

Exhibit A

ALLEY (IRVING TABOR CT.)

EXISTING BLDG.
1,312 Sq.Ft.
TO BE DEMOLISHED

PROPOSED
COMM'L BLDG.
1,248 Sq.Ft.
One-Story
22'-6" in Height

ABBOT KINNEY BLVD

Site Description

Total Site Area = 3,389.2 Sq.Ft.

Total Proposed Floor Area = 1,248 Sq.Ft.

Legal Description

Lot 2, Block C, Ralph Rogers Subdivision of Block "V"
Ocean Park Villa Tract No. 2, M.B. 4-81, See Application

Parking Required for Proposed Restaurant

Per Section 13 D of Venice Specific Plan
Proposed Outdoor Food Service Area, 225 Sq.Ft. (1 per 50 Sq.Ft.) = 4 Spaces
Proposed Interior Food Service Area, 375 Sq.Ft. (1 per 50 Sq.Ft.) = 8 Spaces
Per Section 13 E of Venice Specific Plan
Beach Impact Zone, 1,248 Sq.Ft. (1 per 640 Sq.Ft.) = 2 Spaces

Total Spaces Required for Proposed Restaurant = 14 Spaces

Parking Provided for Proposed Restaurant

Standard Spaces (8'-4" x 18' Typ.) = 3 Spaces
Handicapped Spaces (14' x 18' Typ.) = 1 Space
Compact Spaces (7'-6" x 15' Typ.) = 2 Spaces

Total Spaces Provided for Proposed Restaurant = 6 Spaces

PLOT PLAN



D.M. : 108 B 145

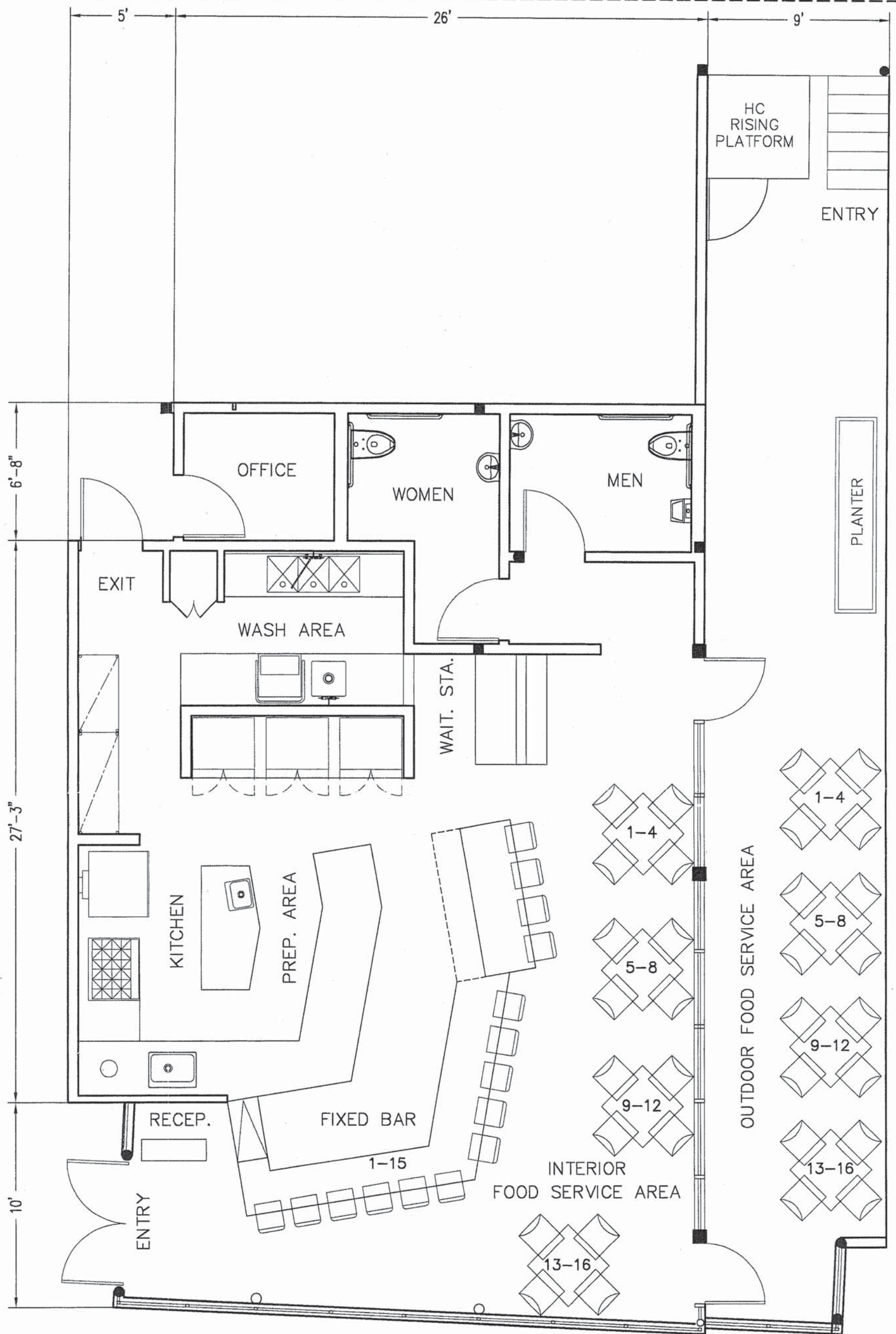
THE TROUBLE SHOOTER
22225 LEADWELL ST.
CANOGA PARK, CA 91303
818-346-4096



