)

1510 PACIFIC AVE

1 STORY
741 SF
F/Y: 0 FT
Y/B: 1911

(DATA PER ZIMAS)

1512 PACIFIC AVE

1 STORY
4,100 SF
F/Y: 0 FT
Y/B: 1970

(DATA PER ZIMAS)

CONTEXT STUDY - PACIFIC AVE 1
3/32" = 1'-0"

1

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

60 MARKET ST

Revision Schedule

Revision Number	Revision Date

CONTEXT STUDY
- PACIFIC AVE

DRAWN Author
CHECKED Checker
DATE 11/7/2024 9:34:51 AM
SCALE 3/32" = 1'-0"
JOB # 23 - A004

CS.04

EXHIBIT E

52-60 Market Street

Parking Study

Brian Silveira & Associates | Venice, CA

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Executive Summary

The purpose of this analysis is to help the public - including government agencies, local Project neighbors, and interested community-based organizations - understand the potential parking impacts of the proposed Projects along with any parking demand management (PDM) strategies the Projects employ.

The Project sites are in an urbanized area, and currently encompass two essentially identical vacant two-story residential buildings across two abuting lots. Each building contains two dwelling units and two guest rooms, and each has legal nonconforming status to provide three (3) parking spaces for those dwelling units and guest rooms. The Projects do not involve a change to the residential makeup of structures. On *each* site. the proposed Project involves an addition of commercial square footage of less than 500 square feet at the front of the building, remodeling the existing dwelling units and guest rooms, redesignating the dwelling units as artist-in-residence units, an alteration and area addition to create an occupied roof of 750 square feet, and the recreation of the historic Market Street Arcade in the public right of way. The existing floor area of the structures at 52 Market St and 60 Market St are 2,604 and 2,612 square feet, and the proposed floor areas are 3,511 and 3,531 square feet, respectively. Each building currently provides three (3) off-street automobile parking spaces, and the development proposes maintaining that number of parking spaces in lieu of providing the (14) fourteen spaces for the addition of the ground floor commercial square footage required pursuant to the Venice Coastal Zone Specific Plan (VCZSP).

- The Projects involve two (2) entitlements for two essentially mirror-image buildings that are located on two abutting lots.

- The Project sites are located on Market Street between Pacific Avenue and Speedway Alley, approximately 275 linear feet from Ocean Front Walk, a 'walk street," defined as "A public street in the Venice Coastal Zone that has been improved for public pedestrian use over part of its width and is landscaped (publicly or privately) over the remainder, but which has not been improved for public vehicular access…"

- The Projects' proposed uses are: a commercial retail space as well as a multiple dwelling residential space in each building.

- The Projects' proposed commercial units are designed for a community- and tourist-facing cafe/restaurant uses.

This study was completed by Brian Silveira & Associates to examine the projected needs and impacts of the project's off-street parking plans. The study examined parking utilization rates of nearby parking lots during peak and off-peak hours, the practices of nearby commercial operators, and the availability of existing and planned alternatives to car ownership. The study found that:

- There is adequate parking supply in publicly- and privately-owned parking lots surrounding the project during typical peak and off-peak hours.

- Restaurants near Ocean Front Walk and the Venice Historic Arcade Area don't generally provide parking for their customers

- Existing and planned infrastructure support resident and visitor alternatives to automobile transportation.

Existing Conditions

The Project sites are currently occupied by two vacant, essentially identical, residential buildings spanning two rectangular, adjacent lots fronting Market Street. Each two-story building consists of two dwelling units and two guest rooms, and three at-grade parking spaces located at the rear of each structure. To the west, the parcel at 52 Market Street abuts 38-46 Market Street– a vacant one-story commercial manufacturing building zoned CM-1. To the east, 60 Market Street abuts 64 Market Street- a one story commercial building also zoned CM-1 and occupied by a restaurant with indoor seating as well as an al fresco dining area in the public right of way. Across the Zephyr Court to the south, 51-61 ½ Windward Avenue is zoned C2-1-CA and is developed with a small two-story residential building and an open space which are used for private events. The three consecutive parcels at 20-36 Market Street are occupied by a privately-operated parking lot with approximately 48 parking spaces.

Figure 1- Project site for the proposed addition of retail space

The Project sites are located within the planning boundaries of the Venice Community Plan of the City of Los Angeles adopted in September 2000. The sites are zoned CM-1 and have a General Plan land use designation of Limited Manufacturing in Height District 1. The Project sites are also located within the Los Angeles Coastal Transportation Corridor Specific Plan, the North Venice subarea of the Venice Coastal Zone Specific Plan (which is included in the Beach Impact Zone).

Typically, restaurants within the Venice Coastal Zone are mandated to provide off-street automobile parking at a rate of one space for each 50 square feet of Service Floor Area (including outdoor service areas). In the case of 52 Market St and 60 Market St, with 550 square feet and 560 square of Service Floor Area respectively, 52 Market St would be required to provide **11 automobile parking spaces** and 60 Market St would be required to provide ***12 automobile parking spaces*** for its restaurant use.

Commercial uses in the Beach Impact Zone (BIZ) are also required to provide one additional parking space for every 640 square feet of ground floor area for commercial Venice Coastal Development Projects. With a total commercial floor area on the ground floor of 843 square feet and 848 square feet, respectively, the BIZ parking requirement is ***two parking spaces*** for each Project.

Thus, the VCZSP requires the Project at 52 Market St to provide a total of 13 spaces and the Project at 60 Market St to provide 14 spaces, including those spaces required by the sites' location within the Beach Impact Zone. The Project proposes the inclusion of zero (0) parking spaces for its commercial component and maintaining the legal nonconforming provision of (3) three parking spaces on each site for its residential component.

Table 1 below reflects the total required automobile parking spaces at each project site under the Venice Specific Plan and the Beach Impact Zone.

Venice Coastal Zone Specific Plan	Beach Impact Zone
1 per 50 square feet of Service Floor Area	**1 additional space per 640 SF of ground level floor area**
52 Market St - 11 Automobile Parking Spaces **60 Market St - 12 Automobile Parking Spaces**	**52 Market St - 2 Parking Spaces** **60 Market St - 2 Parking Spaces**

Table 1 –Venice Specific Plan and Beach Impact Zone Required Automobile Parking

Similar to the section of Windward Avenue between Ocean Front Walk and Pacific Avenue, this section of Market Street is identified by the Venice Historical Society as the Venice Historic Arcade Area. It is a vibrant mixed-use area characterized by two- and three-story buildings with restaurants with outdoor patios and tourist-facing retail, as well as medium density residential housing. The area attracts local visitors and tourists alike, and is easily accessible via public transit, personal vehicles, and active modes of transportation like walking or cycling.

Figure 2 – Current photograph of the structures at 52-60 Market Street

Part 1: Survey of Local Retail Uses

The consultant team visited several retailers in the immediate vicinity of the proposed development. The proposed retail developments are designed to include two ground floor commercial units across the two Project sites – for one or two community- and tourist-facing cafe/restaurants of approximately 500 square feet on each site. The two units may be occupied by a single operator or by two separate operators.

To complete this survey, consultants visited seven neighboring similar ground-floor community- and tourist- facing retail spaces adjacent to the Project site on Windward Avenue and Pacific Avenue (listed in Table 1 below). Upon entering the establishments, the consultants asked staff if there were off-street parking spaces dedicated to customers. In all cases, the staff members responded that there were no off-street parking spaces dedicated to the establishments' retail customers. Several staff members at various retailers mentioned that although the business did not provide parking for the exclusive use of their customers, there were private and public parking lots that provide off-street parking at an hourly rate. A characterization of the types of retail establishments surveyed can be found below in Table 2. It is important to note that, like the subject property, all of the existing establishments included in the survey have commercial zoning designations.

Name	Address	Proximity to Site	Establishment	Hours of Operation	Customer Parking?
N/A (Proposed)	52-60 Market St	Subject Site	Restaurant	**TBD**	No
Cafe Collage	1516-1518 Pacific Ave	215 Feet	Cafe/Restaurant	7am-7pm	No
Gotta Have It	1516 Pacific Ave	201 Feet	Retail Fashion Apparel	11am-7pm	No
Mao's Kitchen	1512 Pacific Ave	191 Feet	Cafe/Restaurant	12:30am-10pm	No
Mollusk Surf Shop	1600 Pacific Ave	333 Feet	Retail Fashion Apparel	10am-6:30pm	No
Teddy's Red Tacos	46 Windward Ave	202 Feet	Cafe/Restaurant	10am-11pm	No
Belle's Beach House	20-28 Windward Ave	237 Feet	Bar/Restaurant	10am-1:30am	No
Pizza Local Venice	79 Windward Ave	157 Feet	Cafe/Restaurant	11am-3am	No

Table 2 – Off-street Parking Survey of Existing Commercial Establishments

Beach visitors who drive to the Venice Beach area and its associated recreational and retail establishments typically park in publicly or privately-owned lots that charge an hourly fee. Due to the concentration of tourist-facing retail establishments and popular restaurants and cafes, patrons of businesses near the Windward section of Venice rarely come for a single business, and instead opt to visit several during the course of their stay. Therefore, it is not practical for individual businesses to provide dedicated parking for their customers.

