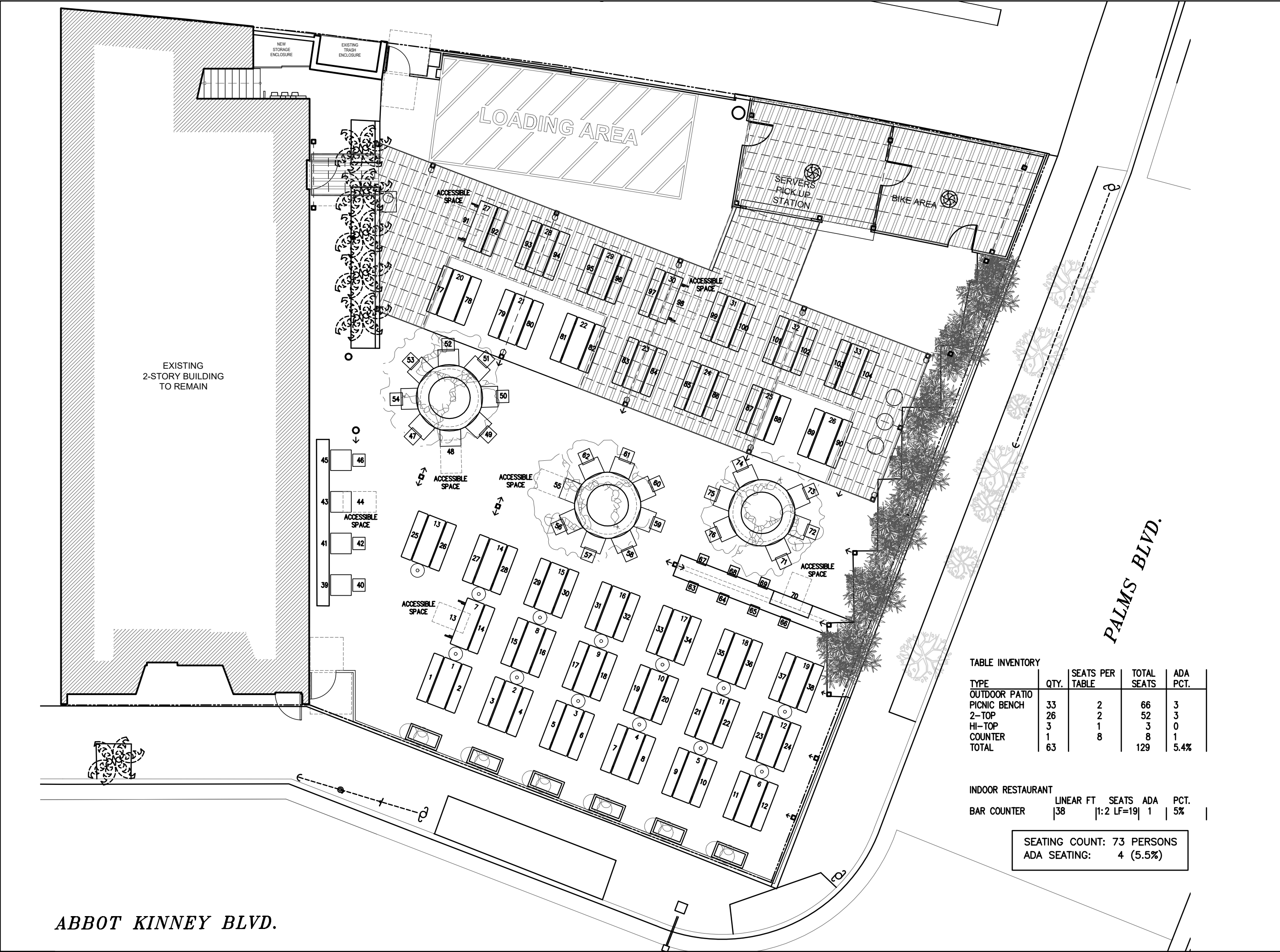




3 PAVING



4 SEATING

DATE	DESCRIPTION	DATE	DESCRIPTION
24-05-01	PROGRESS DRAWINGS	24-08-28	PROGRESS DRAWINGS
24-05-29	PROGRESS DRAWINGS	24-08-28	OCCUPANCY RECALC
24-06-01	PROGRESS DRAWINGS	24-09-16	PROGRESS DRAWINGS
24-06-04	PROGRESS DRAWINGS	24-09-16	ZONING CORRECTIONS
24-06-11	PROGRESS DRAWINGS	24-10-15	DESIGN REVISIONS
24-06-12	PROGRESS DRAWINGS	24-11-12	DESIGN REVISIONS
24-06-17	PROGRESS DRAWINGS	24-11-15	3RD ROUND B&S
24-07-23	PROGRESS DRAWINGS	24-12-04	HEALTH CORRECTIONS
24-07-25	PROGRESS DRAWINGS	25-01-13	B&S CORRECTIONS
		25-01-28	B&S CORRECTIONS

1515-1525 ABBOT KINNEY

Project To Convert A Parking Area Into an Al Fresco Dining Patio

PAVING AND SEATING EXHIBITS

A3.4

1515-1555 ABBOT KINNEY

Appendix B: Termination of Covenant and Agreement

This page is part of your document - DO NOT DISCARD



20250043345



Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/22/25 AT 11:46AM

Pages:
0009

FEES:	38.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	113.00



LEADSHEET



202501223300007

00025175458



015104597

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Law Office of Lee David Lubin, Inc.

WHEN RECORDED MAIL TO:
David Paris
1515 Abbot Kinney Blvd. #200
Venice, CA 90291

SPACE ABOVE THIS LINE FOR RECORDER'S USE

8

DOCUMENT TITLE:

TERMINATION OF COVENANT AND AGREEMENT

Recorded at the request of and mail to:

David Paris

(Name)

1515 Abbot Kinney Blvd. #200; Venice CA 90291

(Address)

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TERMINATION OF COVENANT AND AGREEMENT

