

PLUM for Council File 21-0331: Agenda Item (9): Please Support Appeal of APCW-2020-1521-SPE-SPP-CDP-CUB-ZV at 205-213 Ocean Front Walk, Venice.

2 messages

Margaret Molloy <mmmolloy@earthlink.net>

Tue, Aug 3, 2021 at 8:01 AM

Reply-To: clerk.plumcommittee@lacity.org

To: councilmember.harris-dawson@lacity.org, councilmember.ridley-thomas@lacity.org, councilmember.blumenfield@lacity.org, councilmember.Lee@lacity.org, Gilbert.Cedillo@lacity.org, Luciralia.lbarra@lacity.org, Hakeem.Parke-Davis@lacity.org, Andrew.Pennington@lacity.org, hannah.lee@lacity.org, Gerald.Gubatan@lacity.org, belem.lamas@lacity.org, josh.yeager@lacity.org, elizabeth.ene@lacity.org

Cc: Armando Bencomo <clerk.plumcommittee@lacity.org>, Save Venice <savevenice.me@gmail.com>

PLEASE PLACE A COPY OF THIS DOCUMENT IN THE PUBLIC COMMENTS AND IN THE CASE FILE for Council File 21-0331/ APCW-2020-1521-SPE-SPP-CDP-CUB-ZV

Date: August 3, 2021

Subject: Appeal of APCW-2020-1521-SPE-SPP-CDP-CUB-ZV at [205-213 Ocean Front Walk, Venice](#).

Council File 21-0331: Agenda Item (9).

Dear PLUM committee members,

Please review the enclosed document. I ask that you support this appeal due to serious issues surrounding the approval of APCW-2020-1521-SPE-SPP-CDP-CUB-ZV at [205-213 Ocean Front Walk, Venice](#), described here.

There is significant conflicting information recorded for these properties with the Los Angeles City Department of Planning, Department of Building & Safety, Los Angeles County Assessor, California Coastal Commission, and the state Alcohol & Beverage Control agency. Since the records are inconsistent in material ways, DCP and the West Los Angeles Planning Commission should not have approved APCW-2020-1521-SPE-SPP-CDP-CUB-ZV.

For the reasons outlined here, the Planning & Land Use Committee must support the appeal.

Appreciatively,

Margaret Molloy

Date: August 3, 2021

Subject: Appeal of APCW-2020-1521-SPE-SPP-CDP-CUB-ZV at 205-213 Ocean Front Walk, Venice.

Council File 21-0331: Agenda Item (9).

Dear PLUM committee members,

On March 4, 2021, the West Los Angeles Planning Commission approved APCW-2020-1521-SPE-SPP-CDP-CUB-ZV at 205-213 Ocean Front Walk for an expansion of an existing 3,288 square-foot restaurant to a “proposed 5,998 square-foot restaurant” with a full line of alcoholic beverages.

205-213 Ocean Front Walk in Venice is in the dual permit area of the coastal zone. As such, according to Sections 13250 and 13253 of Title 14, Division 5.5 California Coastal Commission Administrative Regulations, improvements to existing “structures that changes the intensity {of} use of the structure requires a coastal development permit (CDP) because they involve a risk of adverse environmental effect, adversely affect public access, or involve a change in use.”

DCP is required to verify the existing ownership, property use, permit history, Certificate of Occupancy, Conditional Use Permit (CUB) for alcohol service prior to issuing a planning approval.

There is significant conflicting information recorded for these properties with the Los Angeles City Department of Planning, Department of Building & Safety, Los Angeles County Assessor, California Coastal Commission, and the state Alcohol & Beverage Control agency. Since the records are inconsistent in material ways, DCP and the West Los Angeles Planning Commission should not have approved APCW-2020-1521-SPE-SPP-CDP-CUB-ZV.

For the reasons outlined below, the Planning & Land Use Committee must support the appeal.

Issue 1

There is no consistency to the records for these properties and what was development was approved in the past by different agencies for Lots 197, 199, 201 on Ocean Front Walk in Venice. DCP is required to verify the existing ownership, property use, permit history, Certificate of Occupancy, Conditional Use Permit (CUB) for alcohol service prior to approval of a planning application.

DCP should not have approved APCW-2020-1521-SPE-SPP-CDP-CUB-ZV.

Issue 2

Materially Conflicting Descriptions of the Existing Use of 205, 207, 209 & 213 Ocean Front Walk

The Certificate of Occupancy for 205, 207, 209 Ocean Front Walk is not consistent with the description of the existing restaurant in APCW-2020-1521-SPE-SPP-CDP-CUB-ZV, or with the County Assessor's description of the existing use of these properties for tax assessment. DCP should not have approved APCW-2020-1521-SPE-SPP-CDP-CUB-ZV under these circumstances.

On 3/27/1985, LADBS issued a Certificate of Occupancy for a "One-story, Type V, 25'x75' existing G-2 restaurant to B-2 restaurant with max occupancy of 68. No change in parking" at 205 Ocean Front Walk.

That is an existing 1,875 sq. ft. restaurant with a max occupancy of 68 on 9,601.5 sq. ft. land for Lots 197, 199, and 201. 213 Ocean Front Walk is recorded as Use Code-100V – Vacant Commercial Land.

On 4/5/1994, a Certificate of Occupancy (Permit No. & Year 92WL04909) was issued to **Walter Staudinger** for 205 Ocean Front Walk: "Add 2' x 88' awning (176 sq. ft.) Type V-N, facade addition to an existing 88' x 70' 1-story, Type V- N restaurant. A3 occupancy."

That is a *176 sq. ft. awning addition* to an existing 6,160 sq. ft. restaurant.