Part 2: Parking Rate Survey

Parking is provided for Venice Beach visitors in a number of municipally- and privately-owned parking lots along Ocean Front Walk, Speedway Alley, and Pacific Avenue. The consultant team has compiled a Parking Rate Survey to document the parking rates for twenty-two publicly and privately operated parking facilities offering parking to the public for a fee. The twenty-two public and private parking lots included in the study represent all of the public-facing lots that were in operation during the peak and off-peak times that members of the consultant team visited the area (early fall of 2024). Note that other lots that were devoted to private uses or not in operation during visits from the consultant team may be opened to public parking for beach visitors during high visitation days, adding more spaces to the available parking supply than what is captured in the current study. For instance, the consultant team visited the area to catalog available parking space in summer of 2022 and found only nineteen lots in

operation for peak and off-peak visitation periods. The additional lots added a total of 43 available spaces on Friday evening and 40 available spaces on Saturday afternoon, demonstrating the responsiveness of the parking supply to fluctuations in demand.

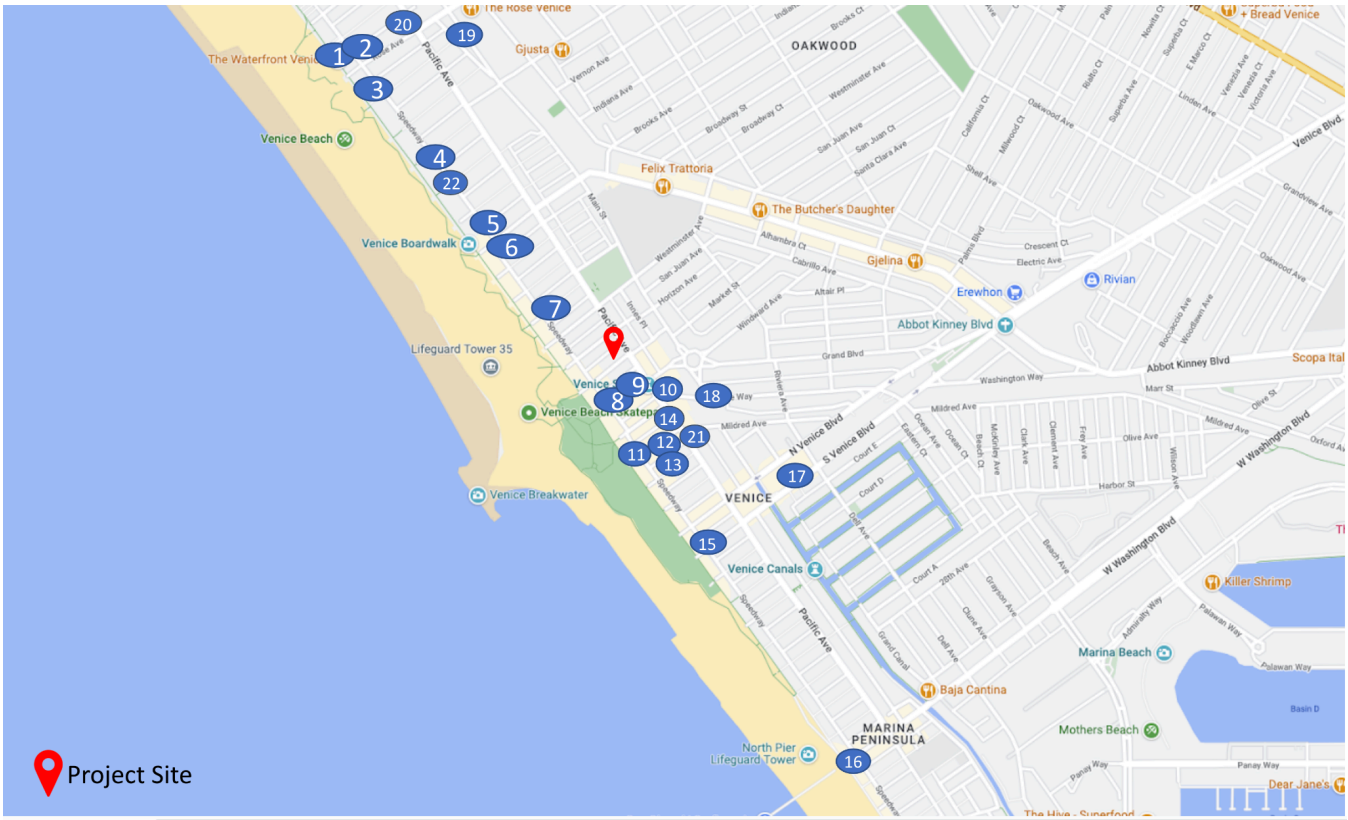


Figure 3 – Map of parking locations surveyed.

In total, the consultant team surveyed twenty-two (twenty-three during the weekend peak hours) parking lots on summer peak and off-peak visitation times. For the purposes of this study, peak parking times were selected based on projected peak parking hours for the proposed restaurant uses. The times chosen were Friday evening between 7pm and 9pm (count conducted from 7:21pm-8:50pm) and Saturday from noon to 3pm (count conducted from 12:22pm-3:01pm). On average, the utilization rate of the surveyed parking lots during Friday peak hours was 47%; the utilization rate during weekend peak hours was 65%. In total, there were 1,153 unoccupied parking spaces available to visitors on Friday evening and 664 on Saturday afternoon across the entire study area.

When only the lots within close proximity to the project site (lots 8, 9, 10, 11, 12, 13, 14, 18, and 21) are counted, 102 parking spaces were available on Friday evening and 86 on Saturday afternoon.

Table 3, below, shows the parking utilization data for all nineteen lots included in the study. Note that lots that provide valet parking service often have a higher vehicle capacity than can be assumed from the number of demarcated parking stalls as valet parkers may double or triple park vehicles in order to accommodate more cars than could be managed by allowing self-parking.

Based on the observed utilization rates of the surrounding parking facilities available to the public, the consultant team has concluded that there are adequate parking facilities available to absorb the parking

needs for the thirteen (13) and fourteen (14) vehicle parking spaces that would otherwise be required by the Venice Coastal Zone Specific Plan for each project's commercial uses.

Entry No.	Address	Fri. Eve. Vehicles	Wkd. Peak Vehicles	Total lot capacity	Special Notes	Friday Eve Ut. Rt.	Wkd Peak Ut. R
1	1 Rose Ave	91	120	290		31%	41%
2	205 Ocean Front Walk	6	13	18	valet during peak hours	33%	72%
3	411 Ocean Front Walk	12	11	40	valet	30%	28%
4	601 Ocean Front Walk	16	33	45	excludes spaces with vendor vehicles	36%	73%
5	801 Ocean Front Walk		26	50	valet, allows long term	N/A: Closed in Evening	52%
6	903 Ocean Front Walk	34	23	50	valet during peak hours	68%	46%
7	5 Westminster	5	17	23	valet/shared w V Hotel	22%	74%
8	1501 Ocean Front Walk	59	49	75	valet during peak hours	79%	65%
9	29 Windward Ave	50	45	65	valet, stacked	77%	69%
10	1608 S Pacific Ave	10	10	10	metered, 1-hr	100%	100%
11	1613 Speedway	39	35	50	valet during peak hours	78%	70%
12	18 17th Ave	6	9	10		60%	90%
13	1801 Ocean Front Walk	8	11	20		40%	55%
14	32 17th avenue	33	47	50	valet during peak hours	66%	94%
15	2100 Ocean Front Walk	44	228	277		16%	82%
16	Washington Blvd/OFW	91	296	339		27%	87%
17	200 N Venice Blvd	36	52	196		18%	27%
18	100 Venice Way	14	18	30		47%	60%
19	301 S Main St	8	19	51	metered	16%	37%
20	105 Rose Ave	11	7	26	Valet	42%	27%
21	1711 pacific ave	11	22	22	Self park	50%	100%
22	619 Speedway	-	30	48	Seasonal	N/A: Closed in Evening	63%
Average Utilization Rate						47%	65%

Table 3 – Average Peak and Off-peak Parking Lot Utilization Rates

In 2022, the State of California passed Assembly Bill 2097, which prohibits a public agency from imposing or enforcing any minimum automobile parking requirement on a residential, commercial or other development project located within one-half mile of a major transit stop. The proposed development's proximity to the intersection of Grand Boulevard, Windward Avenue, and Main Street at Windward Circle make this project eligible for the provisions of this legislation.

In addition to automobile parking, the Los Angeles Municipal Code (LAMC) 12.21.A.16(a)(2) requires that general retail buildings provide one long-term and one short-term bicycle parking space for every 2,000 square feet of retail space, with a minimum of 2. Thus, with 550 and 560 square feet of retail space proposed in the two projects, respectively, each building will provide a total of two long-term and two short-term bicycle parking spaces.

Part 3: Parking Demand Management Strategies

Base Parking Demand

The proposed developments at 52 and 60 Market Street consist of two new groundfloor commercial units. The number of guest and residential dwelling units will not change. Therefore, this analysis focuses on the parking demand generated by the new groundfloor commercial units and does not consider the impacts from the existing four residential units or the four guest units.

