

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA

245 WEST BROADWAY, SUITE 380
BEACH, CA 90802
590-5071

Permit Application No. 5-90-950

Page 1 of 5

Date November 16, 1990

ADMINISTRATIVE PERMIT

APPLICANT: Werner G. Scharff, Jr.

PROJECT DESCRIPTION: Conversion of a portion (1,648 sq. ft.) of an existing two tenant 2,172 sq. ft. building with two existing restaurants to restaurant (one tenant) and retail uses (two tenants).

PROJECT LOCATION: 1 Washington Street, Venice, Los Angeles County

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Thursday, December 13, 1990 9:00 a.m.

San Diego MaRRIOTT Hotel, 333 W. Harbor Drive (619) 234-1500

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By:

Thomas D. Lowling

Title: Staff Analyst

STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Compliance.** All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. **Inspections.** The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

The Commission hereby finds and declares:

A. Project Description and Location

The applicant proposes to convert a portion (1,648 sq. ft.) of an existing two tenant 2,172 sq. ft. commercial building now occupied by two restaurant uses to restaurant (one tenant) and retail uses (two tenants). The proposed space to be converted is currently vacant.

The project is located on the northeast side of Washington Street, between Ocean Front Walk and Speedway. Directly across from Ocean Front Walk is a public beach parking lot and the entrance to the Venice Fishing Pier. With the commercial building built to the property lines, there currently exist no on-site parking and the applicant is proposing no new spaces.

B. Public Access/Parking

Section 30210 of the Coastal act states in part:

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, rights of private property owners, and natural resource areas from overuse.

Section 30212.5 of the Coastal Act states:

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, or overcrowding or overuse by the public of any single area.

Section 30214 of the Coastal Act states in part:

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

(2) The capacity of the site to sustain use and at what level of intensity.

The Commission has found that there is a connection to be made between increased density of development and reduced public beach access. The single most important coastal planning issue for the North Venice area is the provision of adequate parking facilities to assure continued public access to Venice Beach. Existing public beach parking lots contain only approximately 1,000 spaces (to serve over five million visitors a year), while most of the adjacent housing stock consist of older, multi-residential structures with inadequate, or no on-site parking. Residents, boardwalk strollers and beachgoers compete for the limited number of available parking spaces, resulting in severe parking shortages and traffic congestion, particularly during the busy summer months.

In this case, the two existing restaurants provide no parking because they were built and occupied as restaurants prior to the Coastal Act. They should, by guidelines, provide parking at a ratio of one parking space per 50 square feet of service area. As a condition of conversion, the applicant needs not provide parking because he is reducing the parking demand on the project.

However, the Commission will require a permit to convert the use back to a restaurant or more intensive use. By making the change to the less intensive use, the applicant has abandoned the non-conforming restaurant use. To make this clear, this project will be conditioned requiring that a deed restriction be recorded stipulating that all future changes in use, including expansion of the restaurant area is subject to a coastal development permit from the Commission is necessary.

The Executive Director determines that the proposed project, as conditioned, is consistent with the access and parking policies of the Coastal Act.

C. LCP Consistency

Section 30604 of the Coastal Act states that:

(a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

The Local Coastal Program for the Venice Canals/Marina Peninsula was certified with Suggested Modifications in July 1983. The City did not accept the modifications and the certification lapsed. However, there is a renewed effort to bring a certifiable LCP back before the Commission. The major issues that the City will have to reconcile include access, community character, parking, and the provision of public recreation opportunities.

On March 29, 1988, the City adopted an Interim Control Ordinance (ICO) for the Venice area to control development until the City's LCP becomes certified. In developing the ICO, the City has accepted past Commission decisions as the criteria to evaluate new development in the Venice area. Since the balancing of commercial visitor serving uses and other uses, including residential, will continue to be an important issue in the City's effort to prepare a Certifiable Local Coastal Program, the Commission finds that the project will not prejudice the ability of the City of Los Angeles to prepare a certifiable LCP that is consistent with the Section 30604 of the Coastal Act.