On January 7, 2019, Catherine Nuezca Gaba, LADBS' Chief of Code Enforcement Bureau, stated that a Certificate of Occupancy recording a minor addition is not a valid Certificate of Occupancy (below). The original Certificate of Occupancy prevails.

Los Angeles County Assessor records show a sale "Typical Change of Ownership" for 201 1/2 Ocean Front Walk on 09/27/2002. Los Angeles County Assessor records show a sale "Typical Change of Ownership" for 213 Ocean Front Walk also on 09/27/2002. The buyer is listed as Joanna Staudinger. In 2016, Ms. Staudinger listed herself as the property owner when submitting documents for a property owners business improvement district.

County Assessor records show 201 1/2 Ocean Front Walk with a 2,717sq. ft. building built in 1946 on 9,602sq. ft. land with APN 4286030002 for Lots 197, 199, and 201. Assessor records show 213 Ocean Front Walk as APN 4286030003 as Use Code 100V - Vacant Land (0 building) on 4,158 sq. ft. land for Lot 203.

Zimas identifies 205, 207 & 209 Ocean Front Walk as APN 4286030002 for Lots 197, 199, and 201 with a 2,717.0 (sq ft) building built in 1946 on 9,601.5 sq. ft. land. Zimas

shows 213 Ocean Front Walk as APN 4286030003 with Use Code 100V - Vacant Land (0 building) on 4,158 sq. ft. land for Lot 203.

However, on 06/06/2000, LADBS issued permit 990290-10000-03325 for an outdoor patio at 203 ½ - 213 Ocean Front Walk. The APN on that permit is 4286030003 identified with 213 Ocean Front: Outdoor seating (900s q. ft.) for Dining in front of the lot in conjunction with an Existing Restaurant. (Outdoor seating area is less than 50% of the floor area of the existing restaurant).

Stefan Bachofner, the previous operator of The Waterfront had a “Beer Garden” on an area of the lot at 213 Ocean Front Walk. In 2011, Comments by Mr. Bachofner regarding his parking requirements for that use are incorporated into the Letter of Determination for ZA-2011-2694-CDP-CUB at 2 Rose, Venice Alehouse, on July 7, 2014:

11 / 24 88%

Stefan Bachofner, owner Waterfront Café:

- I was not allowed to have live entertainment when I was approved in 1988
- My beer garden took years to get approval because parking was a huge problem
- I'm not opposed but I want equal treatment
- This was an illegal expansion of the conditional use permit

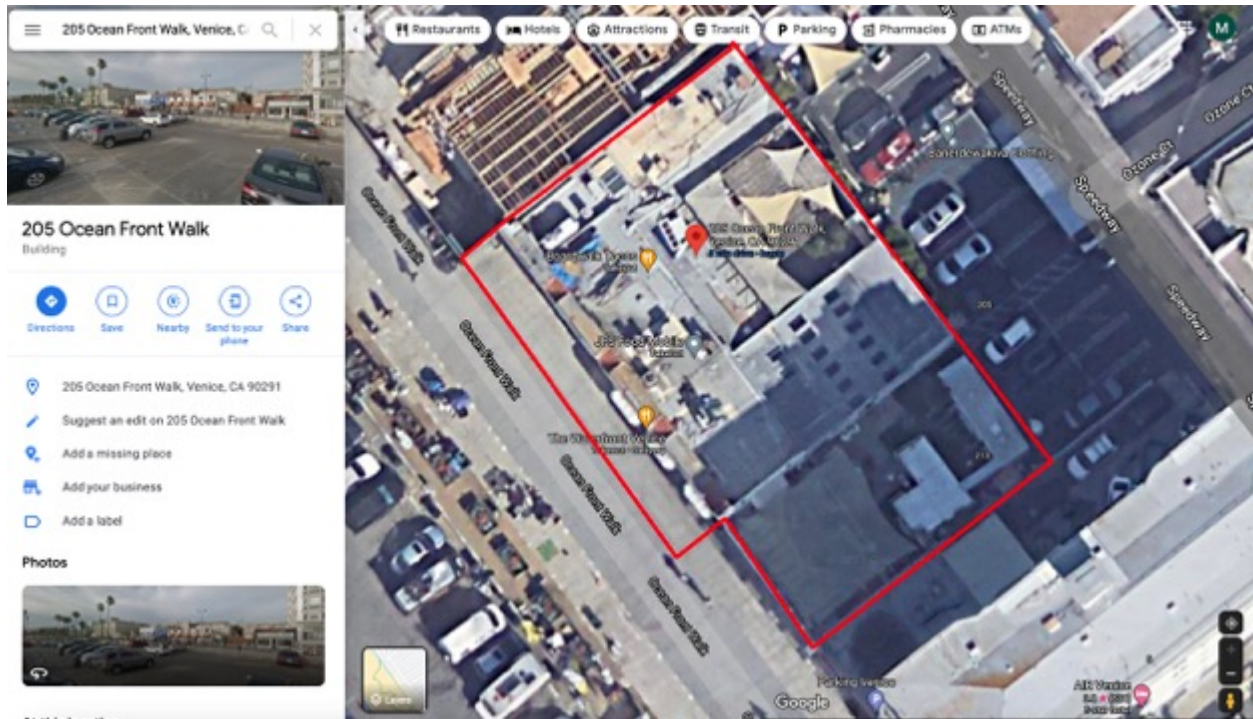
In March 2019, The Waterfront re-opened under Jake Matthews, the current operator and Applicant for APCW-2020-1521-SPE-SPP-CDP-CUB-ZV at 205-213 Ocean Front Walk.