Because the Project site is located within the Venice Coastal Zone Specific Plan area, additional parking is required beyond that mandated by the regular LA parking code (contained in LAMC 12.21. A.4.). The table below shows the number of parking spaces required by the LAMC standard parking code (12.21. A.4.), the Venice Coastal Zone Specific Plan, and Assembly Bill 2097 (AB 2097 [Friedman, 2022]) for each of the Projects' proposed commercial uses.

Policy Document	Relevant Use	Number of Spaces Req'd (per code)	Project's Amount of Use	Total Number Req'd per Use
VCZSP[1]	Restaurant	1/50 sq ft + 1/640 sq ft (BIZ[1])	550 sq ft SFA[2] + 560 sq ft SFA[2] + 502 sq ft + 508 sq ft (BIZ)	27
	Bicycle Parking Replacement (ORD. 185480)[3]	N/A	N/A	*Bicycle parking replacement not allowable under VCZSP
Total Spaces Required by VCZSP[1]				**27 vehicle parking spaces**
LAMC 12.21. A.4.	Restaurant (small)	1/50 sq ft	785 + 796 sq ft GFA[5]	32
	Bicycle Parking Replacement (ORD. 185480)[3]	20% x 32 = 6(c)	4 (c)[4]	1 (c)

Total Spaces Required by LAMC 12.21. A.4.				**31 vehicle parking spaces**
	Restaurant	0/sq ft	555+ 560 sq ft GFA[5]	0
Total Spaces Required by AB 2097				**0 vehicle parking spaces**

Table 4: Parking Requirements of Relevant Policy Documents
(1) Venice Coastal Zone Specific Plan; the project falls within the Specific Plan's Beach Impact Zone
(2) Service Floor Area
(3) Ord. No. 185,480, Eff. 5/9/18: New or existing automobile parking spaces required by the Code for all uses may be replaced by bicycle parking at a ratio of one standard or compact automobile parking space for every four required or non-required bicycle parking spaces provided. No more than 20 percent of the required automobile parking spaces for nonresidential uses shall be replaced at a site.
(4) (c) Commercial bike parking spaces
(5) Gross Floor Area
(6) AB 2097 is a California state law that prohibits the imposition of minimum automobile parking requirements upon new and existing developments within half a mile of "major transit" as defined by GC § 65863.2(a).

It should be noted that minimum parking requirements are not informed by standardized analyses of the parking demand generated by particular land uses and contexts, rather they are traditionally intended to create an *oversupply* of parking spaces devoted to SOVs in lieu of managing a more efficient parking supply (Shoup, 2005; Marsden, 2006; Litman, 2005).

In order to establish the expected base parking demand for the subject Project, the consultant team used data from the *Institute of Transportation Engineers Parking Generation Manual 5th Edition*. The *Parking Generation Manual* includes a complete set of searchable electronic files including land use descriptions and data plots for all available combinations of land uses, time periods, independent variables, and settings. The information is based on parking generation studies submitted voluntarily to ITE by public agencies, developers, consulting firms, student chapters, and associations. The *Parking Generation Manual* provides access for users to the ITEParkGen web app. This desktop application allows electronic access to the entire parking generation dataset with numerous filtering capabilities including site setting (i.e., rural, general urban/suburban, dense multi-use urban, center city core), geographic location, age of data, and development size. Instructions for using ITEParkGen are included within the app. While data from the *Parking Generation Manual* must be interpreted and applied using sound professional judgment, the report contains the best available data on the subject of parking demand related to land use.

Base Parking Demand: High-Turnover (Sit-Down) Restaurants

The ITE Parking Generation Manual, 5th Edition describes High-Turnover (Sit-Down) Restaurants in the following manner: “This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. They are commonly referred to as casual dining. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain lounge or bar areas for serving food and alcoholic drinks. The analysis of parking demand for this land use has identified different parking demand rates between high-turnover restaurants with and without lounges. The term “family restaurant” is used interchangeably as an abbreviated version of “high-turnover (sit-down) restaurant without lounge or bar facilities (*ITE Parking Generation Manual,* 2019).” The proposed Projects at 52 E Market Street and 60 E Market Street contain 785 square feet and 796 square feet of gross restaurant floor area (502 square feet and 508 square feet of indoor restaurant service area, 283 square feet and 288 square feet of outdoor restaurant service area, respectively) designed to be occupied by a high turnover (sit-down) restaurant operator.

The *ITE Parking Generation Manual, 5th Edition* data found that at high turnover (sit-down) restaurant developments in the Dense, Multi-use Urban Setting, the hours of peak parking demand occur on weekdays between 12pm and 1pm, and between 6pm and 8pm, with between 75 and 100% of the parking capacity occupied. On Saturdays, peak demand is between 10am and 12pm and also between 6pm and 9pm. Among ten high turnover (sit-down) restaurant sites containing an average of 3,400 square feet of gross floor area per site, the average *weekday* parking demand for the peak period ranged from 3.13-12.41 vehicles per 1,000 square feet of gross floor area, with an average rate of 6.47 vehicles per 1,000 square feet of gross floor area. Thirty-three percent of the sites had an average rate of 4.57 occupied parking spaces per 1,000 square feet of gross floor area while 85% of the sites had an average rate of 12.37 occupied parking spaces per 1,000 square feet of gross floor area. At this rate, the anticipated peak period parking demand per 1,000 square feet of gross floor area devoted to the high turnover (sit-down) restaurant use within the proposed Project would be 3.13-12.41 vehicles or 2.46-9.74 at 52 E Market Street and 2.49-9.88 at 60 E Market Street total occupied parking spaces during the peak hours.

Data for high turnover (sit-down) restaurant parking demand is available for Saturdays when the peak hours are between 10am and 12pm, and between 6pm and 9pm. During this time, parking occupancy ranges from 3.60-12.05 vehicles per 1,000 square feet of gross floor area, with an average rate of 7.19 vehicles per 1,000 square feet of gross floor area.

Weekday Base Parking Demand: High Turnover (Sit-Down)	
Average Peak Parking Demand Rate	12.37 per 1,000 sf GFA[1.]
Project's Number of Units	555 + 560 sf GFA[1]
Base Peak Parking Demand Generated	14 automobiles

Table 5: Base Parking Demand: High Turnover (Sit-Down) Restaurant
Source: *ITE Parking Generation Manual, 5th Edition*
(1) square feet of Gross Floor Area

Parking Demand Management Strategies

Municipalities and developers have three options to address parking demand (see Table 6 below). They can increase the parking supply. They can manage the existing supply. And they can discourage the use of single-occupant vehicles. Table 6 lists these three approaches along with examples of each. The subject project discourages the use of SOV use among its employees.

Table 6: Methods of Addressing Parking Demand

Minimum parking standards are designed to accommodate the highest anticipated peak demand in lieu of implementing parking demand management (PDM) strategies, even though management strategies

are more cost effective and provide the greatest total benefits (Litman, 2005). Increasing parking supply exacerbates urban sprawl by requiring the over provision of parking spaces, lowering the resultant density of commercial and residential development and encouraging further car dependence (Shoup, 2005). As described in Part I of this report, the Venice Coastal Zone is already a dense urban context with an integrated mix of residential, commercial, and employment resources well-served by public and active transportation infrastructure. Despite its favorable design, much of the Venice Coastal Zone, especially the area containing the Project site, is also well-supplied with parking for SOVs (Fehr & Peers, 2021). It is now well-accepted among urban planners and elected and appointed officials that "Excessive parking requirements waste resources: directly, by increasing the money and land devoted to parking facilities; and indirectly, by leveraging an increase in automobile use and sprawl (Litman, 2005)."

The proposed Project includes several PDM strategies for its high turnover (sit-down) restaurant space. The PDM strategies are listed in the figure below. PDM strategies provide Project-based and area-wide benefits when implemented in contexts supported by infrastructure and supplementary policy. As a bonus to developers, these benefits can be economically neutral if they are funded through parking cost savings (Litman, 2005).

Figure 4: PDM Strategies for 52 E Market and 60 E Market St mixed-use Projects

In the pages that follow, this report analyzes the potential parking demand reductions associated with each proposed strategy (where data is available), discusses the mechanics of each strategy including implementation details, presents co-benefits associated with each strategy, and considers precedent for each strategy in the Coastal Zone, if any.

Commercial Parking Demand Management Strategies

Commercial Parking Demand Management Strategy: Local Hire Policy (High Turnover (Sit-Down) Restaurant Employees)

Strategy Description

Local hire programs are generally defined as programs that require contractors, developers, and other types of employers to hire residents from a specific geographic area. These policies typically establish criteria or preferences for hiring, such as requiring a certain percentage of employees to be local residents, offering incentives for hiring local workers, or giving priority to local job seekers in the recruitment process. The proposed Project includes a “local hire” provision that compels the High Turnover (Sit-Down) Restaurant tenant to make a good faith effort to employ restaurant staff from the local workforce. Although “local workforce” is a somewhat subjective term, Venice Coastal Zone precedence (see ‘Precedence in the Coastal Zone’ below), workers will generally be sourced from the area historically designated as Venice, CA. The restaurant’s local hire policy will be volunteered as a condition of the Project’s approval and the restaurant tenant will need to work closely with the Council office (Council District 11) to design and implement a hiring program that gives priority to job candidates from disadvantaged Venice communities.