III. Special Conditions.

1. Future Development:

Prior to the issuance of the coastal development permit, the applicant shall execute and record a document, in a form and content acceptable to the

Executive Director, stating that the subject permit is only for the development described in the Coastal Development Permit No. 5-90-950; and that any future improvements to the property, including but not limited to expansion of the restaurant areas and/or changes of intensity of use, will require a permit from the Coastal Commission or its successor agency. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens and any other encumbrances which the Executive Director determines may affect the interest being conveyed.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

7251D
THC



RUTH GALANTER
COUNCILWOMAN
SIXTH DISTRICT

City Council
of the
City of Los Angeles
City Hall
90012

200 N. SPRING ST.
ROOM 239, CITY HALL
LOS ANGELES, CA 90012
405-3357
FAX (213) 237-0549

February 26, 1992

Stan Sysak
District Engineer
West Los Angeles District
1645 Corinth Avenue
Mail Stop: #499

Dear Stan:

RE: 1 Washington Boulevard, Venice

A Public Works application for the above address is currently pending before Bob DeWidt in your office.

In October 1991, the Venice Community Planning Advisory Committee discussed a proposal by Snow's Oasis, a restaurant located at 1 Washington Boulevard in Venice, to widen a sidewalk and permit limited outdoor seating.

After reviewing the proposal thoroughly, including its implications for pedestrian and vehicular congestion, the Committee voted overwhelmingly to support the request on the conditions that bicycle parking be provided and that the indoor seating be reduced by the same number of seats as are provided outdoors.

The Committee advises me on planning and development issues in the Venice area, and I feel their guidance on this matter is correct and appropriate. I have no problem with the request going forward as long as it is consistent with what was approved by the Committee.

Thank you for considering my views.

Sincerely,

RUTH GALANTER
Councilwoman, Sixth District

RG/jes

EXHIBIT NO. 5
APPLICATION NO.
5-92-137
Council Support

BOARD OF PUBLIC WORKS
MEMBERS

FELICIA MARCUS
PRESIDENT
485-3376

DENNIS N. NISHIKAWA
VICE-PRESIDENT
485-3370

PERCY DURAN III
PRESIDENT PRO-TEMPORE
485-3377

M. E. "RED" MARTINEZ
485-3375

JOHN W. MURRAY, JR.
485-3378

CITY OF LOS ANGELES
CALIFORNIA



TOM BRADLEY
MAYOR

March 31, 1992

OFFICE OF THE
BOARD OF PUBLIC WORKS
ROOM 353, CITY HALL
LOS ANGELES, CA 90012
JAMES A. GIBSON
SECRETARY
GENERAL INFORMATION
485-3381

Werner G. Scharff Trust,
Werner G. and Simone H. Scharff, Trustees
c/o Mark Ryavec of Delphi Associates
453 Rialto Avenue
Venice, CA. 90291

SUBJECT: PROVISIONAL PERMIT

CONDITIONAL APPROVAL:
ENCROACHMENT:

1 Washington Boulevard

A low enclosure wall with framework for a retractable awning, and a counter and tables with chairs for the use of dining patrons at this restaurant

COMMUNICATION NUMBER:

110053

Revocable permit

Is that what is there?

In response to your request, we are transmitting a conditional approval of revocable permission to occupy. The Waiver of Damages forms must be completed, recorded, and one copy transmitted to the listed Engineering District Office.

The insurance documents must be completed by the insuring agent and returned to the Board of Public Works, Room 353, City Hall, 200 N. Spring St., Los Angeles, California 90012.

If all of the conditions listed in the provisional approval are not complied with within 180 days following the date of this letter, the provisional approval is revoked.

No work should be done prior to obtaining the Revocable Permit from the appropriate Engineering District Office.

James A. Gibson

James A. Gibson
Secretary
Board of Public Works

/jjh/lg
pc-prov

COASTAL COMMISSION

EXHIBIT # 5
PAGE 3 OF 4

DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
BUREAU OF STREET MAINTENANCE
March 10, 1992
CD#6

REVO: LE PERMIT REQUEST

RECEIVED

115964 APR 03 1992
ENCROACH INTO
W LOS ANGELES DISTRICT C

1 WASHINGTON BOULEVARD - REQUEST FOR REVOCABLE PERMISSION TO ENCROACH INTO
THE PUBLIC WAY
RECOMMENDATION

Authorize the City Engineer to issue a Revocable Permit to encroach within the public way, subject to the conditions listed. ENCROACHMENT: A low enclosure wall with framework for a retractable awning, and a counter and tables with chairs for the use of dining patrons at this restaurant.