Jake Matthews had already expanded without permits taking over a former independent Surfboard and Bike Rental business (blue storefront) at 205 Ocean Front Walk, displacing a small business. In doing so, Mr. Matthews also enlarged his patio, service floor area, and encroachment onto Ocean Front Walk in front of that former store.



Mr. Matthews also expanding into 213 Ocean Front Walk, identified for tax purposes and in APCW-2020-1521-SPE-SPP-CDP-CUB-ZV as Vacant Commercial Land. The red line below shows the area of Mr. Matthew's current operation.

Aerial view of the current operation of The Waterfront:



APCW-2020-1521-SPE-SPP-CDP-CUB-ZV's describes 205-209 Ocean Front Walk as an existing 3,288 square-foot restaurant at 205-209 Ocean Front Walk and 213 Ocean Front Walk as Vacant Land.

DCP is required to verify the existing ownership, prior planning approvals, permit history, Certificate of Occupancy, property use, Conditional Use Permit (CUB), and tax records prior to issuing a planning approval. Clearly that was not done.

In expanding into 213 Ocean Front Walk, Mr. Matthews removed parking that Mr. Bachofner was required to provide (as stated in the comments above for ZA-2011-2694-CDP-CUB on July 7, 2014).

In 2009, the current Applicant Mr. Matthews founded 9 Mile Investments LLC as a real estate investment company. Mr. Matthews stated recently that he signed a 30yr. lease for the property at 205-213 Ocean Front Walk.

It would be foolish to believe that a real estate investor would do so if he could only survive financially by (1) expanding without required planning permission and permits and (2) by seeking a hardship exemption from parking requirements that he removed.

For all of these reasons, DCP should not have approved APCW-2020-1521-SPE-SPP-CDP-CUB-ZV. And PLUM must support this appeal.

Issue 3

A 558-square-foot “Recreation Area” is Not Consistent with a Restaurant.

DCP approved a 558-square-foot standing only "recreation area" with a ABC Type 47 - General Eating Place license.

A 558-square-foot outdoor "recreation area" with standing-only is not consistent with a restaurant use. It would set a negative precedent for what is approved as a “restaurant”, especially when compounded with a Type 47 ABC license for a full line of alcohol that the applicant is seeking here.

When Mr. Matthews renovated this property, he already created a “recreation area” in his expansion without permits at 213 Ocean Front Walk. A standing area appears to be a way to pack more people in under the guise of a “public amenity”. Here is a photo of this “standing area” – this is not a restaurant. And it is not appropriate for a restaurant.





A 558-square-foot standing only "recreation area" should not be approved.

On July 29, 2021, Mr. Matthews took over another venue in Venice, opening now as Winston House at 23 Windward Avenue. Winston House is permitted as a Restaurant.

Again, without the required permits for a change of intensity of use in the coastal zone, Mr. Matthews appears to have doubled the occupancy from 150 to 300 by removing seating. The look and function of the property appears more like a club (requiring a Type 48 License) than a restaurant. ABC provides the following information on the distinction:

| | |
|-----------------|---|
| Type 47 License | ON SALE GENERAL – EATING PLACE - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off the licenses premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises |
| Type 48 License | ON SALE GENERAL – PUBLIC PREMISES - (Bar, Night Club) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required. |

It is disingenuous of DCP to suggest that this distinction is purely an issue for ABC. A reasonable person would understand a "restaurant" as a place to go for a meal, that may also serve alcohol. A 558-square-foot standing-only "recreation area" within a "6000 sq. ft.

“restaurant” that serves a full line of alcohol but does not require a food order is not consistent with a restaurant – General Eating Place.

For these reasons, a 558-square-foot "recreation area" should not be approved.

Issue 4

Cumulative Impact

Venice is only a three-square-mile-area residential coastal community. Venice has a higher concentration of alcohol licenses than any other area of the City of Los Angeles.

The proposed expansion to a 5,998-square-foot restaurant, almost double the existing size, that attracts a young clientele, and seeks a standing only "recreation area" in order to pack people in (as Mr. Matthews has shown he intends to do at 23 Windward Avenue - removing seating in order to double occupancy) and does not require a food order in order to purchase alcohol, will inevitably have a negative impact on this residential community.

This area of Venice is characterized as a high crime area. The Applicant and other business owners have been vocal about the unhoused situation in Venice.

Venice residents do not welcome one form of crime of the rich with real estate and business speculators, and alcohol-related behaviors including DUIs, over supposed crimes of the poor. In Venice we always ask for one set of laws.

A Type 47 – General Eating Place license at 205-213 Ocean Front Walk should not be approved under the circumstances described here.

Issue 5

Required parking per Specific Plan is required to be free.

Currently, Mr. Matthews provides no free parking with validation. This is unacceptable. People will inevitably park elsewhere when valet parking is not provided free for at least the first few hours.

This needs to be remedied. Free validated parking must be provided as the parking requirement of the Venice Specific Plan. Mr. Bachofner provided 100% free parking to patrons.

Issue 6

No Specific Plan “Hardship” Exemptions or Variances for Parking or Loading while Seeking to Expand an Existing Restaurant by 100% and Removing Existing Parking!

As stated previously, when Mr. Matthews expanded into 213 Ocean Front Walk without permits, he removed parking that Mr. Bachofner was required to provide free. Mr.

Matthews also permanently removed an independent business at 205 Ocean Front Walk.

As a real estate investor who signed a 30-year lease for this property, any claims of business hardship or economic need must be disregarded.

If the existing business opportunity was not adequate, Mr. Matthews was ill-advised to sign a 30-year lease.