Range of Effectiveness

Up to a 15% reduction in employee vehicle miles traveled

Discussion

It is well-known that the dispersion of employment activities across regions lengthens commutes. However, the elasticity of parking demand due to local hire programs at a single job site can vary significantly depending on various factors such as the size of the workforce, availability of alternative transportation options, local commuting patterns, and the specifics of the local hire program itself. Studies of the impacts of residential-employment proximity tend to focus on regional or municipal-wide programs and effects. Most indicate that increases in employment density yield the most benefits if adopted as a part of a coordinated set of strategies rather than in isolation (Circella, et al., 2014).

Local hire programs typically aim to increase the number of employees residing within close proximity to the job site, thereby reducing the need for long commutes and potentially lowering parking demand. The elasticity of parking demand in response to such programs would depend on how effectively they incentivize local residents to work at the job site and how much flexibility there is in the workforce's commuting behavior. In areas, like Venice, where alternative transportation options are readily available and commuting distances are relatively short, the anticipated elasticity of parking demand should be greater, as employees may be more inclined to use public transit, walk, or bike to work if they live nearby.

five employees are the maximum expected to be present in each of the high turnover (sit-down) restaurant spaces at any one shift - two in the front of house and up to three in the back of house. Front of house positions include servers, bartenders, and hosts, while back of house positions include line cooks, prep cooks, dishwashers and managers.

The farthest address from the Project site within the area identified as Venice, CA is 1.45 miles away. Most studies use a 5–7-mile radius. Therefore, it is realistic to presume that a plurality of the restaurant's employees can be sourced from the region's local workforce supply. The Project plans to implement another PDM strategy (see sections 'Commercial Parking Demand Management Strategy: Monthly Ride-hailing Subsidy') intended to complement the local hire policy in reducing the development's parking impacts on the surrounding neighborhood.

Precedence in the Coastal Zone

As a condition of its approval on October 21, 2020, the mixed-use development located at 1011 Electric Avenue; 1021-1051 South Abbot Kinney Boulevard (ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR) was required to institute a Local Hire Program. The language, contained in Entitlement Condition #22 of the Letter of Determination issued by the West Los Angeles Area Planning Commission specifically says: "The Applicant shall utilize best efforts, where feasible, to locally hire from disadvantaged communities in Venice, in consultation with Council District 11."

The subject Project plans to volunteer a similar condition of approval for its high turnover (sit-down) restaurant use.

Co-Benefits

- Reduced VMT
- Reduced GHG
- Lower individual transport costs
- Local economic development

Commercial Parking Demand Management Strategy: Monthly Ride-hailing Subsidy (High Turnover (Sit-Down) Restaurant Employees)

Strategy Description

The Proposed development will offer a ride-hailing subsidy as a commuter benefit to all the restaurant's employees. Commuter benefits are employer-provided travel benefits that offset or replace the cost of employees' travel to and from work. This benefit would be 100% subsidized by the restaurant tenants for their staff to guarantee transportation to and from work as an alternative to SOV, public transit, or active transportation modes, as needed. For example, if an employee who does not own an SOV needs to get to and from work on a rainy day, that employee could use the employer's pre-established ride-hailing business account. This commuter benefit is intended to complement the local hire policy to create a well-rounded array of commute transportation options. Service from a ride-hailing provider would provide "door-to-door" transportation accommodations for the restaurants' employees.

A typical peak-hour ride from the farthest location from the Project sites within the Venice Community Plan Area costs $10-$13 (using Uber and Lyft search results). The frequency with which employees will use this subsidy is unknown at the time of the writing of this analysis so the per day subsidy amount has not yet been determined.

Range of Effectiveness

- Approximately a 20% reduction in parking demand (see Table 10 below)

Discussion

Most evaluation studies point to the overwhelming effectiveness of financial incentives and disincentives to manage demand (FHWA, 2012). Financial incentives provide travelers with financial benefits for reducing their automobile trips ("Commuter Financial Incentives," VTPI, 2005). These benefits reflect the cost savings that result from reduced parking demand and the attendant reduction in parking facility construction and maintenance. There are various types of financial incentives, including "parking cash-outs" which occur when employees who are offered subsidized parking can choose cash instead. Ride-hailing commuter benefits are a strategy in which employees receive subsidized rides from a ride-hailing operator. Ride-hailing commuter benefits involve an employer (in this case, the high turnover (sit-down) restaurant tenant) partnering with a popular rideshare company like Uber or Lyft to offer discounts or credits to employees. The proposed Project would offer a complete subsidy to its employees for ride-hailing services, as needed, which essentially amounts to a financial incentive of an unknown amount.
The table below shows the percentage reduction in vehicle trips that typically results from a transit or rideshare subsidy. For example, a $1 (1993 U.S. dollars) per day transit subsidy at a transit-oriented activity center is likely to reduce automobile commute trips by about 11%. The Project's provision of a

100% subsidized ride-hailing service to its employees amounts to a subsidy that would be, on average, 50 cents to 65 cents per trip or $1-$1.30 roundtrip per day (this analysis assumes one trip per month for the subsidy cost evaluation). The Project does not intend to charge for employee parking spaces.

These vehicle trip reductions tend to increase over time as travelers become more familiar with alternative modes and take these incentives into account when making long-term vehicle purchase and home location decisions. Ride-hailing subsidization can be more effective if implemented in conjunction with other and transport management strategies.

Financial incentives are an effective way to reduce parking and vehicle traffic travel demand, congestion, traffic accidents, and pollution emissions. They tend to increase equity by offering non driver benefits comparable to parking subsidies provided to motorists. They are typically appropriate if an employer has inadequate parking supply, leases parking spaces, or in other ways can save money by reducing the demand for parking facilities. The parking demand reduction at this site will potentially be higher than at others due to the local hiring policy.

Table 7: Percentage Vehicle Trips Reduced by Daily Subsidy (1993 U.S. Dollars)

Worksite Setting	Daily Parking Charge (2000 U.S)				
	$0	$1.30	$2.60	$4.00	$5.20
Low density suburb, rideshare oriented	13.0	20.8	28.4	34.9	40.0
Low density suburb, mode neutral	12.7	22.4	32.8	42.9	51.5
Low density suburb, transit oriented	12.6	22.9	34.5	46.1	56.5
Activity center, rideshare oriented	20.1	29.3	36.6	41.8	45.5
Activity center, mode neutral	21.2	33.0	42.9	50.4	55.8
Activity center, transit oriented	24.0	40.5	55.8	68.6	78.3
Regional CBD/Corridor, rideshare oriented	19.6	26.2	30.6	33.5	35.3
Regional CBD/Corridor, mode neutral	26.3	37.5	45.4	50.7	54.1
Regional CBD/Corridor, transit oriented	34.8	52.3	65.6	74.9	81.1

Values in the table indicate the percentage reduction in commute trips compared with no fees or subsidies.
Source: Comsis Corporation, 1993

Rideshare oriented refers to locations where ridesharing (carpools and vanpools) provides more than half of all commute travel by alternative modes. *Mode neutral* refers to locations where ridesharing and transit represent about the same portion of alternative commute travel. *Transit oriented* refers to

locations where transit provides more than half of all commute travel by alternative modes. Mode neutral most accurately describes the Venice Coastal Zone alternative mode behavior.

It is worth noting that the Project is providing the full amount of parking required by the Venice Coastal Zone Specific Plan and Land Use Plan for its commercial uses.

Precedence in the Coastal Zone

Several regions in the US have legislated mandates requiring companies to offer commuter benefits, especially if they exceed a certain number of employees. Of the regions that mandate commuter benefits, three of them are in the California Coastal Zone including San Francisco, Berkeley, and Richmond, CA.

The Bay Area Commuter Benefits Program is a partnership of the Metropolitan Transportation Commission and the Bay Area Air Quality Management District. Bay Area employers with 50 or more full-time covered employees within the Bay Area Air Quality Management District (Air District) are required to register and offer commuter benefits to their employees in order to comply with Air District Regulation 14, Rule 1, also known as the Bay Area Commuter Benefits Program.

Berkeley-based employers with ten or more employees must provide a commute program to encourage employees to use public transit, vanpools, or bicycles. Berkeley's Tax Relief Action to Cut Commuter Carbon (TRACC) requires that employers with ten or more employees offer their staff benefits to commute by public transit, vanpool, or bicycle. Employers can choose one or more of the below options:

- Provide a pre-tax payroll deduction program, allowing employees to use up to $125 in pre-tax wages for public transit or vanpool expenses.
- Pay for employee's public transit, vanpool, or bicycle expenses.
- Provide free shuttle service between home and work on a company-funded vehicle.