CONDITIONS

1. The street shall be remodeled satisfactory to the Bureau of Engineering.
2. The property owner shall execute and record the attached Waiver of Damages Agreement and submit one copy to the West Los Angeles District Office of the Bureau of Engineering (WLA).
3. The property owners shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage of at least \$2,000,000. In order to avoid revocation of the permit, the owners must report to the Board annually with evidence of insurance in force.
4. The width of the sidewalk remaining clear for pedestrian use shall be no less than 12 feet.
5. No merchandising shall occur nor shall any food or beverage preparation or bussing stations be placed within the exterior dining area.
6. The architectural design of the dining area within public right-of-way shall be subject to the approval of the City Cultural Affairs Department, Room 1500, City Hall.
7. A bicycle rack shall be included on the plans for street remodeling, in a location to be determined by the Bureau of Engineering.
8. The indoor seating at this restaurant shall be reduced by the same number of seats as are provided outdoors.
9. Any permit that would ordinarily be required by the Department of Building and Safety if this installation were on private property shall be obtained as though it was entirely on private property.
10. The Conditions above must be met, and the Revocable Permit obtained from WLA, within 180 days of the date of this report.
11. No construction shall take place prior to obtaining the Revocable Permit.

TRANSMITTALS

1. Letter dated February 5, 1992, with plan attached, from Mark Ryavec of Delphi Associates, 453 Rialto Avenue, Venice, California 90291. Property ownership is listed as the Werner G. Scharff Trust, Werner G. Oberrieder, and Simone H. Scharff, Trustees.

2. Letter dated February 26, 1992 from Councilwoman Ruth Galanter. Waiver of Damages Agreement forms for conveyance to the communicant.

DISCUSSION

The required "investigation fee" has been paid. The right-of-way at this location is wide. If the street remodel is approved, the "sidewalk cafe" can be accommodated. Councilwoman Ruth Galanter supports this proposal.

Abbas:RRD:VS

Vicely:WLA

Wade

Wall

DeWick

Blinder

Tichman

Basting

File

ROBERT S. HORII

CITY ENGINEER

APPROVED:

DENNIS N. NISHIKAWA, COMMISSIONER

BOARD OF PUBLIC WORKS

PATRICK D. HOWARD, DIRECTOR
BUREAU OF STREET MAINTENANCE

RECEIVED Bur of Eng.
ADMINISTRATION DIV.
Board Unit

APR 02 1992

WHA-LDM-FRANCO-MARIANO-LUNDQUIST

COASTAL COMMISSION

EXHIBIT # 5
PAGE 4 OF 4

Chicken wing

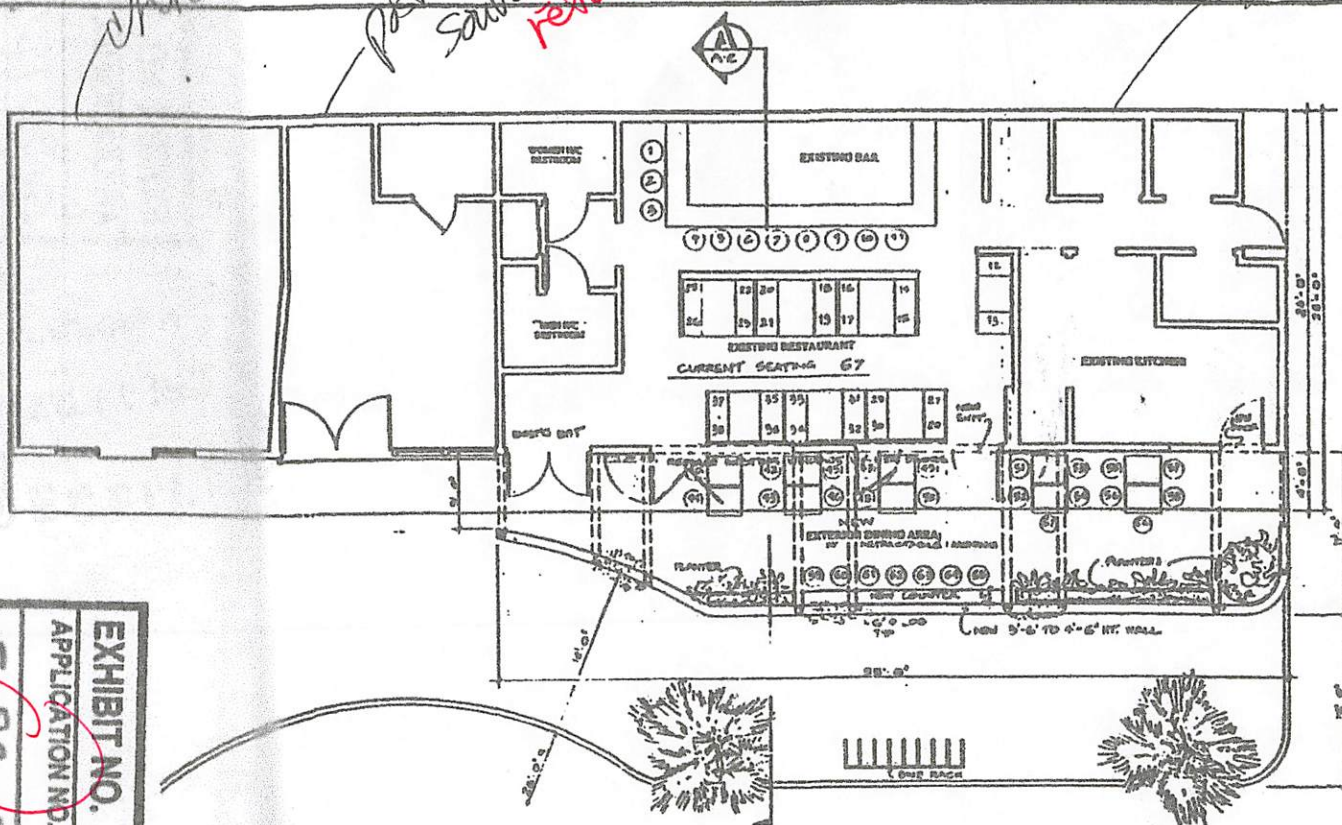
Postcards
Souvenirs
retail shop

bathrooms

OLD
Floor plan

Kitchen

EXHIBIT NO. 3
APPLICATION NO. 5-92-137
Floor Plan

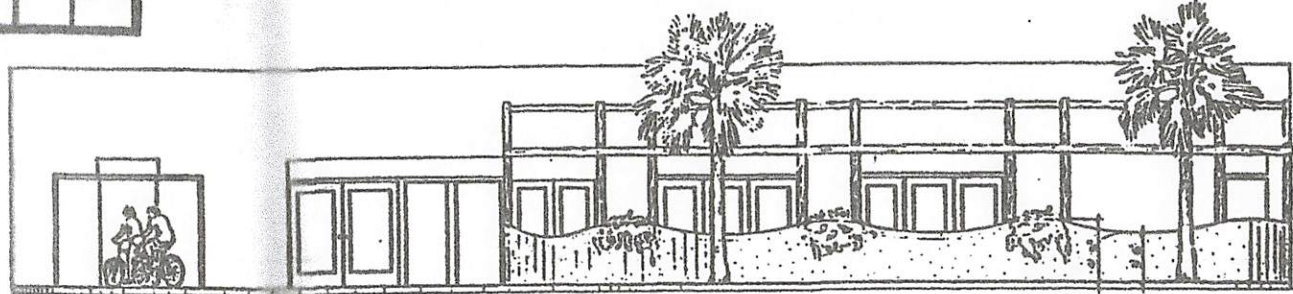


FLOOR PLAN:

SCALE 1/4" = 1'-0"

NOTE:

PERMISSIBLE NUMBER OF SEATING	67
SEAT CUSHIONS PROVIDED	67
EXISTING INDOOR DINING AREA	452 S.F.
NEW OUTDOOR DINING AREA	505 S.F.
(TOTAL OUTDOOR AREA 560 S.F.)	



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

#1 WASHINGTON ST

A-1

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA

245 W. BROADWAY, STE. 380

P.O. BOX 1450

LONG BEACH, CA 90802-4416

(213) 590-5071



Filed: 5/18/92
49th Day: 7/6/92
180th Day: 11/14/92
Staff: CP-LB
Staff Report: 5/27/92
Hearing Date: June 9, 1992
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 5-92-137

APPLICANT: Werner Scharff

AGENT: Delphi Associates, Mark Ryavec

PROJECT LOCATION: 1 Washington St., Venice, City of Los Angeles, Los Angeles County.

