



April 8, 2010

Project Permit Compliance

RE: Dry Tour request for zone variance: 80 Windward Ave, 1607 South Pacific Ave, Venice, CA 90291

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, Dry Tour requests a Zone Variance from the provisions of Section 12.21-A,4 to permit the required parking to be calculated by the customer Service Area located in the annexed space only and not the total venue square footage. The calculations take into account square footage allotted for bathroom, storage, and path of travel per ADA and Fire Code requirements.

Dry Tour background:

Dry Tour is a proposed fine wine and food establishment located at the corner of Windward Ave and South Pacific Avenue, legal address 1607 South Pacific Ave, Venice, CA 90291, and will be pursuing a Type 41-beer and wine liquor license. Dry Tour's primary address of 1607 South Pacific Avenue, with a square footage of 1396 square feet, intends to annex the 513 square foot adjacent office space known legally as 80 Windward Avenue. This addition shall occur through the removal of a non-structural wall separating the two spaces. Please see attached floor plans for your reference and review.

Usable Space & Certificate of Occupancy:

Per section 12.23 Nonconforming Building and Uses 8.A: "**Determination of Required Parking.** *All currently provided parking spaces shall be considered as the required parking for an existing nonconforming use if the parking spaces are less than or equal to the parking required by current regulations.*"

Dry Tour is located at 1607 Pacific Avenue has a Certificate of Occupancy as a restaurant dating back to the mid-1970's. There are no records of parking required for 1607 Pacific Avenue and the property has no adjacent parking spaces or lots attached to the property. Per section 12.23 8.D, the parking lot requirement is what is available, which is zero.

As the annexing of 80 Windward Avenue constitutes a change of use from retail to restaurant, parking requirements per the Coastal Specific plan, section 13.D is one parking space for every 50 square feet of service area. Accordingly, 80 Windward Avenue has 513 square feet of total space with 364 square feet dedicated to service area. Per the Coastal Specific Plan, the parking requirement is seven parking spaces. Please see attached floor plans for reference and review.

Conclusion:

For the reasons stated above and pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, Dry Tour requests a Zone Variance from the provisions of Section 12.21-A,4 to permit the required parking to be calculated by the customer Service Area for the change of use square footage, with the exclusion of square footage from existing grand fathered use.

Very Truly Yours,

Arron Turnbull
Owner, Dry Tour

Address of Building 1607 Pacific Avenue



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 Law—for following occupancies:

Issued: 3-7-75 Permit No. and Year W81968/70 WLA89207/72
W02158/74

Convert first floor portion of existing two story, Type V, 95' x 42'8", office and retail stores to market and restaurant, G-1/G-2 occupancy.

Owner

Owner's Address Max A. Keller
405 N. Camden Drive
Bevelry Hills, Calif. 90210

Form B-95b—2M Sets—5-74 (C-10)

BY A. R. MENDENHALL

SEC. 12.23. NONCONFORMING BUILDING AND USES.

B. Nonconforming Use of Buildings. (Amended by Ord. No. 178,599, Eff. 5/26/07.)

8. Parking.

(a) **Determination of Required Parking.** All currently provided parking spaces shall be considered as the required parking for an existing nonconforming use if the parking spaces are less than or equal to the parking required by current regulations.

(b) **Change of Use or Other Alterations.** For the purpose of calculating the parking requirements for a change of use or other alterations, which would require additional parking spaces per this Code, including, but not limited to, additional dwelling units, seating capacity, beds for institutions or guest rooms, existing parking must be maintained and additional parking spaces shall be provided equal to the difference between the number of required parking spaces for the existing use based on current parking regulations set forth in this Code and not on the provisions of Paragraph (a) above, and the number of required parking spaces for the new use or the new capacity created by the alterations, also based on current parking regulations.

(c) **Additions to Buildings or Structures.** The parking requirement for an addition or enlargement to a building or structure that results in an increase in floor area shall be as set forth in the current provisions of this Code. No additional parking spaces shall be required for the original portion of the building, as determined by Paragraphs (a) and (b) of this subdivision, only for the additional portion.

The public beach parking lots and the Venice Boulevard median parking lots shall not be used to satisfy the parking requirements of Subsections D and E below.