The City of Richmond adopted a Commuter Benefits Ordinance to encourage the use of commute modes such as public transit, ride sharing, bicycling, and walking. Such commute modes are designed to reduce emissions of greenhouse gasses and other air pollutants to protect public health and the climate. The Richmond Commuter Benefits Ordinance requires all registered businesses in Richmond that have ten or more employees who work an average of at least ten hours per week to offer one of the following:

- A Pre-Tax Election: A program, consistent with Internal Revenue Code 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes, vanpool charges or bicycle commuting, up to the maximum level allowed by federal tax law, currently $230 per month for transit and vanpool and $20 per month for bicycles.
- Employer Paid Benefit: A program whereby the employer supplies a transit pass or reimbursement for equivalent vanpool charges at least equal in value to the purchase price of

the adult monthly transit pass for the local transit agency system(s) requested by each employee to complete the trip to the workplace.
- Employer Provided Transit: Transportation furnished by the employer at no cost to the employee in a vanpool, bus or similar multi-passenger vehicle operated by or for the employer.
- An alternative commuter benefit which must be pre-approved by the City of Richmond.

If business has 50+ employees in the City of Richmond and/or across all sites in the Bay Area, the employer must register with the Bay Area Commuter Benefits Program administered by the Bay Area Air Quality Management District and Metropolitan Transportation Commission.

Co-Benefits

- Reduction in individual transportation costs

Part 4: Availability of Alternative Transportation Options

The site is surrounded by urban uses including community- and visitor-facing commercial establishments, other single- and multi-family residential uses, and recreational opportunities. Among Los Angeles neighborhoods, Venice is considered among the easiest to navigate without a personally owned motor vehicle.

A Walk Score "measures the walkability of any address using a patented system. For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category (https://www.walkscore.com/methodology.shtml)." Walkscore.com assigns the subject property a Walk Score of 98 out of 100 and the moniker "Walker's Paradise," meaning that daily errands do not require a car. Several of the streets surrounding the subject property have restricted motor vehicle access.

Similarly, "Bike Score measures whether an area is good for biking. For a given location, a Bike Score is calculated by measuring bike infrastructure (lanes, trails, etc.), hills, destinations and road connectivity, and the number of bike commuters. Walkscore.com assigns the subject property a Bike Score of 99 out of 100 and the moniker "Biker's Paradise," meaning that "daily errands can be accomplished on a bike."

Additionally, LA Metro operates over a dozen bike share docking stations in the Venice area. A Google maps image showing LA Metro's bike share stations is located in Figure 4 below. Furthermore, each project's two short-term and two long-term bicycle parking spaces will provide a secure location to store bicycles for the retail store's employees and patrons alike.

Other options for mixed-modal transportation abound in Venice as well. Dock-less electric bike and scooter share companies, Bird, Lime, and Spin have been operating in the Venice Coastal Zone since 2018. A plethora of car-ownership alternatives are offered in the area, making it easy for residents of the proposed project to access nearby commercial, employment, educational, and transportation resources without the need for an off-street parking space and without negatively affecting coastal access or access to public recreational facilities.

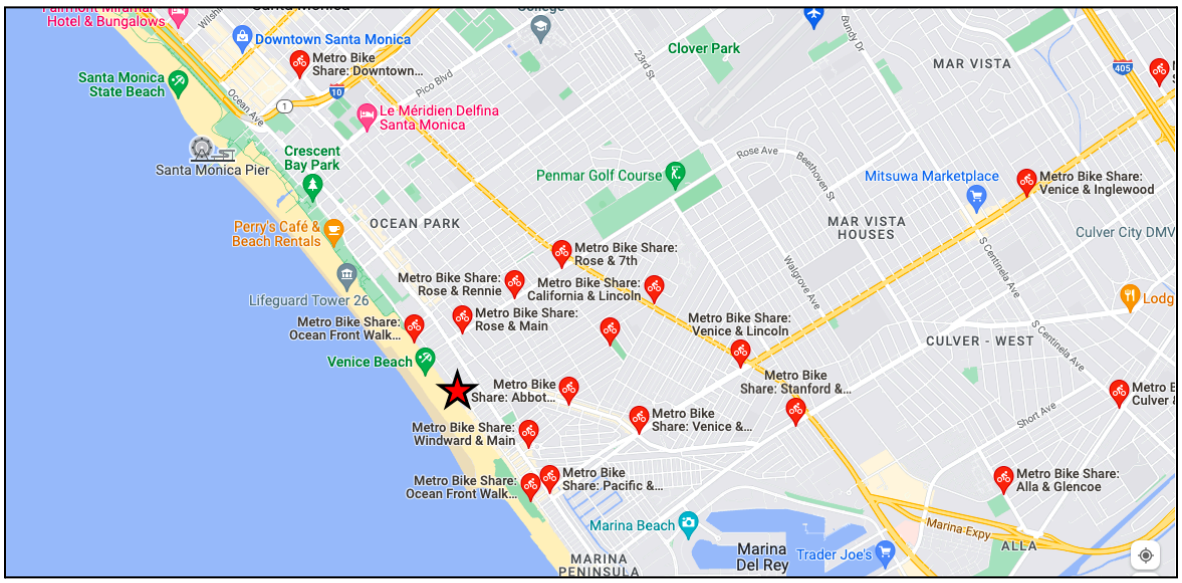


Figure 5 – Map of Nearby Metro Bike Share Stations in Proximity to Proposed Project

Furthermore, local and statewide policies have shifted toward making urban neighborhoods easier to navigate without a personally-owned motor vehicle by investing in transportation planning and funding from single occupancy vehicle infrastructure to more multi-modal infrastructure with the intent to promote the growth and enhancement of pedestrian, bicycle, and transit networks as a means to decrease the volume of single-occupancy vehicle travel and reduce the need for more parking facilities in the Venice Coastal Zone.

Citywide Policy Updates

In September 2016, the Los Angeles City Council adopted *Mobility Plan 2035, an update* of the transportation element of the General Plan. The plan provides a vision and goals for a balanced mobility network that services the needs for all users and modes of travel including pedestrian, bicycle, transit, and motor vehicle, rather than a continued focus on single-occupancy vehicle travel. Mobility Plan 2035 designates nearby sections of Pacific Avenue, Main Street, and Abbot Kinney Boulevard in the Venice Coastal Zone as parts of its Pedestrian Enhanced Districts (PEDs). In the Plan, Venice Boulevard is designated as a Comprehensive Transit Enhanced Street in the Transit Enhanced Network (TEN), which aims to provide reliable and frequent transit service; increase transit mode share; reduce single-occupancy vehicle trips; and integrate transit infrastructure investments with the identity of the surrounding street.

The Plan includes a fully protected Class IV bicycle lane on Venice Boulevard from its eastern terminus in downtown Los Angeles to its western terminus at the Pacific Coast, approximately 0.3 miles from the project sites. On-demand shuttle services operate in Venice, providing real-time transportation access to users via phone or app, including LADOT's LAnow. As indicated by the City's mobility policies and capital infrastructure planning, increased access to popular visitor destinations, like Venice Beach, may be met through alternative modes of travel. Future parking demand may be further offset through increased efficiencies of existing resources.

In April 2019, Mayor Eric Garcetti released the City's Green New Deal which set goals and targets for the City to be carbon neutral by 2050. Mobility and public transportation are key factors in reducing carbon emissions.

In June 2019, the City Council adopted an amendment to the Coastal Transportation Corridor Specific Plan (Ordinance No. 186,104) to update the plan's fees, exemptions, credits, and list of transportation improvements. The Specific Plan provides a list of transportation improvements that target multiple modes of travel to reduce reliance on automobiles.

Findings

- There is adequate parking supply in publicly- and privately-owned parking lots surrounding the project during typical peak and off-peak hours.

- Retailers in and around Windward Circle don't generally provide parking for their commercial patrons.

- Parking Demand Management Strategies such as local hire policies and ride-hailing subsidies for the restaurants' employees can reduce parking demand.

- Existing and planned infrastructure support resident and visitor alternatives to automobile transportation.

Address	Use	Y/B	Building SF	On Site Parking Spaces	Information Obtained From
73-85 Market St	Store and Residential Combination	1922	6,448	0	Visual inspection
69 Market St	Commercial - Artist-in-Residence	1921	2,550	0	Visual inspection
65 Market St	Commercial - Artist-in-Residence	1922	2,400	0	Visual inspection
57 Market St	Commercial - Artist-in-Residence	1922	2,400	0	Visual inspection
51 Market St	Art Gallery and SFD	1978	3,381	4	Building Records
45-47 Market St	Commercial - Artist-in-Residence	1923	2,250	0	Building Records, Visual Inspection
41 Market St	Commercial - Artist Workshop	1972	2,010	0	Building Records
21-35 Market St	Commercial - Artist-in-Residence	1989	8,820	0	Building Records, Visual Inspection
38-46 Market St	Commerical - Artist in Residence	1922	5,400	0	Building Records, Visual Inspection
52 Market St	**Proposed: Restaurant and Residential**	**1965**	**3,511**	**3**	**Proposed Project**
60 Market St	**Proposed: Restaurant and Residential**	**1965**	**3,531**	**3**	**Proposed Project**
64 Market St	Commercial - Office Building	1913	5,040	0	Visual inspection
72 Market St	Commercial - Restaurant	1914	2,700	0	Visual inspection
74-76 Market St	Commercial - Storage	1921	2,698	0	Visual inspection
78 Market St	Commercial - Professional Building	1966	2,121	5	Building Records, Visual Inspection

EXHIBIT F

Address of Building: 52 Market Street

CITY OF LOS ANGELES

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 building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued 12-13-65 Permit No. and Year WLA55450/65

Two story, Type V, 24 x 70,
Duplex with two guest rooms,
Three required parking spaces,
R-1 occupancy

Owner Quantell Corporation
Owner's Address #20 17th Avenue
Venice, Calif.