PROJECT DESCRIPTION: Construction of a 25 seat outdoor dining area in the public right-of-way. Project includes widening of the sidewalk, relocation of two metered parking spaces, a removable canopy, a bike rack, and new trees.

Lot Area	2,520 sq. ft.
Public Area	1,270 sq. ft.
Building Coverage	2,130 sq. ft.
Pavement Coverage	1,630 sq. ft.
Landscape Coverage	30 sq. ft.
Parking Spaces	0
Zoning	C1-1
Plan Designation	Commercial
Ht abv fin grade	15 feet

LOCAL APPROVALS RECEIVED:

1. City of Los Angeles Approval in Concept #92-0035.
2. City of Los Angeles Board of Public Works Provisional Permit to occupy public right-of-way, Communication No. 110053, 3/31/92.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of proposed project with special conditions regarding seating capacity, loading area, public improvements, and future improvements.

RECORD PACKET COPY

Th 7a

STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(310) 590-5071

Filed: 10/6/95
49th Day: 11/24/95
180th Day: 4/3/96
Staff: CP-LB *CP*
Staff Report: 10/24/95
Hearing Date: Nov. 14-17, 1995
Commission Action:



STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-95-105

APPLICANT: Werner G. Scharff

AGENT: Tomas Osinski

PROJECT LOCATION: 1 Washington Street, Venice, City of Los Angeles, Los Angeles County.

PROJECT DESCRIPTION: Construction of a 25 seat outdoor dining area on the public right-of-way to serve an existing restaurant. The proposed project includes widening of the public sidewalk, a removable canopy, two public benches, a bike rack, a bike lane, landscaping, and relocation of two metered public parking spaces. The restaurant's total seating will not exceed 67 persons.

Lot Area	2,520 sq. ft.
Public Area	1,270 sq. ft.
Building Coverage	2,490 sq. ft.
Pavement Coverage	1,630 sq. ft.
Landscape Coverage	30 sq. ft.
Parking Spaces	0
Zoning	CI-1
Plan Designation	Commercial
Ht abv fin grade	15 feet

gross inclusion

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of proposed project with special conditions regarding seating capacity, loading area, public improvements, and future improvements. The applicant agrees with the recommendation.



Los Angeles Department of Building and Safety

Certificate Information: 1 E WASHINGTON BLVD 90291

Application / Permit 98016-10000-10117
Plan Check / Job No. --
Group Building
Type Bldg-Alter/Repair
Sub-Type Commercial
Primary Use (17) Restaurant
Work Description NEW 11'-4" X 45' FIXED AWNING OVER EXISTING CANOPY ISSUED UNDER PERMIT96LA48295(BUE REVOCABLE PERMIT #50429 ISSUED ON 1/26/96)
Permit Issued Issued on 6/2/1998
Issuing Office Metro
Current Status Permit Finaled on 2/20/2001

Permit Application Status History

Corrections Issued	5/27/1998	MINH ONG
Not Issued	5/27/1998	MINH ONG
Issued	6/2/1998	BRENDA MENDOZA
Permit Finaled	2/15/2001	RICHARD MULLENEX

Permit Application Clearance Information

Building Permit Clearance	Cleared	5/27/1998	MICHAEL THEULE
Exemption from CZCA	Cleared	5/27/1998	ARTIS RHODES

Contact Information

Contractor	Superior Awning Inc; Lic. No.: 589431-D03	18411 GAULT STREET RESEDA, CA 91335
Engineer	Apex, Engineering; Lic. No.: C56824	11336 CAMARILLO ST., C2 NORTH HOLLYWOOD,, CA 91602

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Where is this?

Inspection Request History

Final	2/15/2001	Permit Finaled	RICHARD MULLENEX
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CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CALIFORNIA 90802-1416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



March 14, 2019

FE Design & Consulting
c/o Dafne Gokcen
327 E 2nd Street, #222
Los Angeles, CA 90012

Subject: Coastal Development Permit Exemption Request 5-19-0047-X for 1 E
Washington Blvd, Venice, Los Angeles County

Dear Dafne Gokcen:

This letter is in response to your request for a determination as to whether the proposed awning repair, awning addition, and door and window remodel are exempt from the Commission's permit requirements. We have reviewed the project plans and have determined that the proposed project meets the definition of "development" and is not exempt from coastal permit requirements under Section 30610 of the Coastal Act, or as further defined by Section 13253 of the California Code of Regulations. You may revise the project description to include the replacement of the existing awning and door and window remodel, which are exempt; however, the addition of 1.7-ft. deep awnings along Washington Blvd and Ocean Front Walk qualifies as "future additions [and] improvements..." (Special Condition 4 of CDP No. 5-95-105) that is not exempt from permit requirements.