D. PARKING REQUIREMENT TABLE

USES	OFF-STREET PARKING REQUIRED
RESIDENTIAL USES	
Single-family dwelling on a lot less than 40 feet in width, or less than 35 feet in width if adjacent to an alley.	Two spaces; except Venice Coastal Development Projects in the Silver Strand and Venice Canals Subareas, where three spaces are required. The third space may be uncovered and in tandem with the other two required covered parking spaces. In the Venice Canals Subarea, the third space may also be located in the garage driveway within the required rear yard.
Single-family dwelling on a lot of 40 feet or more in width, or 35 feet or more in width if adjacent to an alley	Three spaces; the third space may be uncovered and in tandem with the other two required covered parking spaces.
Artist-in-residence	Two spaces for each artist-in-residence unit
Multiple dwelling and duplex on a lot less than 40 feet in width, or less than 35 feet in width if adjacent to an alley.	Two spaces for each dwelling unit
Multiple dwelling and duplex on a lot of 40 feet or more in width, or for 35 feet or more in width if adjacent to an alley	Two spaces for each dwelling unit; plus a minimum of one guest parking space for each four or fewer units (e.g., 0.25 guest parking space per unit, any fraction shall be rounded up to require one additional guest parking space). Exception: for Venice Coastal Development Projects where all required parking spaces are fully enclosed, any required guest spaces may be paid for at the same in lieu fee rate defined for BIZ parking under Section 12 D(1)(2) of this Specific Plan
Mobile Home Park	Two spaces for each mobile home space
Hotel	Two spaces; plus Two spaces for each dwelling unit; plus One space for each guest room or each suite of rooms for the first 30; plus One space for each two guest rooms or suites of rooms in excess of 30 but not exceeding 60; plus One space for each three guest rooms or suites or rooms in excess of 60; plus One space for each 100 square feet of floor area used for consumption of food or beverages, or public recreation areas; plus One space for each five fixed seats and for every 35 square feet of seating area where there are no fixed seats in meeting rooms or other places of assembly.
Motel or Motor Hotel	One space for each guest room; plus two spaces for each dwelling unit

Shopping Center (A well balanced mixture of uses within the center. Where there is an imbalance of high intensity uses, such as restaurants, theaters, bowling alleys, billiard parlors, beauty schools and other similar uses and/or long-term parking uses, parking calculation shall be based totally or in part on an individual basis.)	One space for each 200 square feet of floor area within the center, or as otherwise required for each individual use within the center, whichever is greater
Food Store, Grocery Store, Supermarket, or similar use	One space for each 225 square feet of floor area
Open Air Vending, Swap Meet	1.25 spaces per vending stall or sales space
Restaurant, Night Club, Bar and similar establishments and for the sale or consumption of food and beverages on the Premises	One space for each 50 square feet of Service Floor (including outdoor service areas).
Drive-Through and Window Service Restaurant providing Outdoor Eating Area or Walk-up or Drive-up Window Service	One space for each 50 square feet of floor area, but no fewer than ten spaces. The above may be modified for walk-up facilities with no seating area and beach front walk-up with seating depending on the particulars of the individual case as determined by the Director, Zoning Administrator or Planning Commission, whichever has jurisdiction
Laundromat and Coin-Operated Cleaners	One space for each 150 square feet of floor area
MANUFACTURING AND RELATED USES	
Manufacturing and Industrial Establishment, including Offices and other than incidental operations	Three spaces; plus One space for each 350 square feet of floor area
Software, Music, Film and Video Manufacturing	Three spaces; plus One space for each 350 square feet of floor area
Laboratory and Research Establishment	Three spaces; plus One space for each 300 square feet of floor area
Warehouse/Storage Building (including mini storage)	Three spaces; plus One space for each 1,000 square feet of floor area
Public Utility Facility not having a Business Office on the Premises	Two spaces; plus One space for each 1,000 square feet of floor area
OTHER USES NOT LISTED	Parking shall be provided as determined by the City's Department of Transportation.

E. BEACH IMPACT ZONE PARKING REQUIREMENTS.

In addition to the above requirements, all Venice Coastal Development Projects located within the Beach Impact Zone shall provide parking spaces in accordance with this Subsection.

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

15. Building Relocated From:

<u>16. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE#</u>
(C) Hunter Construction Incorporated	25682 Chrisanta Drive.			
		Mission Viejo, CA 92691	B 701947	949-597-0508

80 E Windward Ave

Permit Application #: 02016 - 30000 - 24987

Bldg-Alter/Repair
Commercial
No Submit Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: WEST LA
Printed on: 01/02/03 16:05:40

PLOT PLAN ATTACHMENT

PLOT PLAN

17TH AVE.

PARKING

PACIFIC AVE.

WINDWARD CT.

PARKING

STREET PARKING

WINDWARD AVE.