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The Superintendent of Building of the City of Los Angeles does hereby terminate the covenant and agreement recorded on the 20 day of May, in the year, 2016, as Document Number 20160578511, or in Book Page , Records of the County of Los Angeles, affecting the property legally described as follows: LEGAL DESCRIPTION: Lots 19, 20 & 21, Block 23, Tract Venice of America

which property is known as (ADDRESS): 1515 -1525 Abbot Kinney Blvd., Venice, CA 90291

as recorded in Book 6, Page 126 & 127, Records of the County of Los Angeles.

Dated: This 16th day of January, in the year, 2016. Minye Pak
Superintendent of Building, City of Los Angeles, California

Branch Office WEST LOS ANGELES District Map 108 B145 LADBS Aff. 20160578511

This covenant and agreement can be terminated for the reason: Replaced by new Covenant & Agreement recorded same date tying same three lots to hold as one parcel, with auto and bike parking revised and restated in alfresco building permit #24016-10000-21129

See Exhibit A for a copy of Covenant and Agreement recorded as Instrument No. 20160578511.

Verified by [Signature]

I am (We are) the owner(s) of the above-described property and do hereby approve the termination of the Covenant and Agreement. www.ladbs.org

Owner's Name(s) David Paris, President

Nancy Cowen, Secretary

(Please type or print)

(Please type or print)

Signature of Owner's Name(s)

Two Officers' Signatures

Required for Corporations

Name of Corporation Paris West Companies

Dated this

7

day of

December

20 27

(sign)

SIGNATURES MUST BE NOTARIZED

(STATE OF CALIFORNIA, COUNTY OF)

On before me, , personally appeared , who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*See Attached
Notarized Certificate*

Signature

(Seal)

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department

To be completed for City owned property only.

