

Appendix A: Proposed Project Expansion Plans

1515-1525 ABBOT KINNEY

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

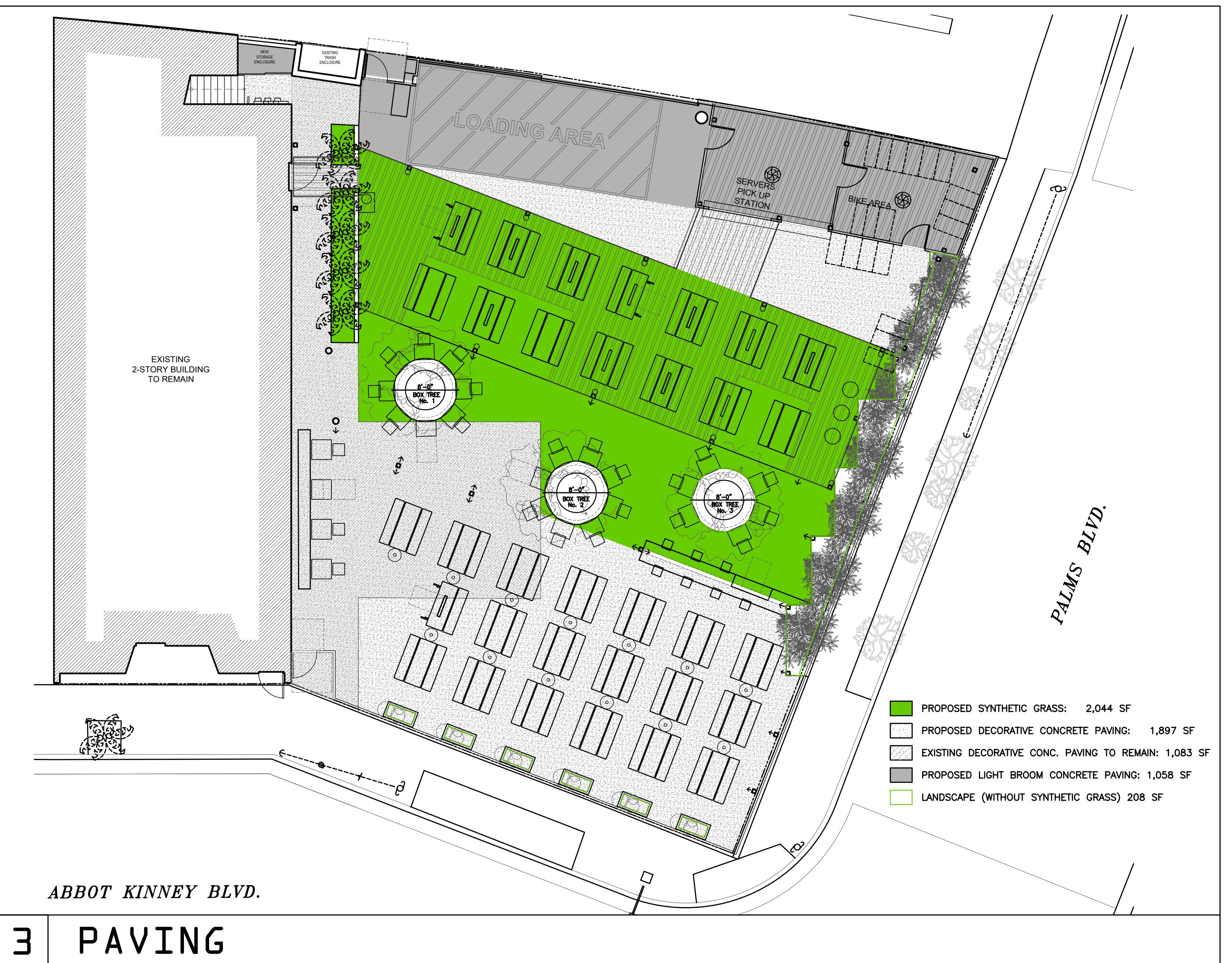
PARIS WEST
COMPANIES

1515 ABBOT KINNEY BL. #200
VENICE, CA 90291

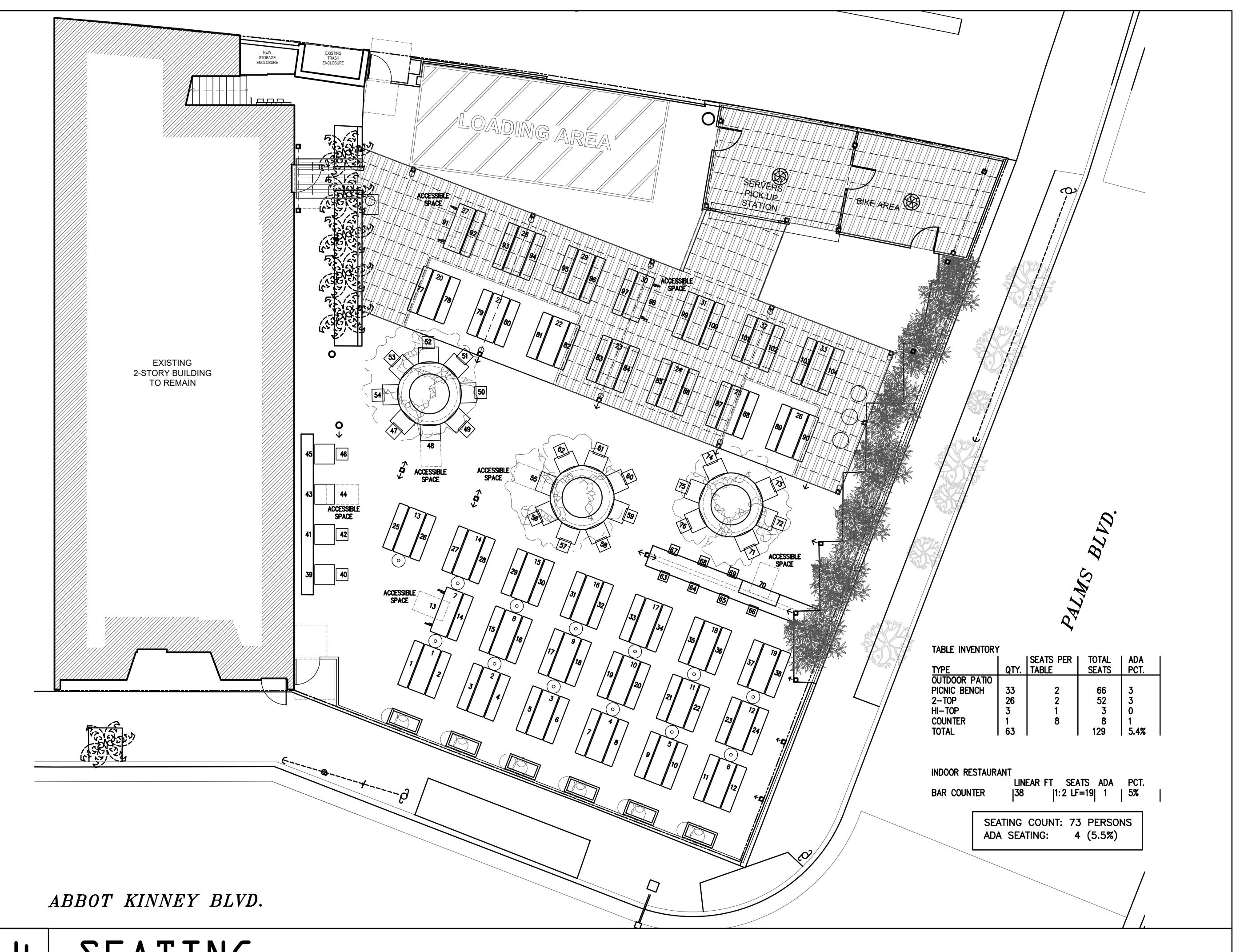
PAVING AND SEATING EXHIBITS

A3.4

1515-1555 ABBOT KINNEY



3 PAVING



4 SEATING

Appendix B: Termination of Covenant and Agreement

This page is part of your document - DO NOT DISCARD

20250043345



Pages:
0009

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

01/22/25 AT 11:46AM

| | |
|-------------|--------|
| FEES: | 38.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| SB2: | 75.00 |
| <hr/> 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 December, 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

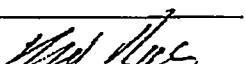
I am (We are) the owner(s) of the above-described property and do hereby approve the termination of the Covenant and Agreement. www.ladbs.org

Owner's Name(s) David Paris, President

(Please type or print)

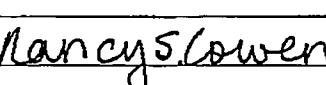
Nancy Cowen, Secretary

(Please type or print)

Signature of Owner's Name(s) 

Two Officers' Signatures

Required for Corporations

 Nancy Cowen (sign)

Name of Corporation Paris West Companies

Dated this 7 day of December 2016

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 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.