Conclusion

The Coastal Act has a mandate to protect the special character of coastal communities. On March 8, 2019, the California Coastal Commission adopted an Environmental Justice Policy. This requires equitable access to the coast for all.

The February 23, 2018, California Coastal Commission approval of Permit Exemption 5-18-0035-x for 205, 207, 209 Ocean Front Walk does not seem appropriate given the circumstances described here, and the unpermitted service floor area expansion.

DCP does not appear to have verified the existing ownership, property use, permit history, Certificate of Occupancy, Conditional Use Permit (CUB) for alcohol service prior to issuing a planning approval.

There is significant conflicting information for these properties with the Los Angeles City Department of Planning, Department of Building & Safety, Los Angeles County Assessor, California Coastal Commission, and the state Alcohol & Beverage Control agency, such that DCP and the West Los Angeles Planning Commission should not have approved APCW-2020-1521-SPE-SPP-CDP-CUB-ZV.

And clearly, 213 Ocean Front Walk is not a vacant lot and has not been for many, many years.

For all of these reasons, please support this appeal.

Appreciatively,

Margaret Molloy

Conflicting Information for These Properties – Lots 197, 199, 201 and 203.

A. Los Angeles County Assessor

County Assessor records show 201 1/2 Ocean Front Walk as APN 4286030002 with a 2,717sq. ft. building built in 1946 on 9,602sq. ft. land.

County Assessor records show 213 Ocean Front Walk as APN 4286030003 with Vacant Land (0 building) on 4,158 sq. ft. land.

Los Angeles County Assessor has no records for 205, 207, or 209 Ocean Front Walk.

B. Zimas

Zimas records are created by DCP.

205 Ocean Front Walk as APN 4286030002 with a 2,717.0 (sq ft) building built in 1946 on a 2,729.3 (sq ft) land – **Lot 197**.

207 Ocean Front Walk is shown with APN 4286030002 as 2,717.0 (sq ft) building built in 1946 on a 2,740.6 (sq ft) land – **Lot 199**.

209 Ocean Front Walk is shown with APN 4286030002 as 2,717.0 (sq ft) building built in 1946 on 4,132.2 (sq ft) land – **Lot 201**.

213 Ocean Front Walk with APN 4286030003 is described as 0 building, 4,157.8 (sq ft) land - Vacant Land – **Lot 203**.

Zimas records show no result for a search for 201 1/2 Ocean Front Walk.

C. Alcohol Beverage Control (ABC)

ABC is a state agency.

203 1/3 - 205 Ocean Front Walk

ABC records show a Type 41 License – Beer & Wine - General Eating Place at 203 1/3 - 205 Ocean Front Walk for the previous operator as TK Restaurant Inc., and the current operator as North Venice Boardwalk LLC.

Property Ownership Records

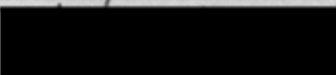
Los Angeles County Assessor records show the last sale "Typical Change of Ownership" for 201 1/2 Ocean Front Walk on 09/27/2002. Los Angeles County Assessor records show the last sale "Typical Change of Ownership" for 213 Ocean Front Walk also on 09/27/2002. The buyer is listed as Joanna Staudinger. In 2016, Ms. Staudinger registered as the property owner when submitting documents for a property owners business improvement district.

LEGAL OWNER: JSB PROPERTIES INC

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|--------------------------|------------------------------|-------------------|
| 4286030002 | 201 1/2 OCEAN FRONT WALK | \$6,346.93 | 0.34% |
| | | | |
| TOTALS | | \$6,346.93 | 0.34% |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name
(Please Print or Type) Joanna Staudinger


Property Owner's OR Duly Authorized Representative's
Signature 

LEGAL OWNER: JSB PROPERTIES

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|----------------------|------------------------------|-------------------|
| 4286030003 | 213 OCEAN FRONT WALK | \$2,629.61 | 0.14% |
| | | | |
| TOTALS | | \$2,629.61 | 0.14% |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name
(Please Print or Type) Joanna Staudinger

Property Owner's OR Duly Authorized Representative's
Signature 



Property Information

Primary Owner : J S B PROPERTIES INC
Secondary Owner : N/A
Site Address : 201 1/2 OCEAN FRONT WALK
VENICE, CA 90291-2649
Mailing Address : 6100 CENTER DR
LOS ANGELES, CA 90045
Assessor Parcel Number : 4286-030-002
CountyName : Los Angeles
Tax Account ID :
Phone : N/A
Census Tract : 2734.02
Housing Tract Number : N/A
Lot Number : 197,199
Page Grid : 671-5F
Legal Description : Lot: 197,199; Block: 2 ; Abbreviated Description: BLK:2 GOLDEN BAY
TRACT LOTS 197,199 AND LOT 201 BLK 2

Property Characteristics

| | | |
|-------------------------|--------------------------|------------------------------|
| Bedrooms : 0 | Year Built : 1946 | Square Feet : 2717 |
| Bathrooms : 0.0 | Garage : N/A | Lot size : 9602 SF |
| Partial Bath : 0 | Fireplace : N/A | Number of Units : 0 |
| Total Rooms : 0 | Pool/Spa : N | Use Code : Restaurant |
| Zoning : LAC1 | | |

Sale/Loan Information

| | |
|-------------------------------------|--|
| Transfer Date : 05/07/2004 | Document # : 04-1152512 |
| Transfer Value : N/A | Cost/Sq Feet : N/A |
| First Loan Amt : \$1,050,000 | Lender : FIRST FEDERAL BANK OF CALIFORNIA |

Assessment/Tax Information

| | |
|--------------------------------------|---------------------------------|
| Assessed Value : \$1,324,307 | Tax Amount : \$23,690.90 |
| Land Value : \$1,145,532 | Tax Status : Current |
| Improvement Value : \$178,775 | Tax Rate Area : 0-067 |
| Percent Improvement : 13 % | Homeowner Exemption : N |

Data Deemed Reliable. But Not Guaranteed.