Furthermore, the project site is located within the Dual Permit Jurisdiction Zone that is covered by the Coastal Commission and City of Los Angeles. Pursuant to Section 30600(b) of the Coastal Act, the City of Los Angeles has opted to issue its own coastal development permits (CDP) prior to certification of a Local Coastal Program (LCP) and all development within the City of Los Angeles' coastal zone (Single and Dual permit jurisdiction areas), must initially receive coastal permit approval from the City.

Therefore, please obtain a form of local approval from the Los Angeles City Planning Department before applying for an amendment to the Coastal Commission CDP No. 5-95-105. Your exemption request is being returned, and your filing fee will not be refunded.

If you have any questions, please do not hesitate to contact me at (562) 590-5071.

Sincerely,

Denise Truong
Coastal Program Analyst



Los Angeles Department of Building and Safety

Certificate Information: 1 E WASHINGTON BLVD 90291

Application / Permit 06041-30000-03252
Plan Check / Job No. X06WL00907
Group Electrical
Type Electrical
Sub-Type Commercial
Primary Use ()
Work Description REMODELING EXISTING FAST FOOD RESTAURANT.
Permit Issued Issued on 2/13/2006
Issuing Office West Los Angeles
Current Status Permit Finaled on 4/3/2006

I wonder what this was about. This is the corner chicken place

Permit Application Status History

Issued	2/13/2006	MARINA LUBINSKY
Permit Finaled	3/31/2006	JEROME NAPIER

Permit Application Clearance Information

No Data Available.

Why not?

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

Rough or Power Release	2/15/2006	Corrections Issued	JEROME NAPIER
Final	2/17/2006	Partial Approval	JEROME NAPIER
Rough	2/21/2006	Approved	MICHAEL PACKARD

Final

3/31/2006

Permit Finaled

JEROME NAPIER



Los Angeles Department of Building and Safety

Certificate Information: 1 E WASHINGTON BLVD 90292

Application / Permit 19016-10000-08050
 Plan Check / Job No. B19LA05736
 Group Building
 Type Bldg-Alter/Repair
 Sub-Type Commercial
 Primary Use ()
 Work Description TENANT IMPROVEMENT TO (E) RESTAURANT TO REMODEL FACADE *** NO NEW AWNING.***
 Permit Issued No
 Current Status Quality Review Completed on 4/19/2019

Permit never issued?

Didn't get Coastal exemption until 4/25/19

See attached

Permit Application Status History

Submitted	3/21/2019	APPLICANT
Assigned to Plan Check Engineer	4/4/2019	MICHAEL PEREZ
Corrections Issued	4/15/2019	MICHAEL PEREZ
Quality Review Completed	4/19/2019	QUAN NGHIEM
Building Plans Picked Up	4/22/2019	APPLICANT
Disabled Access Plans Picked Up	4/24/2019	APPLICANT

Permit Application Clearance Information

DAS Clearance	Not Cleared	4/15/2019	Department of Building and Safety
Eng Process Fee Ord 176,300	Not Cleared	4/15/2019	Bureau of Engineering
Roof/Waste drainage to street	Not Cleared	4/15/2019	Bureau of Engineering
CPC	Cleared	4/22/2019	SOPHIE GABEL-SCHEINBAU
Coastal Zone	Cleared	4/22/2019	SOPHIE GABEL-SCHEINBAU
Coastal Zone	Cleared	4/22/2019	SOPHIE GABEL-SCHEINBAU
Miscellaneous	Cleared	4/22/2019	SOPHIE GABEL-SCHEINBAU
Miscellaneous	Cleared	4/22/2019	SOPHIE GABEL-SCHEINBAU
Specific Plan	Cleared	4/22/2019	SOPHIE GABEL-SCHEINBAU
ZI	Cleared	4/22/2019	SOPHIE GABEL-SCHEINBAU