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: _____ Date: _____

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

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 David Paris 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 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: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity (les) Claimed by Signer(s)
Signer's Name:

Signer's Name: _____
 Corporate Officer Title(s): _____

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)

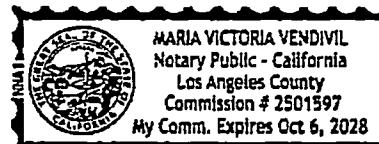


EXHIBIT A

▲ 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 |
| <hr/> PAID: | 21.00 |



LEADSHEET



201605200620003

00012115175



007565550

SEQ:
01

DAR - Counter (Upfront Scan)



▲ THIS FORM IS NOT TO BE DUPLICATED ▲

E4000

Recorded at the request of and mail to:

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

05/20/2016
20160578511

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 * 11 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 128 & 127, Records of Los Angeles County.

* 11 automobile parking spaces + 16 bicycle spaces (~~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. Paris West Companies

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: Marian Shemasi Date: 5/5/16
Maryam Shemasi

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)

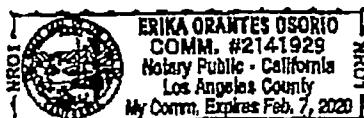
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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: 5/05/16Number 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: _____

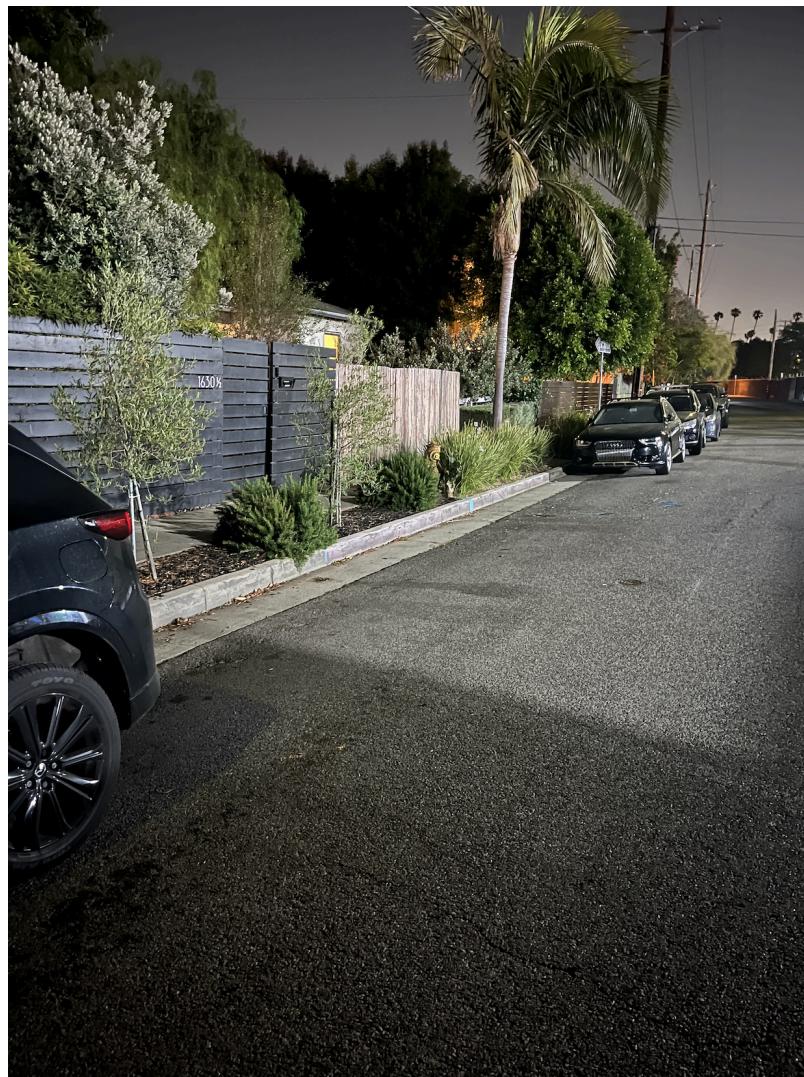
This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

JAN 23 2025



Dean C. Logan
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 | | | | | | | Friday 6/20/25 | | | | | | |
|--|---------------------|---------------------------|-----------------------|----------|--------------------------|--|--|---------------------|--------------------------|-------------------------|----------|-------------------------|--|
| 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 | |
| Saturday 6/28/25 | | | | | | | | | | | | | |
| Parking Site | Parkable CurbSpace | 7:30pm-8:45pm # Available | 7pm-8:30pm # Occupied | Capacity | 7pm-8:30pm % Utilization | | Parking Site | Parkable CurbSpace | 10pm-11:45pm # Available | 10pm-11:30pm # 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 | |

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 | | |