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04/05/2021 09:05:43 AM Customer Service Rep: Cesar Garcia



Mortgage Record

| | | | |
|-----------------|-----------------------|--------------------|------------|
| Recording Date: | 04/18/2019 | Document #: | 19-0344677 |
| Loan Amount: | \$745,000 | Loan Type: | O |
| TD Due Date: | | Type of Financing: | VAR |
| Lender Name: | FIRST REPUBLIC BANK | | |
| Lender Type: | Bank | | |
| Buyer Vesting: | J S B PROPERTIES INC, | | |
| Vesting: | | | |

Prior Transfer

| | | | |
|-----------------|---|----------------|---------------------------|
| Recording Date: | 05/07/2004 | Document #: | 04-1152512 |
| Price: | | Document Type: | Grant Deed |
| First TD: | \$1,050,000 | Type of Sale: | Price as "0", "None", "No |
| Lender Name: | FIRST FEDERAL BANK OF CALIFORNIA | | |
| Buyer Name: | J S B PROPERTIES INC, | | |
| Buyer Vesting: | | | |
| Sell Name: | J S B PROPERTIES INC, | | |
| City/Muni/Twp: | PACIFIC PALISADES | | |
| Legal: | LOT:197,199 CITY:LOS ANGELES SUBD:GOLDEN BAY TRACT LOTS201&203 MAP REF:MB2 PG15 | | |

Mortgage Record

| | | | |
|-----------------|-----------------------|--------------------|------------|
| Recording Date: | 07/03/2003 | Document #: | 03-1911674 |
| Loan Amount: | \$500,000 | Loan Type: | O |
| TD Due Date: | | Type of Financing: | VAR |
| Lender Name: | PACIFIC CREST BANK | | |
| Lender Type: | Bank | | |
| Buyer Vesting: | J S B PROPERTIES INC, | | |
| Vesting: | | | |

Prior Transfer

| | | | |
|-----------------|---|----------------|-----------------|
| Recording Date: | 04/01/2003 | Document #: | 03-0915850 |
| Price: | | Document Type: | Quit Claim Deed |
| First TD: | | Type of Sale: | & |
| Lender Name: | | | |
| Buyer Name: | J S B PROPERTIES INC, | | |
| Buyer Vesting: | | | |
| Sell Name: | STAUDINGER, JOANNA | | |
| City/Muni/Twp: | | | |
| Legal: | BLK:2 CITY:LOS ANGELES SUBD:GOLDEN BAY TRACT MAP REF:MB2 PG15 | | |

Prior Transfer

| | | | |
|-----------------|---|----------------|------------|
| Recording Date: | 09/27/2002 | Document #: | 02-2277601 |
| Price: | \$1,375,000 | Document Type: | Grant Deed |
| First TD: | | Type of Sale: | 0 |
| Lender Name: | | | |
| Buyer Name: | STAUDINGER, JOANNA | | |
| Buyer Vesting: | | | |
| Sell Name: | SUNSET VIEW PROPERTIES INC, | | |
| City/Muni/Twp: | PACIFIC PALISADES | | |
| Legal: | LOT:197,199 CITY:LOS ANGELES SUBD:GOLDEN BAY TRACT LOTS201&203 MAP REF:MB2 PG15 | | |

Prior Transfer

Data Deemed Reliable, But Not Guaranteed.

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04/05/2021 09:05:43 AM Customer Service Rep: Cesar Garcia


| | | | |
|-----------------|--|----------------|---------------------------------|
| Recording Date: | 08/10/1998 | Document #: | 98-1394959 |
| Price: | \$1,600,000 | Document Type: | Coporation Deed |
| First TD: | \$900,000 | Type of Sale: | Full-Computed from Transfer Tax |
| Lender Name: | SANTA MONICA BANK | | |
| Buyer Name: | SUNSET VIEW PROPERTIES INC. | | |
| Buyer Vesting: | | | |
| Sell Name: | LVC INC. | | |
| City/Muni/Twp: | LOS ANGELES | | |
| Legal: | LOT:203 CITY:LOS ANGELES SUBD:THE GOLDEN BAY TRACT GOLDEN BAY TRACT LOTS 197,199 AND LOT 201 BLK 2 | | |

Certificate Of Occupancy - 3/27/1985

The Certificate of Occupancy for 205, 207, 209 Ocean Front Walk is not consistent with the description of the existing restaurant in APCW-2020-1521-SPE-SPP-CDP-CUB-ZV, or with the County Assessor's description of the existing use of these properties for tax assessment.

On 3/27/1985, LADBS issued a Certificate of Occupancy for a "One-story, Type V, 25'x75' existing G-2 restaurant to B-2 restaurant with max occupancy of 68. No change in parking" at 205 Ocean Front Walk.

Address of Building 205 Ocean Front Walk
CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY 9 0



Note: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address 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, or occupancy group in which it is classified.

Issued 3-27-85 Permit No. and Year WLA 35001/81

One story, Type V, 25'x75' existing G-2 restaurant to B-2 restaurant with max occupancy of 68.
No change in parking.

Owner Ronald & Michele de Groot
Owner's Address 1136 N. Odgan Drive Apt. 1
Los Angeles, CA 90046
5888517288588884216

DUPLICATE

J. Riley
B & S 95a (R.1.77)

That is an existing 1,875 sq. ft. restaurant with a max occupancy of 68 on 9,601.5 sq. ft. land for Lots 197, 199, and 201.