SITUS:
1305 S. ABBOT KINNEY BLVD.
VENICE, CA 90291
TS 09-2808

CADFILE No: SPOON-FP

CASE No:
DATE: JUNE 5, 2009
CAD BY: ANDRES RAAB
818-833-9059



INTERIOR FOOD SERVICE AREA = 375 Sq.Ft.
 OUTDOOR FOOD SERVICE AREA = 225 Sq.Ft.
 TOTAL FOOD SERVICE AREA = 600 Sq.Ft.

SEATING CAPACITY	
INTERIOR =	16
FIXED BAR =	15
OUTDOOR =	16
TOTAL =	47

CONCEPTUAL FLOOR PLAN



THE TROUBLE SHOOTER
 22225 LEADWELL ST.
 CANOGA PARK, CA 91303
 818-346-4096

SITUS: 1305 S. ABBOT KENNEY BLVD.
 VENICE, CA 90291
 TS 09-2808

CADFILE No: SPOON-FP
 CASE No: DATE: JUNE 5, 2009
 CAD BY: ANDRES RAAB
 818-833-9059

NO.	DATE	REVISION

1305 ABBOT KINNEY BLVD., VENICE, CA 90291

1305

MARSHALL & AGRIAM studio

1425 ABBOT KINNEY BLVD VENICE CALIFORNIA 90291
 (310) 664-1404 (310) 664-1405

ENGINEER

BMI ASSOCIATES, INC.
 6911 HAYVENHURST
 AVE. #201
 VAN NUYS, CA 91406

818-901-8009 P
 818-901-0823 F

DATE: 2.09.09

PROJECT #

08010

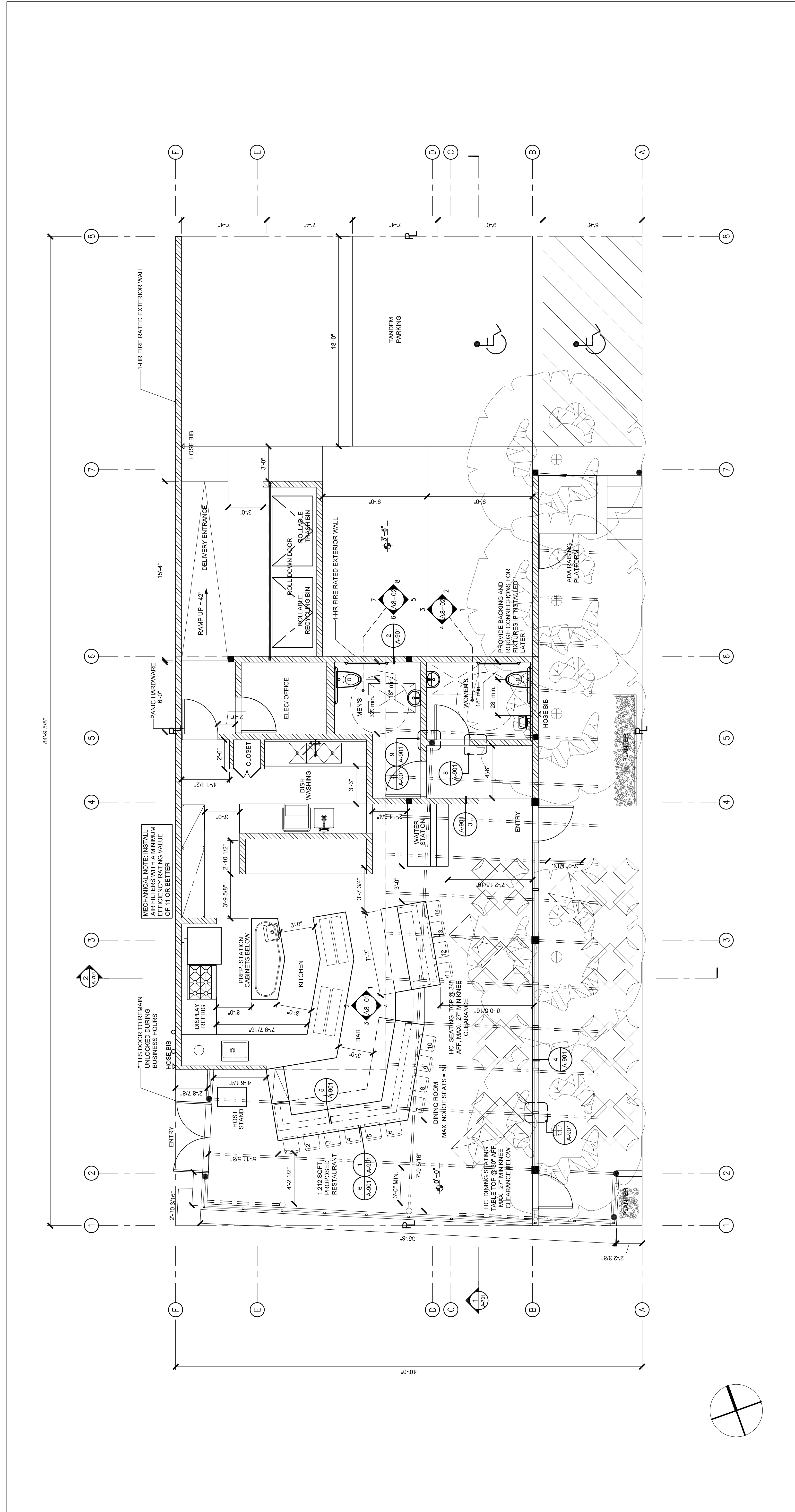
DRAWING TITLE:

CONSTRUCTION PLAN

Drawing No.

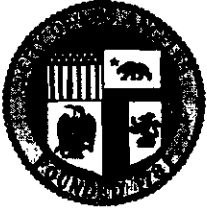
A-101

1/4" = 1'-0"