APPROVED BY:

PC/STR/Aff.35 (11/10/2008)

Date:

www.ladbs.org

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

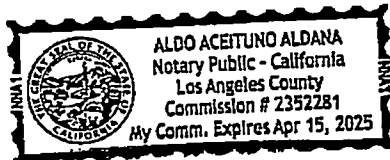
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On December 7, 2024 before me, Aldo Aceituno Aldana, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared David Paris and
 Name(s) of Signer(s)
Nancy Cowen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Termination of Covenant and Agreement
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On January 16, 2025 before me, Maria Victoria Vendivil, Notary Public
(insert name and title of the officer)

personally appeared Minye Pak
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Maria Victoria Vendivil* (Seal)

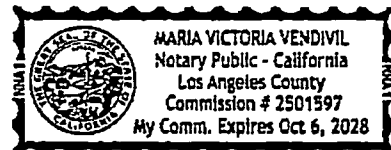


EXHIBIT A

This page is part of your document - DO NOT DISCARD



20160578511



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

05/20/16 AT 08:55AM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201605200620003

00012115175



007565550

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E447078

Recorded at the request of and mail to:

(Name) Paris West Companies
1515 Abbot Kinney Blvd., #200
Venice, CA 90291
(Address)



Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF OFF-SITE PARKING SPACE
(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned covenantor hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California:

Address: 1525 Abbot Kinney Blvd., Venice, CA 90291 Legal Description: Lots 20 & 21, Block 23, Tract Venice of America
as recorded in Book 6, Page 126 & 127, Records of Los Angeles County.

For a valuable consideration, receipt of which is hereby acknowledged, covenantor hereby covenant with the following undersigned covenantee, and agree to provide * off-site parking space(s), which comply with Section 12.21A5 of the Los Angeles Municipal Code, on the covenantor's above described property for the benefit of and use by the covenantee's building located at 1515 Abbot Kinney Blvd., Venice, CA 90291 and legally described Lots 19, Block 23, Tract Venice of America as recorded in Book 6, Page 126 & 127, Records of Los Angeles County.

* 11 automobile parking spaces + 16 bicycle spaces ~~(15 total parking spaces)~~

This covenant and agreement shall run with both the covenantor(s) and covenantee(s) above described land, shall be binding upon the covenantor, the covenantor's future owners, encumbrances, and their successors, heirs, or assignees for the benefit of the covenantee and the covenantee's future owners, encumbrances, and their successors, heirs, or assignees and shall continue in effect until the Superintendent of Building of the City of Los Angeles determines the offsite parking spaces covered by this covenant is no longer required by law.

Signature of Covenantor and Parking Site Owner 1

Date

Signature of Covenantor and Parking Site Owner 2

Date

Name David H. Paris, CEO
of Paris West Companies

Name Nancy S. Cowen, Secretary
of Paris West Companies

Corporation

Signature of Covenantee 1

Date

Signature of Covenantee 2

Date

Name David H. Paris, CEO
of Paris West Companies

Name Nancy S. Cowen, Secretary
of Paris West Companies

Corporation

Two officers' signatures are required for corporations.

SIGNATURES MUST BE NOTARIZED
(Notary acknowledgement must be attached)

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department _____
To be completed for City owned property only.

APPROVED BY: Marjan Shenasi Date: 5/5/16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On 05/05/16 before me, Erika Orantes Osorio, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared David H. Paris and Nancy S. Cowen

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: _____

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Covenant and Agreement Document Date: 5/05/16

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: David H. Paris

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney In Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: Nancy S. Cowen

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney In Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