Certificate of Occupancy - 4/5/1994

On 4/5/1994, a Certificate of Occupancy (Permit No. & Year 92WL04909) was issued to **Walter Staudinger** for 205 Ocean Front Walk: "Add 2' x 88' awning (176 sq. ft.) Type V-N, facade addition to an existing 88' x 70' 1-story, Type V- N restaurant. A3 occupancy."

That is a *176 sq. ft. awning addition* to an existing 6,160 sq. ft. restaurant.

Address of
Building

205 Ocean Front Walk

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

- ☒ 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 address 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, or occupancy group in which it is classified.* (Non-Residential Uses)
- ☐ This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located 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 Law-for following occupancies:* (Residential Uses)

Permit No. and Year 92WL04909

Add 2' x 88' Type V-N, facade addition to an existing 88' x 70' 1-story, Type V-N restaurant. A3 occupancy.

ZI 1312, 1466
AFF 91-928204
CZCA

5000330200600001359

Total Parking Required ☒ No Change in Parking requirement.

Total Parking Provided _____ = Standard _____ + Compact _____ + Disabled _____

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT

Issued By / Office:
LA-VN-WLA-SP-C.D. # 6

Bureau:
BLDG-BCS

Division:
GEMS-MSS-EQ-BMI-COMM

Owner Walter Staudinger
Owner's 816 Bedford St
Address Beverly Hills, CA 90210

Issued: April 5, 1994 By: DL:AH:sg

A Certificate of Occupancy recording a minor addition is not a valid Certificate of Occupancy - Catherine Nuezca Gaba, LADBS' Chief of Code Enforcement Bureau

On January 7, 2019, Catherine Nuezca Gaba, LADBS' Chief of Code Enforcement Bureau, stated that a Certificate of Occupancy recording a minor addition is not a valid Certificate of Occupancy (below). The original Certificate of Occupancy prevails.

**Subject: Re: Request Immediate Stop Work Order at 1217 Ocean Front Walk-
January 2, 2019**

Date: January 7, 2019 at 4:59:09 PM PST

To: margaret molloy <mmmolloy@earthlink.net>

Cc: Frank Bush <frank.bush@lacity.org>, Debbie Lawrence <debbie.lawrence@lacity.org>, vincent berton <vince.berton@lacity.org>, Pascal Challita <pascal.challita@lacity.org>, Robert Manford <robert.manford@lacity.org>, Rushmore Cervantes <rushmore.cervantes@lacity.org>, "Ainsworth, John@Coastal" <John.Ainsworth@coastal.ca.gov>, "Tobin, Erin@Coastal" <erin.tobin@coastal.ca.gov>, "Vaughn, Shannon@Coastal" <shannon.vaughn@coastal.ca.gov>, "Sanchez, Jordan@Coastal" <Jordan.Sanchez@coastal.ca.gov>, Will Pirkey <Will.Pirkey@lacity.org>, Alan Yochelson <AYochelson@da.lacounty.gov>, John Weight <john.weight@lacity.org>

Good afternoon Ms. Molloy,

This is in response to email you provided dated 1/3/2019. After further review, we can not place a stop work order on the property. All work has been accounted for and permitted based on the following:

Legal use:

The building has a current CofO (please see attached 1965 CofO) for 5-story type III-A, 40' x 110' Apartment Hotel: 11 Apartments, 22 light-house keeping rooms & 3-guest rooms.

Another CofO was issued in 1969 (see attached 1969 CofO converting portion of the building 18' x 40' to a theater

Another CofO was issued in 1985 (please see attached 1985 CofO), for an addition to penthouse #1 [this CofO does not change the overall use of the building under the CofO in 1965.

No change of use is required since the building has a CofO for Hotel Apartment.

RSO units.

HCID had signed off clearances for the renovation of the building. Please contact Housing Department should there be any complaints regarding the RSO units.

Please let me know if you have any questions.

Best regards,
Catherine

A California Coastal Commission Permit Exemption 5-18-0035-X for 205, 207, 209 Ocean Front Walk is not appropriate for all of the reasons stated above.

STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY

EDMUND G. BROWN JR., GOVERNOR

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



PERMIT EXEMPTION / NO PERMIT REQUIRED

February 23, 2018

Commission Reference Number: 5-18-0035-X

Applicant Name: North Venice Boardwalk, LLC

Project Location: 205 Ocean Front Walk Venice (Los Angeles County) (APN: 4286030002)

Project Description: Exterior façade work, replace roofing material, replace existing signage on existing awnings and add two non-illuminated signs (2'x6' and 1.5'x6') on exterior façade facing Ocean Front Walk. **No change in floor area, height, or use.**

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 site is not located within the Coastal Zone as established by the California Coastal Act of 1976, as amended.
- ☐ The proposed development is included in categorical Exclusion Number ____ adopted by the California Coastal Commission.
- ☐ The proposed development is judged to be repair or maintenance activity not resulting in an addition to or enlargement or expansion of the object of such activities and not involving any risk of substantial adverse environmental impact (Coastal Act Section 30610(d)).
- ☐ The proposed development is an improvement to an existing single family residence (Coastal Act Section 30610(a)) and not 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) (Section 13250(b)(4) of 14 Cal. Admin. Code).
- ☐ The proposed development is an improvement to an existing single family residence 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 (a) an increase of 10% or more of internal floor area; (b) an increase in height over 10%; or (c) a significant non-attached structure (Coastal Act Section 30610(a) and Section 13250(b)(4) of the Administrative Regulations).
- ☐ The proposed development is an interior modification to an existing use with no change in the density or intensity of use (Coastal Act Section 30106).