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV

**PERMIT EXEMPTION / NO PERMIT REQUIRED**

April 25, 2019

Commission Reference Number: 5-19-0105-X

Applicant Name: Michael Dobson

Project Location: 1 Washington Blvd, Venice (Los Angeles County) (APN(s): 4226023006)

Project Description: Replacement in-kind of existing 11 ft. 4 in. by 45 ft. awning over an outdoor dining area and remodel of the building façade. New decorative awning along Washington Blvd and Ocean Front Walk is not included in this exemption approval. ?

took over
Wings
+ pc
shop

This is to certify that this location and/or proposed project has been reviewed by the staff of the Coastal Commission. A Coastal Development Permit is NOT necessary for the reasons checked below:

- ✓ The proposed development is an improvement to an existing structure, other than a single family residence or a public works facility and is located in the area between the sea and the first public road or within 300 feet of the inland extent of any beach (whichever is greater), but is not located (a) on a beach; (b) in a wetland; (c) in an environmentally sensitive habitat area; (d) in an area designated as highly scenic in a certified land use plan; (e) within 50 feet of the edge of a coastal bluff; AND is not (a) an increase of 10% or more of internal floor area; (b) an increase in height over 10%; or (c) an additional improvement of 10% or less where an improvement to the structure has previously been undertaken under 30610(b); (Coastal Act Section 30610(b) and Section 13253(b)(1) and (4) of the Administrative Regulations).

Please be advised that only the project described above is exempt from the permit requirements of the Coastal Act. Any change in the project may cause it to lose its exempt status. This certification is based on information provided by the recipient of this letter. If, at a later date, this information is found to be incorrect or incomplete, this letter will become invalid, and any development occurring at that time must cease until a Coastal Development Permit is obtained.

Sincerely,

John Ainsworth
Executive Director

Eric Stevens
Coastal Program Analyst

cc: File



Los Angeles Department of Building and Safety

Certificate Information: 1 E WASHINGTON BLVD 90292

Application / Permit 18016-10000-41191
Plan Check / Job No. B18LA27824
Group Building
Type Bldg-Alter/Repair
Sub-Type Commercial
Primary Use (17) Restaurant
Work Description INTERIOR TENANT IMPROVEMENT TO EXISTING RESTAURANT. COMPLY WITH DEPARTMENT ORDER effective date 05/24/2018. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE. HEALTH DEPARTMENTEN CLEARANCE APPROVED PER STAMPED PLANS DATED 01/24/2019.
Permit Issued Issued on 2/1/2019
Issuing Office Metro
Current Status Permit Finaled on 7/3/2019

I see nothing in that date range - See attached

Permit Application Status History

Submitted	12/28/2018	APPLICANT
Assigned to Plan Check Engineer	12/28/2018	KEVIN MORALES
Corrections Issued	12/28/2018	KEVIN MORALES
Plan Check Approved	1/31/2019	FARSHAD ALIMOHAMADI
Issued	2/1/2019	LADBS
Permit Finaled	7/2/2019	JASON BORUTA

Permit Application Clearance Information

Specific Plan	Cleared	1/16/2019	JEFF KHAU
Food Service Establishment	Cleared	1/25/2019	RAMESHBHAIR PATEL
Food establishment approval	Cleared	1/31/2019	LACDHS APPROVED

Contact Information

Contractor	Ocean Spaulding Inc; Lic. No.: 833486-B	1061 NORTH SPAULDING AVENUE	LOS ANGELES, CA 90046
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Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

Light Gage Steel Frame	5/7/2019	Approved	JASON BORUTA
Drywall Nailing	5/13/2019	Approved	JASON BORUTA
Final	6/27/2019	Not Ready for Inspection	JASON BORUTA
SGSOV-Seismic Gas S/O Valve	6/27/2019	SGSOV Approved	JASON BORUTA
Smoke Detectors	6/27/2019	Approved	JASON BORUTA
Final	7/2/2019	Permit Finaled	JASON BORUTA



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+ Permit Information found:

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- Code Enforcement Information:

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Date Received	Problem Description	Status
1/30/2006	CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS	CLOSED
9/29/2017	BUILDING OR PROPERTY CONVERTED TO ANOTHER USE	CLOSED
11/29/2018	OUTDOOR ADVERTISEMENTS (SIGNS) FOR GOODS OR SERVICES NOT AVAILABLE ON SITE (E.G.	CLOSED
5/10/2019	CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS	CLOSED