JAN 23 2025

Deane C. Login

REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



Appendix C: Parking Observation Data Photographs



Electric Ave - Thursday, May 29, 2025 - 10pm



Venice Blvd and Electric Ave - Thursday, May 29, 2025 - 7:30pm



Electric Ave - Thursday, May 29, 2025 - 7:15pm



Electric Ave - Thursday, May 29, 2025 - 7:30pm



LADOT Lot 759 - Thursday, May 29, 2025 - 8pm

Parking Occupancy Data for Six Observations

Thursday 5/29/25												
Parking Site	Parkable Curbspace	7pm-8:30pm # Available	7pm-8:30pm # Occupied	Capacity	7pm-8:30pm % Utilization		Parking Site	Parkable Curbspace	10pm-11pm # Available	10pm-11pm # occupied	Capacity	10pm-11pm % Utilization
Abbot Kinney Blvd (West)	N/A (Spaces marked)	3	60	63	95.24%		Abbot Kinney Blvd (West)	N/A (Spaces marked)	22	41	63	65.08%
Abbot Kinney Blvd (East)	N/A (Spaces marked)	4	62	66	93.94%		Abbot Kinney Blvd (East)	N/A (Spaces marked)	22	44	66	66.67%
Electric Ave (West - Venice to Santa Clara)	1,189 Feet	11	49	70	70.00%		Electric Ave (West - Venice to Santa Clara)	1,189 Feet	30	40	70	57.14%
Electric Ave (East - Venice to Santa Clara)	2,219 Feet	19	112	131	85.50%		Electric Ave (East - Venice to Santa Clara)	2,219 Feet	33	98	131	74.81%
Venice Blvd (Noth)	617 Feet	5	31	36	86.11%		Venice Blvd (Noth)	617 Feet	19	17	36	47.22%
Venice Blvd (South)	801 Feet	16	31	47	65.96%		Venice Blvd (South)	801 Feet	20	27	47	57.45%
LA Dot Lot 759	N/A	32	31	66	46.97%		LA Dot Lot 759	N/A	60	6	66	9.09%
LA Dot Lot 760	N/A	12	36	50	72.00%		LA Dot Lot 760	N/A	43	7	50	14.00%
LA Dot Lot 616	N/A	4	25	29	86.21%		LA Dot Lot 616	N/A	16	13	29	44.83%
LA Dot Lot 617	N/A	11	24	26	92.31%		LA Dot Lot 617	N/A	13	13	26	50.00%
1653-1661 Abbot Kinney	N/A	24	0	24	0.00%		1653-1661 Abbot Kinney	N/A	N/A - closed at 9:30pm			N/A

Friday 6/20/25												
Parking Site	Parkable Curbspace	7:30pm-8:45pm # Available	7pm-8:30pm # Occupied	Capacity	7pm-8:30pm % Utilization		Parking Site	Parkable Curbspace	10pm-11:45p m # Available	10pm-11:30p m # Occupied	Capacity	10pm-11pm % Utilization
Abbot Kinney Blvd (West - Venice to Westminster)	N/A (Spaces marked)	1	62	63	98.41%		Abbot Kinney Blvd (West - Venice to Westminster)	N/A (Spaces marked)	12	51	63	80.95%
Abbot Kinney Blvd (East - Venice to Westminster)	N/A (Spaces marked)	2	64	66	96.97%		Abbot Kinney Blvd (East - Venice to Westminster)	N/A (Spaces marked)	5	61	66	92.42%
Electric Ave (West - Venice to Santa Clara)	1,189 Feet	15	55	70	78.57%		Electric Ave (West - Venice to Santa Clara)	1,189 Feet	23	47	70	67.14%
Electric Ave (East - Venice to Santa Clara)	2,219 Feet	25	106	131	80.92%		Electric Ave (East - Venice to Santa Clara)	2,219 Feet	26	105	131	80.15%
Venice Blvd (Noth)	617 Feet	10	26	36	72.22%		Venice Blvd (North)	617 Feet	20	26	36	72.22%
Venice Blvd (South)	801 Feet	3	44	47	93.62%		Venice Blvd (South)	801 Feet	10	37	47	78.72%
LA Dot Lot 759	N/A	39	27	66	40.91%		LA Dot Lot 759	N/A	49	17	66	25.76%
LA Dot Lot 760	N/A	16	34	50	68.00%		LA Dot Lot 760	N/A	33	17	50	34.00%
LA Dot Lot 616	N/A	6	23	29	79.31%		LA Dot Lot 616	N/A	11	18	29	62.07%
LA Dot Lot 617	N/A	7	19	26	73.08%		LA Dot Lot 617	N/A	9	17	26	65.38%
1653-1661 Abbot Kinney	N/A	20	4	24	16.67%		1653-1661 Abbot Kinney	N/A	N/A - closed at 9:30pm			N/A