CONSTRUCTION PLAN SCALE 1/4" = 1'-0" 1	
<p>KEY NOTES:</p>	<p>CONSTRUCTION NOTES:</p> <ol style="list-style-type: none"> 1. FIELD VERIFY ALL DIMENSIONS WITH EXISTING STRUCTURE 2. ALL DIMENSIONS SHOWN ARE TO FINISH FACE UNLESS OTHERWISE NOTED 3. INSTALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED. 4. REFER TO DRAWING A-900 FOR DETAILS OF PARTITION TYPES. <ul style="list-style-type: none"> ** ALL WALL TYPES TO BE TYPE 1 UNLESS OTHERWISE NOTED. ** FOR ALL PARTITION TYPES, WHERE PARTITION IS PART OF A WASHROOM, PANTRY OR JANITOR ROOM WALL, THE ROOM SIDE TO RECEIVE ONE LAYER 5/8" MOISTURE RESISTANT GYPSUM BOARD, TYPICAL U.N.O. 5. PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS. INSURE STUDS REMAIN PLUMB. PREPARE SLABS AS REQUIRED FOR SPECIFIED FINISH PER FINISH PLAN AND SCHEDULE. 6. DOOR LAMB LOCATIONS SHALL BE TYPICAL 4" FROM ADJACENT WALL U.N.O. 7. PROVIDE SOUND INSULATION IN ALL INTERIOR WALLS INCLUDING BATHROOM WALLS AND CEILING OF DINING ROOM
<p>CONSTRUCTION LEGEND:</p> <p>EXISTING WALLS</p> <p>NEW CONSTRUCTION</p> <p>RECESSED (6 1/4") FIRE EXTINGUISHER CABINET. (A-307) SUPPLY: (1) FIRE EXTINGUISHER SUPPLIED BY C.C. MOUNTED AT 4'-0" A.F.F. TO CENTER OF HANDLE.</p> <p>FLOOR ROOM NUMBER</p> <p>DETAIL #</p> <p>DETAIL MARK</p> <p>DOOR NUMBER.</p> <p>DOOR TAG.</p> <p>HARDWARE SET</p> <p>DOOR/FRAME TYPE</p> <p>INDICATES NOTE REFERENCE (SEE 'KEY NOTES' FOR FURTHER INFORMATION).</p>	<p>CONSTRUCTION NOTES:</p> <p>1. FIELD VERIFY ALL DIMENSIONS WITH EXISTING STRUCTURE</p> <p>2. ALL DIMENSIONS SHOWN ARE TO FINISH FACE UNLESS OTHERWISE NOTED</p> <p>3. INSTALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.</p> <p>4. REFER TO DRAWING A-900 FOR DETAILS OF PARTITION TYPES. <ul style="list-style-type: none"> ** ALL WALL TYPES TO BE TYPE 1 UNLESS OTHERWISE NOTED. ** FOR ALL PARTITION TYPES, WHERE PARTITION IS PART OF A WASHROOM, PANTRY OR JANITOR ROOM WALL, THE ROOM SIDE TO RECEIVE ONE LAYER 5/8" MOISTURE RESISTANT GYPSUM BOARD, TYPICAL U.N.O. </p> <p>5. PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS. INSURE STUDS REMAIN PLUMB. PREPARE SLABS AS REQUIRED FOR SPECIFIED FINISH PER FINISH PLAN AND SCHEDULE.</p> <p>6. DOOR LAMB LOCATIONS SHALL BE TYPICAL 4" FROM ADJACENT WALL U.N.O.</p> <p>7. PROVIDE SOUND INSULATION IN ALL INTERIOR WALLS INCLUDING BATHROOM WALLS AND CEILING OF DINING ROOM</p>

Exhibit B



WEST LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

Safe

Determination Mailing Date: APR 08 2008

CASE NO.: ZA 2007-3442-CUB-SPP-1A
CEQA: ENV 2007-3443-CE

Council District: 11
Plan Area: Venice
Location: 1305 S. Abbot Kinney Boulevard
Zone: C2-I-0-CA
District Map: 108B145
Legal Description: Lot 2, Block C, Ralph Rogers
Subdivision of Block V, Ocean Park Villa Tract No. 2

Applicant: Carol Ahn; Hadar Aizernan, ADC Development
Appellants: 1) James Murez 2) Carol Ahn

At its meeting on March 19, 2008, the following action was taken by the West Los Angeles Area Planning Commission:

Denied appeal number one (first vote).

Granted appeal number two in part (second vote).