B&S Form B-95a—4M Sheet Sets—5-65 (C-10)

By A.E. HEWITT:apm

52 E Market St 1-4

Permit #:

Plan Check #: B17LA11774

Event Code:

17016 - 10000 - 18250

Printed: 03/23/18 09:54 AM

Bldg-Alter/Repair
Apartment
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 03/23/2018
Last Status: Issued
Status Date: 03/23/2018

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
VENICE OF AMERICA	B	8		M B 6-126/127	108A143 456	4226 - 008 - 006

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Certified Neighborhood Council - Venice
Community Plan Area - Venice
Census Tract - 2735.02
Coastal Zone Cons. Act - YES
District Map - 108A143
Energy Zone - 6
Fire District - 1 (Entire parcel)
Earthquake-Induced Liquefaction Area - Yes
Methane Hazard Site - Methane Zone
Near Source Zone Distance - 5.2
School Within 500 Foot Radius - YES
Thomas Brothers Map Grid - 671-G6

ZONES(S): CM-1

4. DOCUMENTS

ZI - ZI-2406 Dir Inter of Venice SP for Small	RENT - YES	ORD - ORD-168999	ORD - ORD-175694
ZI - ZI-2452 Transit Priority Area in the Cit	ORD - ORD-102813	ORD - ORD-172019	DTRM - DIR-2014-2824-DI
SPA - Los Angeles Coastal Transportation Cor	ORD - ORD-129944	ORD - ORD-172897	CPC - CPC-17631
SPA - Venice Coastal Zone	ORD - ORD-130337	ORD - ORD-175693	CPC - CPC-1984-226-SP

5. CHECKLIST ITEMS

Special Inspect - Concrete>2.5ksi
Special Inspect - Epoxy Bolts
Special Inspect - Field Welding
Special Inspect - Grade Beam/Caisson
Special Inspect - Structural Observation
Special Inspect - Structural Wood (periodic)
Fabricator Reqd - Structural Steel
EQ Retrofit - Full Compliance-Division 93
Permit Flag - Not a Fire Life Safety Project

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
SHERMAN, RUSSELL G TR RUSSELL G SHERMAN TRUST
592 DRYAD RD, SANTA MONICA CA 90402 --

Tenant:

Applicant: (Relationship: Engineer)
ALEX MUSTAPHA -
536 W ARROW #201, COVINA, CA 91722 -- (626) 859-0222

For Cashier's Use Only

W/O #: 71618250

7. EXISTING USE

(05) Apartment
(07) Garage - Private

PROPOSED USE

8. DESCRIPTION OF WORK

SOFT STORY RETROFIT AS PER LAMC DIV 93. NEW TWO CANTILEVER COLUMNS AT THE PARKING LEVEL.

9. # Bldgs on Site & Use: 1 OF 2

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: John Francia
DAS PC By:
OK for Cashier: Adrian Hernandez
Coord. OK:
Signature:
Date: 03/23/2018

11. PROJECT VALUATION Final Fee Period

Permit Valuation: $30,000
PC Valuation:

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

* P 1 7 0 1 6 1 0 0 0 0 1 8 2 5 0 F N *

LA DAVI 102119271 3/23/2018 9:53:15 AM

BUILDING PERMIT COMM	$350.00
BUILDING PLAN CHECK	$0.00
BUILDING PLAN CHECK	$0.00
PLAN MAINTENANCE	$10.00
EI RESIDENTIAL	$3.90
DEV SERV CENTER SURCH	$10.92
SYSTEMS DEVT FEE	$21.83
CITY PLANNING SURCH	$21.60
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$25.20
CA BLDG STD COMMISSION SURCHARGE	$2.00
BUILDING PLAN CHECK	$0.00
Sub Total:	$455.45

Permit #: 170161000018250
Building Card #: 2018LA99826
Receipt #: 0102867317

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

17016 - 10000 - 18250

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** [1] SS Log #:S36537 [2] Retrofit complies with Division 93 [3] This retrofit is not publicly funded and does not need to comply with accessibility standards of LABC Ch. 11A. [4] No projection into any required yards. All affected parking have at least 8'-0". [5] Permit / CofO 1965WL55450 for Duplex, 2-guest room and 3-car required. [6] Specific Plan exempt from seismic retorfit

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed 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 M A CONSTRUCTION SERVICES INC	536 W ARROW HWY SUITE 201,	COVINA, CA 91722	B	831856	
(E) EL-MUSTAPHA, AHMAD MAHMOUD	1608 CALLE CRISTINA,	SAN DIMAS, CA 91773		C49021	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed 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 LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **831856** Contractor: **A M A CONSTRUCTION SERVICES INC**

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.

(X) I have and will maintain workers' 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: **STATE COMP. INS. FUND** Policy Number: **1751887**

( ) 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.

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. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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 (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** 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, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, 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).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **ALEX MUSTAPHA** Sign: _____ Date: **03/23/2018** [X] Contractor [ ] Authorized Agent

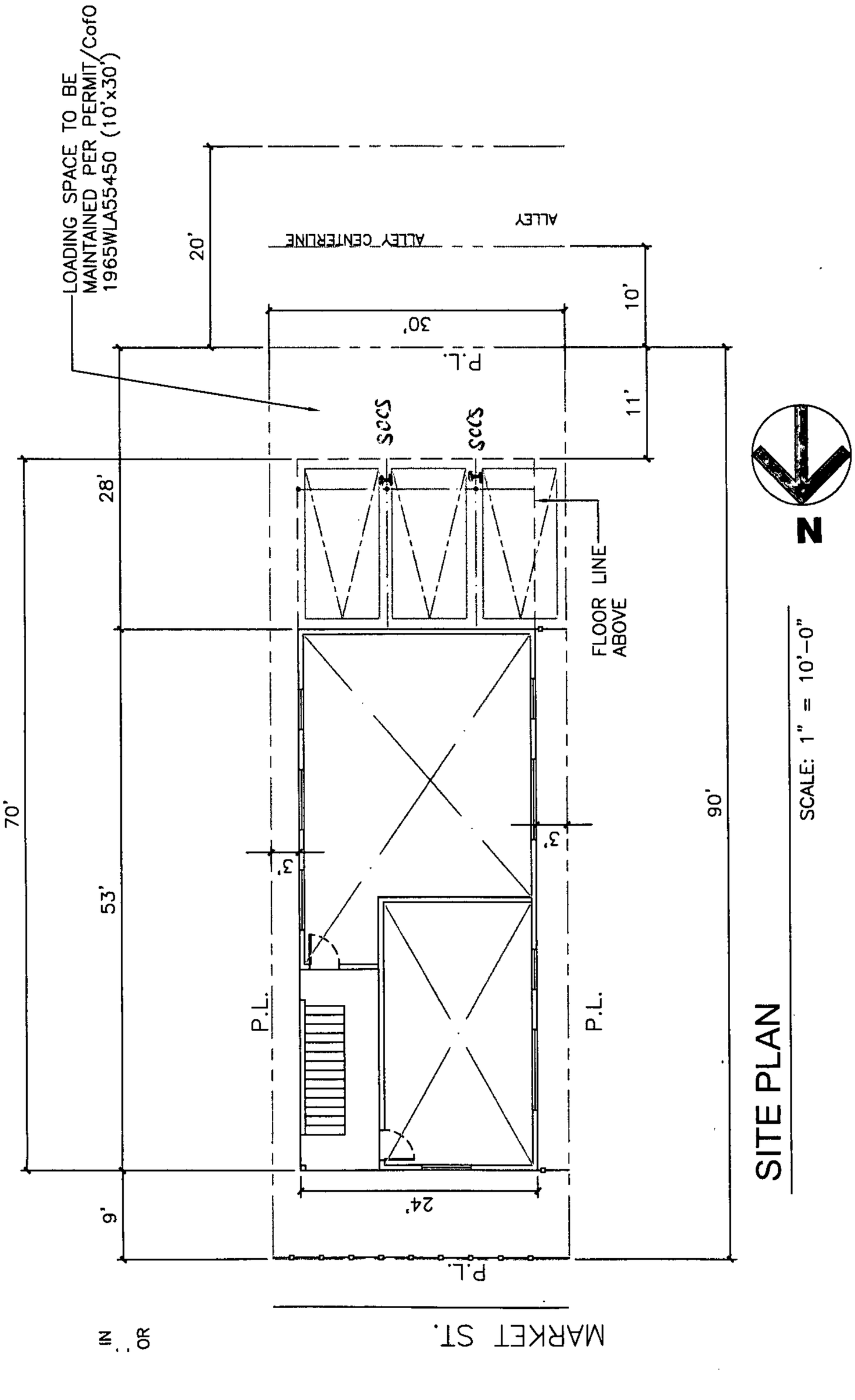
52 E Market St 1-4 Permit Application # : **17016 - 10000 - 18250**