PERMIT EXEMPTION / NO PERMIT REQUIRED

- ☐ The proposed development involves the installation, testing, and placement in service of a necessary utility connection between an existing service facility and development approved in accordance with coastal development permit requirements, pursuant to Coastal Act Section 30610(f).
- ☐ The proposed development is the rebuilding of a structure, other than a public works facility, destroyed by natural disaster. The replacement conforms to all of the requirements of Coastal Act Section 30610(g).
- ☒ Other: The proposed development is an improvement to a structure other than a single family residence 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 (a) an increase of 10% or more of internal floor area; (b) an increase in height over 10%; or (c) a significant non-attached structure (Coastal Act Section 30610(b) and Section 13253(b)(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



Denise Truong
Coastal Program Analyst

ALCOHOL BEVERAGE CONTROL TYPE

Existing Type 41 LICENSE – BEER & WINE - GENERAL EATING PLACE



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control



Report Date: Friday, July 30, 2021

LICENSE INFORMATION

License Number:

200240

Primary Owner:

T K
RESTAURANT
INC

Office of Application:

04 -
LA/METRO

BUSINESS NAME

ON THE WATERFRONT CAFE

BUSINESS ADDRESS

203-1/2-205 OCEAN FRONT WALK,
VENICE, CA, 90291

County:

LOS
ANGELES

Census Tract:

2734.02

LICENSEE INFORMATION

Licensee:

T K
RESTAURANT
INC

Company Information

OFFICER: BACHOFNER, STEFAN
(PRESIDENT/TREASURER)



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control**Report Date:** Friday, March 12, 2021**LICENSE INFORMATION****License Number:**

589130

Primary Owner:NORTH
VENICE
BOARDWALK,
LLC**Office of Application:**03 -
LB/LAKEWOOD**BUSINESS NAME**

WATERFRONT VENICE, THE

BUSINESS ADDRESS203-1/2-205 OCEAN FRONT WALK ,
VENICE, CA, 90291**County:**LOS
ANGELES**Census Tract:**

2734.02

LICENSEE INFORMATION**Licensee:**NORTH
VENICE
BOARDWALK,
LLC

2021 PROPERTY TAX RECORDS FOR 213 OCEAN FRONT WALK

LAND VALUE: \$496, 613.

USE CODE: 100V – VACANT LAND

Tax Search



Los Angeles, California
Searched: 4286-030-003
Non-Order Search

Tax Year: 2020-2021
Tax Cover: 03/29/2021
Searched By: CESAR GARCIA
Searched On: 4/5/2021 12:17 PM

Company: PROVIDENT TITLE | GLENDALE-SHERMAN OAKS | 27 | CRN: 00073-00021

| | |
|--------------------|---|
| APN: | 4286-030-003 |
| Described As: | GOLDEN BAY TRACT LOT 203 BLOCK 2 |
| Address: | 213 OCEAN FRONT WALK |
| City: | LOS ANGELES CITY |
| Billing Address: | 6100 CENTER DR STE 950 LOS ANGELES CA 90045 |
| Assessed Owner(s): | J S B PROPERTIES INC |
| Search As: | Lot 203 of Block 2 Map 2/15 |
| Mailing Name(s): | RICHARD UMANOFF |

| | | | | | |
|------------------|-------------|--------------------|------------|-------------------------|----------|
| Tax Rate Area: | 00067 | Value | | Conveyance Date: | |
| Use Code: | 100V | Land: | 496,613.00 | Conveying Instrument: | |
| Region Code: | COMMERCIAL | Improvements: | | Date Transfer Acquired: | |
| Flood Zone: | CULVER CITY | Personal Property: | | Vesting: | |
| Zoning Code: | LAC1 | Fixtures: | | Year Built: | |
| Taxability Code: | | Inventory: | | Year Last Modified: | |
| Tax Rate: | | Exemptions | | Square Footage | |
| Bill #: | | Homeowner: | | Land: | |
| Issue Date: | 10/15/2020 | Inventory: | | Improvements: | |
| | | Personal Property: | | Tax Defaulted: | |
| | | Religious: | | | |
| | | All Other: | | | |
| | | Net Taxable Value: | 496,613.00 | Total Tax: | 9,066.87 |