Sustained, the Zoning Administrator's approvals of: 1) Pursuant to Los Angeles Municipal Code Section 12.24-W, 1, a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with the conversion of a commercial retail space to a new 1,248 square-foot restaurant in the C2 Zone; and 2) Pursuant to Los Angeles Municipal Code Section 11.5.7-C, a Specific Plan Project Permit Compliance for the conversion of a retail space to restaurant use.

Adopted Modified Conditions of Approval (attached).

Adopted Findings (attached).

Adopted ENV 2007-3443-CE.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Foster
Seconded: Martinez
Ayes: Brown, Washington
Absent: Burton
Vote: 4-0

Moved: Foster
Seconded: Washington
Ayes: Brown, Martinez
Absent: Burton
Vote: 4-0


James Williams, Commission Executive Assistant I
West Los Angeles Area Planning Commission

Effective Date/Appeals: This action of the West Los Angeles Area Planning Commission is effective on the mailing date of this Determination. There is no further appeal period for the subject cases.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval and Findings.
Zoning Administrator: Anik Charron

CONDITIONS

- All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
 3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
 4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
 5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
 6. Hours of operation shall not exceed 10 a.m. to ~~11:00 p.m.~~ 12:00 midnight daily.
 7. The maximum service area of the restaurant shall not exceed 600 square feet, and seating capacity of the subject restaurant shall not exceed 50 patrons, or as determined by the Fire Department, whichever is less.
 8. There shall be no separate bar or cocktail lounge on the premises.
 9. No pool tables, coin operated amusement devices or video games shall be maintained on the premises.
 10. No karaoke, dancing, live entertainment or jukeboxes shall be permitted on the subject restaurant
 11. Noise from the premises shall not be audible beyond the property lines.
 12. The premises and its parking facility shall maintain security lighting, which shall be bright enough for identification of persons but shall not be intrusive onto any adjacent residential property.
 13. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which the applicant has control including the parking area which

is used by patrons of the subject premises. The applicant shall assure that collecting of litter and debris shall be performed a minimum of once per day.

14. The establishment shall have a fully operable kitchen where food is prepared, which shall be made available to all patrons, together with a full service menu, at all times the establishment is open for business. Food services shall be made available to all areas of the subject premises providing patrons seating. The applicant shall furnish the premises with tables and/or booths at which food may be comfortably consumed and with all cutlery and condiments with which an eating establishment is customarily equipped.
15. The applicant shall not allow the premises to be used for private parties in which the general public is excluded from the premises nor shall the premises be sublet for nightclub activity.
16. Signs shall be prominently posted in English and the predominant language of the facility's clientele and a notice shall be placed therein that California State Law prohibits the sale of alcoholic beverages to persons who area under the age of 21 years, or intoxicated and no such sales shall be made.
17. There shall be no public telephone located outside the premises.
18. Prior to issuance of a Certificate of Occupancy for the restaurant, the applicant shall provide the Zoning Administrator with documentation showing that ~~a minimum of 14~~ parking spaces are provided as follows:
 - a. Pursuant to Section 13D (Parking) of the Venice Specific Plan, a minimum of 1 space per 50 square-foot of service area (12 spaces).
 - b. Pursuant to Section 13E (Beach Impact Zone Parking) of the Venice Specific Plan, a minimum of 1 parking space per 640 square-foot of Ground Floor area (2 spaces).
 - c. Pursuant to Section 13C and E of the Venice Specific Plan (Existing Developments, and Beach Impact Zone Parking Requirements), any parking space which cannot be accounted for, on-site or by means of a valet parking, in compliance with Section 12.24-A,4(g) and 12.26-E,5 of the Municipal Code, shall be subject to an in lieu fee of \$18,000 to be paid into the Venice Coastal Parking Impact Trust Fund.

The Department of Building and Safety shall determine the number of nonconforming parking spaces, if any, which may be credited to the applicant pursuant to applicable Department policies.
 - d. Parking attendant(s) shall be provided free of charge to the patrons at all times the restaurant is open to the public in order to park patrons vehicles on site, in compliance with Section 12.21-A,5(h) of the Municipal Code.