STREET PARKING

PATH OF TRAVEL TO PUBLIC PARKING
TO THE SIDE WALK H.C. RAMP

DO NOT DRAW WITH OR PLACE ATTACHED TO THESE BORDERS

1020408200444

1607 S Pacific Ave



Permit #: 06016 - 10000 - 01967
Plan Check #: B06LA00929 Printed: 11/06/06 10:42 AM
Event Code:

Bldg-Alter/Repair
Commercial
Plan Check at Counter
Plan Check
City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**
Last Status: Ready to Issue
Status Date: 11/06/2006

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
VENICE OF AMERICA	2	15		M B 6-126/127	106-5A143 28	4226 - 009 - 010

3. PARCEL INFORMATION
 Area Planning Commission - West Los Angeles
 LADBS Branch Office - WLA
 Council District - 11
 Certified Neighborhood Council - Grass Roots Venice
 Community Plan Area - Venice
 Census Tract - 2735.00
 Coastal Zone Cons. Act - YES
 District Map - 106-5A143
 Energy Zone - 6
 Fire District - 1 (Entire parcel)
 Methane Hazard Site - Methane Zone
 Near Source Zone Distance - 6.2
 Thomas Brothers Map Grid - 671-G6
 Thomas Brothers Map Grid - 671-H6

ZONE(S): C2-1-CA /

4. DOCUMENTS
 ZA - ZA-1997-784-CUB ORD - ORD-172897 CPC - CPC-1987-648-ICO AFF - AFF-37651
 SPA - Los Angeles Coastal Transportatic ORD - ORD-173575-SA30 CPC - CPC-1997-47-CPU
 SPA - Venice Coastal Zone ORD - ORD-175693 CPC - CPC-1998-119-LCP
 ORD - ORD-172019 ORD - ORD-175694 CPC - CPC-2000-4046-CA

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 80 Windward Avenue Llc 2118 Wilshire Blvd # 874 SANTA MONICA CA 90403
 Tenant:
 Applicant: (Relationship: Other)
 Mary Mcconnell - 20644 Cohasset (818) 703-0482

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(17) Restaurant	(17) Restaurant	T.I. FOR EXISTING RESTAURANT AT FIRST FLOOR LEVEL. (APPROX 33' X 38') B-OCCUPANCY.

9. # Bldgs on Site & Use: COMM.

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Amy So DAS PC By:
 OK for Cashier: Kadhim Jawad Coord. OK:
 Signature: *[Signature]* Date: 11/06/06

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
 Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only W/O #: 61601967
 LA Department of Buildings and Safety
 LA 02 29 083407 11/06/06 11:37AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period
 Permit Valuation: \$85,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	873.93	FIRE HYDRANT FEE NOTICE THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE (LAMC SECTION 91.0304 (D) 8). THE OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE OBLIGATED TO PAY THE DEPARTMENT A FIRE HYDRANT FEE IN THE AMOUNT TO BE CALCULATED PURSUANT TO ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND SERVICES FOR NEW DEVELOPMENT. EXCEPTION: THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE.
Permit Fee Subtotal Bldg-Alter/Reps	745.31	
Handicapped Access		
Plan Check Subtotal Bldg-Alter/Rep	0.00	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	17.85	
O.S. Surcharge	15.26	
Sys. Surcharge	45.79	
Planning Surcharge	44.72	
Planning Surcharge Misc Fee	5.00	
Permit Issuing Fee	0.00	
Sewer Cap ID:		
Total Bond(s) Due:		

BUILDING PERMIT COMM	9745.31
EI COMMERCIAL	627.83
ONE STOP SURCH	625.26
SYSTEMS DEVT FEE	643.71
CITY PLANNING SURCH	644.72
MISCELLANEOUS	95.00
Total Due:	9873.93
Carry Over To Trans 083408:	9873.93

06LA 00749

12. ATTACHMENTS



1011108200640268

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") 06016 - 10000 - 01967

14. APPLICATION COMMENTS
 ** Approved Seismic Gas Shut-Off Valve may be required. ** CERTIFICATE OF OCCUPANCY DATED 03/07/1975 INDICATES 95' X 42'-8" PORTION OF FIRST FLOOR AS MARKET AND RESTAURANT.

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#
(A) Torres, Daniel J	2421 W 205th Street Suite 200,	Torrance, CA 90501		C17341	
(C) S R W Inc	12851 Western Avenue #F,	Garden Grove, CA 92841	B	816541	714 890 5215

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** Lic. No.: **816541** Contractor: **S R W 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.

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: Combined Specialty Ins. Co. Policy Number: WVS001469401

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: JOHNN A CHAMBERS Sign: [Signature] Date: 11/16/06 Contractor Authorized Agent