Saturday (6/28/25)												
Parking Site	Parkable Curbspace	4:40pm # Available	4:40pm # Occupied	Capacity	7pm-8:30pm % Utilization		Parking Site	Parkable Curbspace	10pm-11pm # Available	9:30pm # occupied	Capacity	10pm-11pm % Utilization
Abbot Kinney Blvd (West)	N/A (Spaces marked)	6	60	66	90.91%		Abbot Kinney Blvd (West)	N/A (Spaces marked)	7	56	63	88.89%
Abbot Kinney Blvd (East)	N/A (Spaces marked)	1	65	66	98.48%		Abbot Kinney Blvd (East)	N/A (Spaces marked)	4	62	66	93.94%
Electric Ave (West - Venice to Santa Clara)	1,189 Feet	11	59	70	84.29%		Electric Ave (West - Venice to Santa Clara)	1,189 Feet	42	28	70	40.00%
Electric Ave (West - Venice to Santa Clara)	2,219 Feet	27	104	131	79.39%		Electric Ave (West - Venice to Santa Clara)	2,219 Feet	58	73	131	55.73%
Venice Blvd (Noth)	617 Feet	11	25	36	69.44%		Venice Blvd (Noth)	617 Feet	13	23	36	63.89%
Venice Blvd (South)	801 Feet	21	26	47	55.32%		Venice Blvd (South)	801 Feet	21	26	47	55.32%
LA Dot Lot 759	N/A	4	62	66	93.94%		LA Dot Lot 759	N/A	47	19	66	28.79%
LA Dot Lot 760	N/A	1	49	50	98.00%		LA Dot Lot 760	N/A	18	32	50	64.00%
LA Dot Lot 616	N/A	5	24	29	82.76%		LA Dot Lot 616	N/A	9	20	29	68.97%
LA Dot Lot 617	N/A	2	24	26	92.31%		LA Dot Lot 617	N/A	3	24	26	92.31%
1653-1661 Abbot Kinney	N/A	16	8	24	33.33%		1653-1661 Abbot Kinney	N/A	23	1	24	4.17%

Appendix D: Patron Survey Data

Entry No.	Did you drive here alone?	If No, how did you arrive?	Are you <i>coming from</i> somewhere else on or around Abbot Kinney?	Are you <i>going to</i> somewhere else on or around Abbot Kinney?		
1	No	Carpool	No	No		Daytime respondents
2	No	Carpool	No	No		Nighttime respondents
3	No	Carpool	No	No		
4	No	Carpool	No	No		
5	No	Carpool	No	No		
6	No	Carpool	No	No		
7	No	Carpool	No	No		
8	No	Carpool	No	No		
9	No	Carpool	No	No		
10	No	Carpool	No	No		
11	No	Carpool	No	No		
12	No	Public transportation	No	No		
13	No	Rideshare	No	Yes		
14	No	Rideshare	No	Yes		
15	No	Rideshare	No	Yes		
16	No	Walk	Yes	Yes		
17	No	Walk	Yes	Yes		
18	No	Carpool	No	Yes		
19	No	Carpool	No	Yes		
20	No	Carpool	No	Yes		
21	No	Carpool	No	No		
22	No	Carpool	No	No		
23	No	Rideshare	No	No		
24	No	Rideshare	No	No		
25	No	Rideshare	No	No		
26	Yes		No	No		
27	No	Carpool	No	No		
28	No	Carpool	No	No		
29	No	Rideshare	No	Yes		
30	Yes		No	No		
31	No	Walk	Yes	Yes		

Entry No.	Did you drive here alone?	If No, how did you arrive?	Are you <i>coming from</i> somewhere else on or around Abbot Kinney?	Are you <i>going to</i> somewhere else on or around Abbot Kinney?		
32	No	Walk	Yes	Yes		
33	Yes		Yes	Yes		
34	No	Walk	Yes	Yes		
35	No	Rideshare	No	Yes		
36	No	Rideshare	No	Yes		
37	No	Rideshare	No	Yes		
38	No	Rideshare	No	Yes		
39	No	Rideshare	No	Yes		
40	No	Carpool	Yes	Yes		
41	No	Carpool	Yes	Yes		
42	No	Rideshare	No	Yes		
43	No	Rideshare	No	Yes		
44	No	Rideshare	No	Yes		
45	No	Rideshare	No	Yes		
46	No	Walk	No	No		
47	No	Walk	No	No		
48	No	Walk	No	No		
49	No	Rideshare	No	No		
50	No	Rideshare	No	No		
51	No	Rideshare	No	No		