- e. Should some of the required parking be provided off-site by means of a valet service, the applicant shall provide to the satisfaction of the Zoning Administrator:
 - 1) a contract with a valet company showing specific parking instructions including routes, and Conditions 18f, 18g and 18h below,
 - 2) a parking plan identifying the availability of parking, noting location and number of spaces, the hours when such parking is available, and the route to be used by valets, and
 - 3) an agreement (to be recorded pursuant to Section 12.26-A,5 of the Municipal Code) with the owner of the property where such parking is to be provided (not to be located more than 750 feet from the premises).
 - f. No Valet Parking Zone shall be permitted on Abbot Kinney Boulevard.
 - g. Valets shall not be permitted to double park, block traffic or park cars on public streets. No stand advertising valet parking shall be placed so that it prevents access to an available on-street public parking space.
 - h. Valet parking shall be free of charge to patrons.
 - i. The availability of free valet parking shall be included in the menu and in any written advertising for the premises.
19. Within six months of the date of effectiveness of this grant, and within six months of employment of all new hires, all employees shall be required to complete the STAR Training Program regarding alcohol sales, as sponsored by the Los Angeles Police Department (LAPD). A copy of a letter from the LAPD attesting to the completion of such training shall be forwarded to the Zoning Administrator for inclusion in the file.
20. A laminated copy of these conditions of approval shall be posted in public view within the restaurant, retained on the property at all times and be produced immediately upon the request of the Zoning Administrator or Police Department. The on-site manager and all personnel shall be cognizant of these conditions and the necessity of their implementation at all time of operation.
21. ~~Deleted - The applicant shall install an electronic age verification devices(s) to determine the age of any individual attempting to purchase an alcoholic beverage at every point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their respective use.~~
22. Environmental impacts may result from the release of toxins into the stormwater drainage channels during the routine operation of restaurants, bakeries, and food producers. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance

No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).

- a. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- c. Promote natural vegetation by using parking lot islands and other landscaped areas.
- d. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- e. Cleaning of oily vents and equipment to be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.
- f. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.
- g. Reduce and recycle wastes, including oil and grease.
- h. Store liquid storage tanks (drums and dumpsters) in designated paved areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, or dikes. Use drip pans or absorbent materials whenever grease containers are emptied.
- i. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO

OCEAN") and/or graphical icons to discourage illegal dumping.

- j. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
 - k. The storage area must be paved and sufficiently impervious to contain leaks and spills.
 - l. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
 - m. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
 - n. Prescriptive methods detailing BMPs specific to the "Restaurant" project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website www.lastormwater.org.
23. Prior to sign-off by the Zoning Administrator and issuance of a Certificate of Occupancy, whichever comes first, the same set of plans to be submitted to the Zoning Administrator for sign-off shall be reviewed and stamped as approved by the Fire Department.
24. Prior to sign-off by the Zoning Administrator and issuance of a Certificate of Occupancy, whichever comes first, the applicant shall obtain the appropriate clearance pursuant to applicable provision of the California Coastal Act.
25. ~~Modified - At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 10.01 C (Plan Approval 12.24 M \$1,993 or as in effect at the time of filing), the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause a notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office, and the Los Angeles Police Department corresponding Division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review the Zoning Administrator may modify, add or delete~~

~~conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.~~

Within one year of the date of issuance of a Certificate of Occupancy for the restaurant, the applicant shall file for a plan approval application together with associated fees pursuant to LAMC Section 19.01-C (Plan Approval 12.24-M \$1,993, or as in effect at the time of filing), the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause a notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, and the Council Office. Upon this review the Zoning Administrator may modify, add or delete conditions. The Zoning Administrator further reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

26. The life of this grant shall be valid for a period of ~~three (3)~~ five (5) years from the effective date of this determination after which time it shall become null and void, and the applicant shall be required to file for and obtain a new Conditional Use Permit from the Planning Department in order to continue the sale of beer and wine for on-site consumption at this location.
27. Within 30 days of the date of effectiveness of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and Conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to