

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**CERTIFICATE OF OCCUPANCY**

<b>OWNER</b> WEBSTER, ROGER E CO TR R AND J M WEBSTER TRUST  0 PO BOX 968 OJAI CA 93024	No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof.
	Section <b>CERTIFICATE:</b> Issued-Valid DATE: BY: HENRY L BAGHDASSARIAN 12/31/2020 GREEN - NONE

**SITE IDENTIFICATION**  
ADDRESS: 320 E SUNSET AVE 90291

**LEGAL DESCRIPTION**

TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
VAWTER OCEAN PARK TRACT BLOCKS B C & D	B	27		M B 4-31/32	109-5A143 75	4286-007-031

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

**COMMENT** CHANGE OF USE FROM BAKERY AND RETAIL TO BAKERY, RETAIL & RESTAURANT/BAR AND AN OUTDOOR DINING. NO NEW FLOOR AREA.

USE	PRIMARY	OTHER
	Bakery	Dining Areas outdoor (Accessory Restaurant Retail)

**PERMITS**  
17014-10000-02367

**STRUCTURAL INVENTORY**

ITEM DESCRIPTION	CHANGED	TOTAL
Methane Site Design Level III		
NFPA-13 Fire Sprinklers Thru-out Type III-B Construction		
B Occ. Group	2160 Sqft	2160 Sqft
F1 Occ. Group	-2595 Sqft	838 Sqft
M Occ. Group	-154 Sqft	405 Sqft
S1 Occ. Group	643 Sqft	643 Sqft
Long Term Bicycle Parking Provided for Bldg	2 Spaces	2 Spaces
Long Term Bicycle Parking Req'd for Bldg	2 Spaces	2 Spaces
Parking Req'd for Bldg (Auto+Bicycle)	23 Stalls	23 Stalls
Provided Compact for Bldg	7 Stalls	7 Stalls
Provided Disabled for Bldg	1 Stalls	1 Stalls
Provided Standard for Bldg	6 Stalls	6 Stalls
Short Term Bicycle Parking Req'd for Bldg	10 Spaces	10 Spaces
Short Term Bicycle Parking Provided in Public Right-of-W	10 Spaces	10 Spaces



**APPROVAL**

CERTIFICATE NUMBER 215669

BRANCH OFFICE: WLA

COUNCIL DISTRICT: 11

BUREAU: INSPECTN

DIVISION: BLDGINSF

STATUS: CofO Issued

STATUS BY: HENRY L BAGHDASSARIAN

STATUS DATE: 12/31/2020

APPROVED BY: HENRY L BAGHDASSARIAN

EXPIRATION DATE:

**PERMIT DETAIL**

PERMIT NUMBER 17014-10000-02367	PERMIT ADDRESS 320 E Sunset Ave	PERMIT DESCRIPTION CHANGE OF USE FROM BAKERY AND RETAIL TO BAKERY, RETAIL & RESTAURANT/BAR AND AN OUTDOOR DINING. NO NEW FLOOR AREA.	STATUS - DATE - BY CofO Issued - 12/31/2020 HENRY L BAGHDASSARIAN
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**PARCEL INFORMATION**

Area Planning Commission: West Los Angeles	Census Tract: 2733.00	Certified Neighborhood Council: Venice
Coastal Zone Cons. Act: YES	Community Plan Area: Venice	Council District: 11
District Map: 109-5A143	Earthquake-Induced Liquefaction Area: Yes	Energy Zone: 6
Fire District: 2	LADBS Branch Office: WLA	Methane Hazard Site: Methane Buffer Zone
Methane Hazard Site: Methane Zone	Near Source Zone Distance: 4.3	Thomas Brothers Map Grid: 671-G5
Zone: M1-1		

**PARCEL DOCUMENT**

Affidavit (AFF) AFF-35087	City Planning Cases (CPC) CPC-12425	City Planning Cases (CPC) CPC-1984-226-SP
City Planning Cases (CPC) CPC-1987-648-ICO	City Planning Cases (CPC) CPC-1998-119-LCP	City Planning Cases (CPC) CPC-2000-4046-CA
City Planning Cases (CPC) CPC-2005-8252-CA	Community Development Block Grant (CDBG) LARZ-Venice	Director's Determination (DTRM) DIR-2014-2824-DI
Modification Dated: (MODF) PC EXTENDED TO 11-22-2019	Ordinance (ORD) ORD-121313	Ordinance (ORD) ORD-168999
Ordinance (ORD) ORD-172019	Ordinance (ORD) ORD-172897	Ordinance (ORD) ORD-175693
Ordinance (ORD) ORD-175694	Specific Plan Area (SPA) Los Angeles Coastal Transportation Corridor	Specific Plan Area (SPA) Venice Coastal Zone
Zoning Administrator's Case (ZA) ZA-2013-3376-CDP-CUB-SPP	Zoning Information File (ZI) ZI-2406 Dir Inter of Venice SP for Small Lot Sub	Zoning Information File (ZI) ZI-2452 Transit Priority Area in the City of Los A

**CHECKLIST ITEMS**

Attachment - Owner-Builder Declaration	Attachment - Plot Plan	Attachment - Signed Declaration
Permit Flag - Fire Life Safety Clearance Reqd	Std. Work Descr - Seismic Gas Shut Off Valve	

**PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

<b>OWNER(S)</b> Webster, Roger E Co Tr R And J M Webster Trust	0 Po Box 968	OJAI CA 93024
<b>TENANT</b>		
<b>APPLICANT</b>		
Relationship: Architect Jason Herber-	945 Vallecito Ave	VENTURA, CA 93001 (310) 428-0867

**BUILDING RELOCATED FROM:****(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION**

NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) ,	751 Mckevett Road,	NA	C35679	
(E) Ilasin, John Lacebal	1237 S Victoria Avenue,	NA	C67469	
(O) , Owner-Builder	,	NA	0	

**SITE IDENTIFICATION-ALL**

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**LEGAL DESCRIPTION-ALL**

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VAWTER OCEAN PARK TRACT BLOCKS B C & D	B	28		M B 4-31/32	109-5A143 83	4286-007-031
VAWTER OCEAN PARK TRACT BLOCKS B C & D	B	29		M B 4-31/32	109-5A143 90	4286-007-031