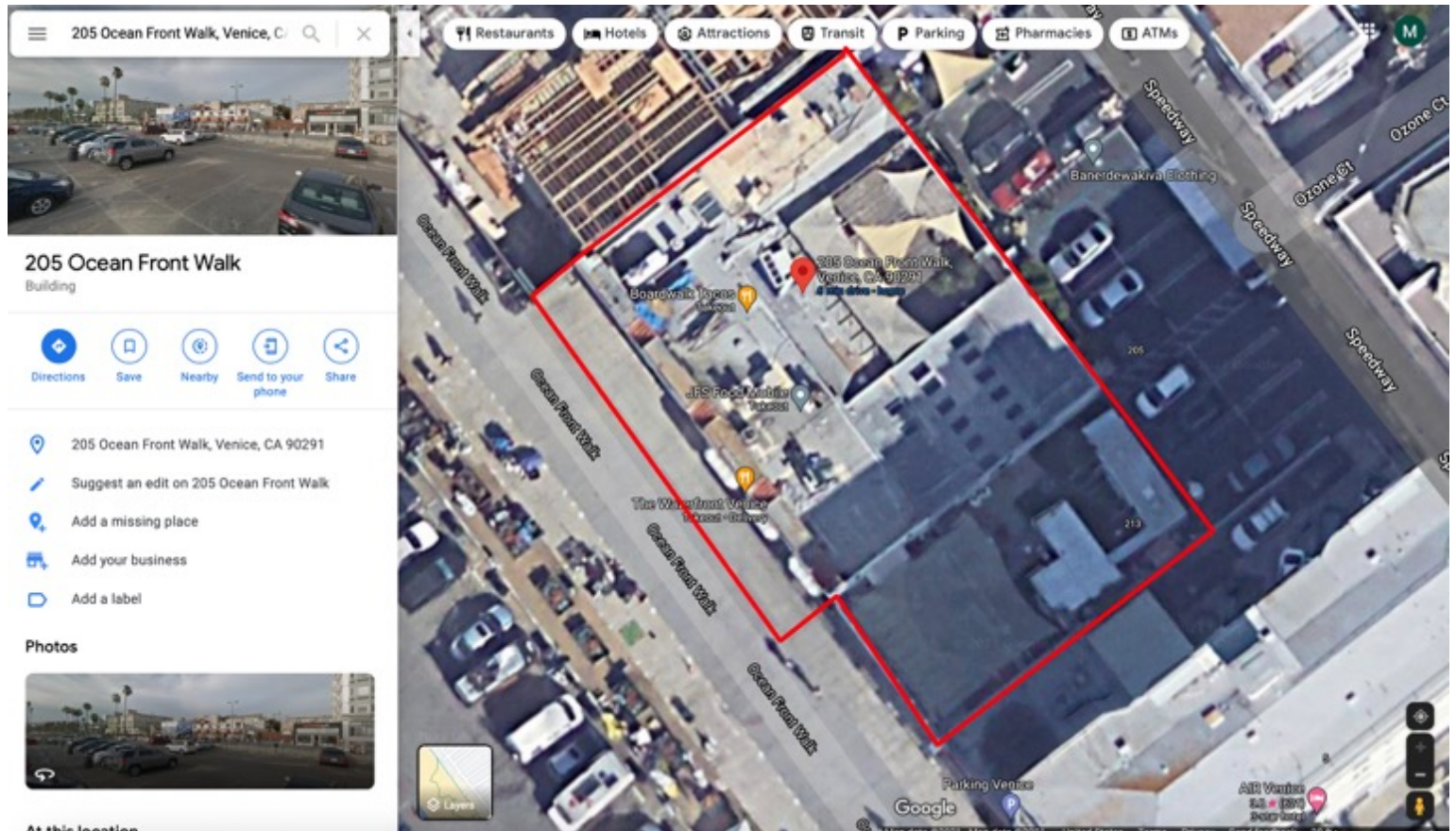
| Installment | Amount | Penalty | Due Date | Status | Payment Date | Balance |
|----------------|----------|---------|------------|--------|--------------|----------|
| 1st | 4,533.44 | 0.00 | 12/10/2020 | PAID | 12/02/2020 | 0.00 |
| 2nd | 4,533.43 | 463.34 | 04/10/2021 | UNPAID | | 4,533.43 |
| Total Balance: | | | | | | 4,533.43 |

| Account | Special Lien Description | Amount |
|---------|---|----------|
| 00177 | SAFE CLEAN WATER | 101.86 |
| 03071 | LOS ANGELES COUNTY FLOOD CONTROL | 0.83 |
| 06111 | LOS ANGELES COUNTY WEST VECTOR CONTROL DIST | 10.80 |
| 18850 | LOS ANGELES CITY LANDSCAPE & LIGHTING | 2.97 |
| | DISTRICT #96-1 | |
| 18851 | LOS ANGELES CITY LIGHT MAINTENANCE | 90.62 |
| 18869 | LOS ANGELES STORMWATER POLLUTION ABATEMENT | 0.66 |
| 18979 | VENICE BEACH BUSINESS IMPROVEMENT DISTRICT | 2,899.14 |

| Open Orders | | | | |
|-------------------------|--------------------------------|------------|-----------|--------------|
| Company | Department | Title Unit | Order No. | Date Created |
| Fidelity National Title | Major Accounts - NB - (FNFSTR) | 01 | 30025758 | 02/22/2019 |

OVERVIEW OF THE AREA CURRENTLY OCCUPIED BY North Venice 205-213 OCEAN FRONT WALK -

213 OCEAN FRONT WALK IS NOT VACANT LAND



THE WATERFRONT REOPENS IN VENICE BEACH WITH NEW OWNERS – AND A NEW VIBE - MARCH 18, 2019

<https://thirstymag.com/the-waterfront-reopens-in-venice-with-new-owners-and-a-new-vibe/>

**THERE SHOULD BE NO SPECIFIC PLAN EXCEPTION OR ZONE VARIANCE
BECAUSE OF THE REASONS OUTLINED ABOVE**

Requested Entitlements

Specific Plan Exception (SPE)

- *from the Venice Coastal Zone Specific Plan to provide three (3) vehicle parking spaces and 40 bicycle parking spaces in lieu of the parking otherwise required by Section 13 of the Specific Plan.*

Project Permit Compliance Review (SPP)

- *for a Project within the North Venice Subarea of the Venice Coastal Zone Specific Plan.*

Coastal Development Permit (CDP)

- *for Development within the Dual Permit Jurisdiction of the California Coastal Zone.*

Conditional Use Permit (CUB)

- *for the sale and dispensing of a full line of alcoholic beverages for on-site consumption for a 5,998 square foot restaurant.*

Zone Variance (ZV)

- *to not provide a loading zone that is otherwise required for commercial structures abutting an alley by LAMC Section 12.26-C.6.*