Bldg-Alter/Repair
Apartment
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B17LA11774FO
Initiating Office: METRO
Printed on: 07/24/17 07:25:13



(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

COUNCIL DISTRICT: 11 INSPECTION DISTRICT: BIGIWLA3

PLOT PLAN

7 COMBINED BUILDING—MECHANICAL PERMIT—APPLICATION FOR INSPECTION OF NEW SWIMMING POOL AND/OR SOLAR HEATER AND FOR CERTIFICATE OF OCCUPANCY — PUBLIC RECORD

B & S B-52—R7.80

CITY OF LOS ANGELES
DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT: 8	BLK: B	TRACT: Country Club	COUNCIL DIST. NO.: 6	DIST. MAP: 7187						
2. PERMIT FOR: (25)	PRIVATE POOL ☐	PUBLIC POOL ☐	SPA ☐	STD PLAN (#) ☐	CONSTR ☐	ELECT ☐	PLUMB ☐	SUPPORT STRUC ☐	SOLAR HEATER ☒	CENSUS TRACT: 2734.00	ZONE: C-M-1
3. JOB ADDRESS: 52 Market St.										FIRE DIST.: ONE	
4. BETWEEN CROSS STREETS: Pacific Ave. AND Ocean Front Walk										LOT (TYPE): Int./Thru	
5. OWNER'S NAME: Russ Sherman					PHONE: 454-2989					LOT SIZE: 20x89.94	
6. OWNER'S ADDRESS: 592 Dryad Rd.	CITY: Santa Monica	ZIP: 90402									
7. ARCHITECT OR ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE							ALLEY: /	
8. ARCHITECT OR ENGINEER ADDRESS	CITY	ZIP								BLDG. LINE: /	
9. CONTRACTOR: Solar West Const.Co.	BUS. LIC. NO.: 323301	ACTIVE STATE LIC. NO.	PHONE: 888-7896							AFFIDAVITS: CZCA	
10. QUALIFIED ELEC. INSTALLER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE								
11. QUAL. PLUMB. INSTALLER	BUS. LIC. NO.	ACTIVE STATE LIC. NO. OR CITY REG. NO.	PHONE								
12. MATERIAL OF CONSTRUCTION	NO. OF EXISTING BUILDINGS ON LOT AND USE										
7 13. JOB ADDRESS: 52 Market St.	STREET GUIDE									DISTRICT OFFICE: WLA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED POOL AND/OR SOLAR HEATER: $ 1600										SEISMIC STUDY ZONE: /	

SWIMMING POOL	SIZE	SURFACE AREA	DEPTH	GRADING: ///	FLOOD: ///
	HEATER: SOLAR ☐ GAS ☐	POOL COVER REQUIRED: YES ☐ NO ☐	PLANS CHECKED	HWY DED.: /	CONS.: /
			APPLICATION APPROVED	ZONED BY: Ravare	
SOLAR HEATING	SIZE OF COLLECTORS: 3 4'X8'	TOTAL AREA: 96 sq ft	CONT. INSP.	FILE WITH	
	PURPOSE OF HEATER: SWIMMING POOL ☐ HOT WATER ☒ OTHER ☐	MATERIAL: PLASTIC ☐ METAL ☒		TYPIST	
			INSPECTION ACTIVITY: COMB / GEN / MAJ. S. / CONS.	INSPECTOR	

16.60	← BUILDING PERMIT FEE	
12.45	+ (0.75BP) FOR MECHANICAL	
29.05	← = PERMIT FEE TOTAL	
G.P.I. /	B.P.C. 14.11	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. /	P.P.C. /	
DIST. OFFICE WLA	S.P.C. /	
P. C. No.	P.M. /	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

C 14.11 B-PC
E 29.05 B-PC
3146
V3798 8/13/80 43.16 CHTO

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 8/13/80 Lic. Class C-44 Lic. Number 323301 Contractor Rod Bergen (owner)

Contractor's Mailing Address 23939 VENTURA BLVD. CALABASAS, CA.

OWNER-BUILDER DECLARATION

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

☐ 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 N/A.

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. Not Avail Company ST. FUND

☐ Certified copy is hereby furnished.

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

Date 8/13/80 Applicant Rod Bergen

Applicant's Mailing Address 23939 VENTURA BLVD. CALABASAS, CA.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name N/A

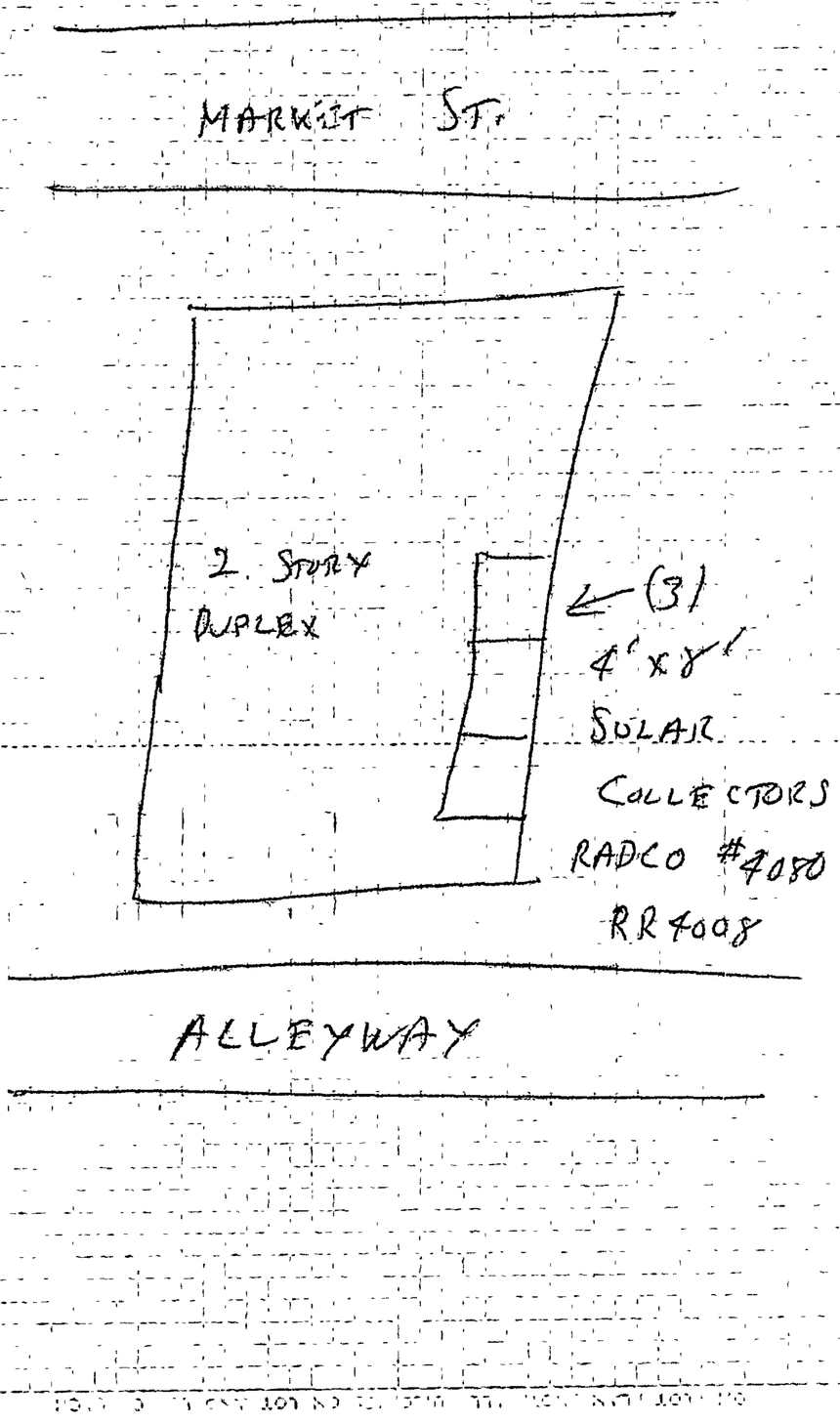
Lender's Address _____

20. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Rod Bergen (Owner or agent having property owner's consent) Agent (Position) 8/13/80 (Date)

Coastal exemption letter 8/13/80



Christian 8-13-80

3

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

CITY OF LOS ANGELES

B&S Form B-3

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR. | LOT: 8 | BLK.: B | TRACT: Venice of America | ADDRESS APPROVED

