

DRY TOUR



FINE WINE & PREMIUM BEER

VENICE COASTAL SPECIFIC PLAN PARKING BREAKDOWN

DRY TOUR

1607 PACIFIC AVE, 80 WINDWARD AVE
VENICE, CALIFORNIA 90291

WWW.DRYTOUR.COM

PARKING

29- 47 WINDWARD AVE
VENICE, CA 90291

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Square Footage	Certificate of Occupancy	Parking Required	Parking Provided
1607 Pacific Ave 1378 Service Area: NA	Restaurant	Zero Grandfather Parking	0 Spaces
80 Windward Ave 535 Service Area: 364	Change of Occupancy from Office to Restaurant	Seven Spaces per Coastal Specific Plan 1 per 50 sq ft Service Area	9 Spaces
29 - 47 Windward Ave 9000	Open Air	N/A	44 Spaces

Details

1607 Pacific Ave, Venice, CA 90291

No Records of Parking Requirement on Certificate of Occupancy or any Building Permits
See Attached Certificate of Occupancy - Restaurant March 7, 1975
See Attached Building Permit for Renovations
See Attached Section 12.23 of the City Code Referring to Nonconforming Building and Use

80 Windward Ave, Venice, CA 90291

Certificate of Occupancy - Office - May 6, 1945
Change from Retail to Office January 1, 2003
See Attached Original Certificate of Occupancy
See Attached Permit Approval from Building and Safety
See Attached Section 13.D of Coastal Specific Plan for Parking Requirements

29 - 47 Windward Ave, Venice, CA 90291

Certificate of Occupancy - Open Air Use - April 20, 1992
See Attached Certificate of Occupancy
See Attached City Files
See Attached Covenant Parking Agreement Only Encumbrance on File.

Note:

Owner of 29 Windward Stipulated that Covenant was Nullified as Part of the Agreement for Sale of Adjacent Property.