2. BUILDING ADDRESS: 52-54 Market Street | DIST. MAP: 7187

3. BETWEEN CROSS STREETS: Speedway AND Pacific Avenue | ZONE: CM-1

4. PRESENT USE OF BUILDING: Apt. hotel | NEW USE OF BUILDING: (50) DEMOLISH | FIRE DIST.: 2

5. OWNER'S NAME: Bodson Realty Co. | PHONE: 399-7763 | INSIDE XX 45' | KEY

6. OWNER'S ADDRESS: 20 - 17th Avenue, Venice | P.O. | ZONE | COR. LOT | REV. COR.

7. CERT. ARCH. | STATE LICENSE | PHONE | LOT SIZE

8. LIC. ENGR. | STATE LICENSE | PHONE | 30.' x 89.94'

9. CONTRACTOR: Bruce Sanger | STATE LICENSE: C21-H141812 | PHONE: 448-2782 | REAR ALLEY 20' | SIDE ALLEY

10. CONTRACTOR'S ADDRESS: 2213-15 North Rosemead Blvd., El Monte | P.O. | ZONE | BLDG. LINE

11. SIZE OF EXISTING BLDG.: 30' x98.10' | STORIES: 3 | HEIGHT: 45' | NO. OF EXISTING BUILDINGS ON LOT AND USE: 1, apt. hotel | BLDG. AREA

3 52-54 Market Street 1964 | DISTRICT OFFICE: WLA

12. MATERIAL ☐ WOOD ☐ METAL ☐ CONC. BLOCK | EXT. WALLS: ☐ STUCCO ☒ BRICK ☐ CONCRETE | ROOF CONST. ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER | ROOFING: comp | SPRINKLERS REQ'D. SPECIFIED

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 3209.50 | VALUATION APPROVED | AFFIDAVITS

14. SIZE OF ADDITION: NONE | STORIES | HEIGHT | APPLICATION CHECKED

15. NEW WORK: (Describe) | EXT. WALLS | ROOFING | PLANS CHECKED | DWELL. UNITS: 7

DEMOLISH as per File X22141
Sewer Cap No. 164464

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, and I have read reverse side of Application.

CORRECTIONS VERIFIED | SPACES PARKING: 0

PLANS APPROVED | GUEST ROOMS: 21

APPLICATION APPROVED | FILE WITH: Venice

Signed Bruce Sanger

This Form When Properly Validated is a Permit to Do the Work Described.

INSPECTOR: L. G. Anderson | CONT. INSP.: Rehab

CRITICAL SOIL

SEWER (Available) (Not Available)

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
III-B	H-4		—			$15.20	$25.		

CASHIER'S USE ONLY

41-15206

JUL--2-64 16285 C — 1 CK 40.20

P.C. No. GRADING CRIT. SOIL CONS.

LEGAL DESCRIPTION

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

SCOPE OF PERMIT

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.....
.....	.....
Tract..... Market	Tract.....

VENICE DISTRICT

Present location of building } 54 Market St 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.....Families.....Rooms.....
(Store, Residence, Apartment House, Hotel, or any other purpose)
2. Use of building AFTER alteration or moving.....Families.....Rooms.....
3. Owner (Print Name) Albert Stanley.....Phone.....
4. Owner's Address 1746 Ocean Ave SM
5. Certificated Architect.....State License No.....Phone.....
6. Licensed Engineer.....State License No.....Phone.....
7. Contractor Owner Roofing Co.....State License No. 7553 Phone 25713
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.} $ 150.00
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.....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:

Comp Roof -

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

FOR DEPARTMENT USE ONLY				
PERMIT NO. 42190	Plans and Specifications checked	Zone C	Fire District No. #1	Fee 2.00 Stamp here when Permit is issued OCT 26 1939
	Corrections verified	Bldg. Line Ft.	Street Widening Ft.	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved 10/25/39 Clerk.		
PLANS Rec'd	For Plans See	Filed with	SPRINKLER Required Valuation Included Yes—No / Specified Yes—No	Inspector

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.....Comp

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.....Crown Roofing Co.....
(Owner or Authorized Agent)

By.....M. Kennedy Pres.....

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: .....

Bldg. Form 8

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 8 — Vicinity of Ave.
.....	.....
Tract.....	Tract.....

Present location of building: 52 + 54 Market St — (House Number and Street)

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

Between what cross streets: Dudley Ave. & Yoakum

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building ~~Office~~ Hotel + Store ..... Families ..... Rooms ..... (Store, Residence, Apartment House, Hotel, or any other purpose)
2. Use of building AFTER alteration or moving Clubs for Men Families ..... Rooms .....
3. Owner (Print Name) R. PERRY & ALBERT STANLEY Phone 2243x
4. Owner's Address ALBUQUERQUE, MEX.
5. Certificated Architect ..... State License No. ..... Phone .....
6. Licensed Engineer ..... State License No. ..... Phone .....
7. Contractor Owner State License No. ..... Phone .....
8. Contractor's Address Owner
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.) $ 400 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 ..... x ..... Number of stories high ..... 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:

Remodelling #52 Market — Inside only — Installing Kitchen, Shower & Toilet

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

PERMIT NO.	FOR DEPARTMENT USE ONLY		Fee 3
16136	Plans and Specifications checked: 11-26	Zone C; Fire District No. /	Stamp here when Permit is issued: MAY 14 1937
	Corrections verified: 0	Bldg. Line: None Ft. Street Widening: Ft.	
	Plans, Specifications and Applications rechecked and approved: 11-26	Application checked and approved: 5-13-37 GWH Clerk	
PLANS Rec'd: Plan	For Plans See: 0 Filed with	SPRINKLER Required / Valuation Included / Specified Yes—No	Inspector

64138

NO CERTIFICATE REQUIRED

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.....Albert Stanley Agent
(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: B Lt - 5-10 approves Work if satisfactory Ventilation & lighted by daylight.

I hereby certify that no contractor is employed, and/or will be employed to do the work mentioned in this application.

(Signed) Albert Stanley

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 in, the property described in such permit.

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

Present location of building } 52-54- Market Street (House Number and Street)

New location of building } ..... (House Number and Street)

Between what cross streets } Speedway - Dalleyway

Approved by City Engineer.

..... Deputy.

1. Purpose of PRESENT building Hotel Families ..... Rooms 30
   Store, Residence, Apartment House, or any other purpose.
2. Use of building AFTER alteration or moving..... Families ..... Rooms .....
3. Owner (Print Name) RUEBEN PERRY - Phone .....
4. Owner's address ALBUERQUEQUE, NEW MEXICO
5. Certificated Architect..... State License No..... Phone .....
6. Licensed Engineer..... State License No..... Phone .....
7. Contractor J. L. SCHIMMER State License No..... Phone .....
8. Contractor's address .....
9. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} $ 70.00
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 30 x 65 Number of stories high 3 Height to highest point 40'
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 fire - wall damaged by earthquake.

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

PERMIT NO. 3797	FOR DEPARTMENT USE ONLY			Fee 1.50
	Plans and Specifications checked	Zone Hon C	Fire District No: 1	Stamp here when Permit is issued
	Corrections verified	Set Back No Ft.	Street Widening No. Ft.	MAR 23 '33
PLANS Rec'd.....	Plans, Specifications and Applications rechecked and approved	Application checked and approved 3/16/33 Clerk.		Inspector
	For Plans See / Filed with	SPRINKLER Required / Specified Yes—No / Valuation Included		

12 8 34

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 Stanley Fences

(Owner or Authorized Agent)

By Stanley Fences

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Set back.....	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 Applications Must be Filled Out by Applicant

Bldg. Form 8

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:

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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..... .... Book.....Page.....F. B. Page.....	Lot.....Block..... Tract.....VENICE ANNEX .... Book.....Page.....F. B. Page.....
TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY	From No.....Street To No. 52 Market Street.....Street	

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

O. K. City Engineer By.....Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for?.....
2. What purpose will Building be used for hereafter? Store.....
3. Owner's name Mrs Penny, Abbott Hanlon, agent Phone G2222.....
4. Owner's address 54 Market Street.....
5. Architect's name.....Phone.....
6. Contractor's name J. L. Schimmel Phone 22266.....
7. Contractor's address 2017-21 So. Main Street.....
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equipment and Appliances in Completed Building.} $75.00
9. Class of present Building.....C.....No. of rooms at present.....Kitchenettes.....
10. Number of stories in height.....Three.....Size of present Building.....x.....
11. State how many buildings are on this lot.....One.....
12. State purpose buildings on lot are used for.....
(Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in?.....C.....

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

Change front of store

No structural changes.

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) J. L. Schimmel 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.	
23622	OK - No plans 8-14-28 HHB Plan Examiner	8-20-28 JW.SG SC 113. Clerk	RECEIVED AUG 23 1928

4316.

1.00

14. Size of new addition.....x.....No. of Stories in height.....

15. Material of foundation.....Size footings.....Size wall.....Depth below ground.....

16. Size of Redwood Mudsills.....x.....Size of interior bearing studs.....x.....

17. Size of exterior studs.....x.....Size of interior non-bearing studs.....x.....

18. Size of first floor joists.....x.....Second floor joists.....x.....

19. Will all Lathing and Plastering Comply with Ordinance?.....

20. 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 Ordinance and Laws governing Building Construction will be complied with, whether herein specified or not.

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

FOR DEPARTMENT USE ONLY

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

REMARKS

EXHIBIT G

No correspondence has been received.