

# VENICE WALDORF & RESTAURANT

## SCOPE OF WORK

A CONDITIONAL USE PERMIT TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION, IN CONJUNCTION WITH AN EXISTING, A 1,276 SQ. FT. RESTAURANT HAVING 43 INTERIOR SEATS IN 896 SQ. FT. OF FLOOR SERVICE AREA LOCATED ON THE GROUND FLOOR, AND AN EXISTING 706 SQ. FT. BASEMENT THEATER WITH 49 SEATS IN AN EXISTING 26,241 SQ. FT. APARTMENT HOTEL. A COASTAL DEVELOPMENT PERMIT FOR THE RE-ESTABLISHMENT OF THE EXISTING GROUND FLOOR RESTAURANT AND BASEMENT THEATER. NO CHANGE OF USE.

## EXISTING USES PER C of O

- (E) 36 ROOMS + SERVICE FLOOR AREAS
- (E) 22'X58' IRREGULAR SHAPED RESTAURANT
- (E) 18'X40' SF BASEMENT THEATER

## CALCULATIONS OF RESTAURANT & BASEMENT THEATER SEATING

LOCATION	SF	SEATING
RESTAURANT SFA	896 SF	43 SEATS (FIXED)
BASEMENT THEATER	706 SF	49 SEATS (NON-FIXED)

## PARKING

PARKING REQUIRED	=	0
PARKING PROVIDED	=	0

## PROJECT CONTACTS

**OWNER:**  
VENICE WALDORF  
2 E. BREEZE AVE., SUITE 101  
VENICE CA 90291  
310.453.9656

**ARCHITECT:**  
SCOTT SULLIVAN (C-33139)  
RELATIVITY ARCHITECTS  
6824 LEXINGTON AVE  
LOS ANGELES, CA 90028  
310.907.6845  
scott@relativityarchitects.com

**EXPEDITING**  
EPG  
ELIZABETH PETERSON  
400 S. Main Street #808,  
LOS ANGELES, CA 90013  
213.620.1904  
mark@epgla.com | epgla.com

## PROJECT INFO / LEGAL DESCRIPTION

**ADDRESS:**  
1217 S OCEAN FRONT WALK  
VENICE, CA 90291

**ZONING:**  
C1-1

**CONSTRUCTION TYPE:**  
III-B

**STORIES:**  
5 STORIES

**FLOOR AREA:**  
26,241 SF

**OCCUPANCY GROUP:**  
A-1: BASEMENT WITH THEATER  
A-2: 1ST FL. RESTAURANT  
M" 1ST FL. RETAIL  
R-1: 36 UNITS, (11 APTS, 22 HOUSEKEEPING ROOMS, 3 GUEST ROOMS)

**LOT AREA:**  
4,414 SF

**FIRE SPRINKLERS:**  
YES (PER DOROTHY MAE ORDINANCE)

**ASSESSOR PARCEL NO. (APN):**  
4226 - 005 - 004

**LEGAL DESCRIPTION:**  
TR: COUNTRY CLUB TRACT. BLOCK 4, LOT #5

**APPLICABLE CODES:**  
2013 CBC, CRC, CMC, CPC, CEC, CGBC, T24 CA ENERGY, 2012 IBC,

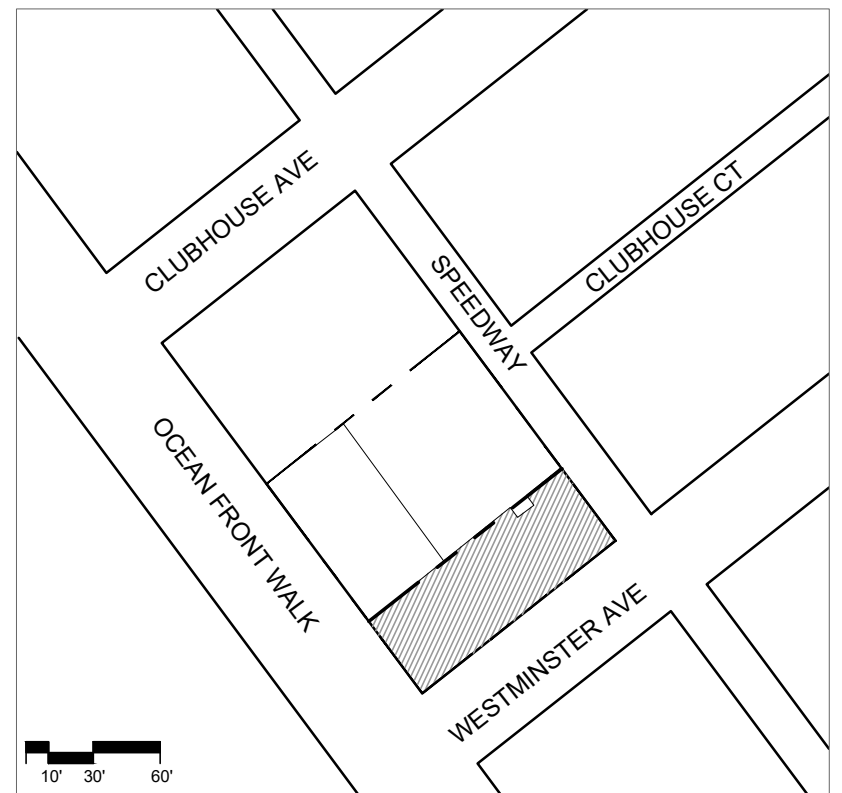
**PARKING:**  
NO NEW SQUARE FEET ADDED.

\*PROJECT IS 100% PRIVATELY FUNDED  
\*MECHANICAL/ ELECTRICAL SHALL BE UNDER SEPARATE PERMIT

## SHEET INDEX

	DATE OF ISSUE					
	08/14/2019	06/08/2020	11/11/2020	12/23/2020	05/19/2021	07/06/2021
SK-00 COVER	●	●	●	●	●	●
SK-01 PLOT PLAN	●	●	●	●	●	●
SK-02 BASEMENT FLOOR PLAN	●	●	●	●	●	●
SK-03 GROUND FLOOR PLAN	●	●	●	●	●	●
SK-04 2ND FLOOR PLAN	●	●	●	●	●	●
SK-05 3RD FLOOR PLAN	●	●	●	●	●	●
SK-06 4TH FLOOR PLAN	●	●	●	●	●	●
SK-07 PENTHOUSE PLAN	●	●	●	●	●	●
SK-08 SQUARE FOOTAGES  BASEMENT -1ST FLR	●	●	●	●	●	●
SK-09 SQUARE FOOTAGES  UNITS	●	●	●	●	●	●
SK-10 CERTIFICATES OF OCCUPANCY			●	●	●	●

## PLOT PLAN



VENICE WALDORF

RELATIVITY  
ARCHITECTS

VENICE WALDORF  
1217 S OCEAN FRONT WALK  
VENICE, CA 90291

421 COLYTON STREET  
2ND FLR, LA, CA. 90013  
310.573.4300 | 213.232.3664 FX

DATE: 07-06-2021

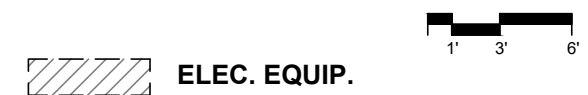
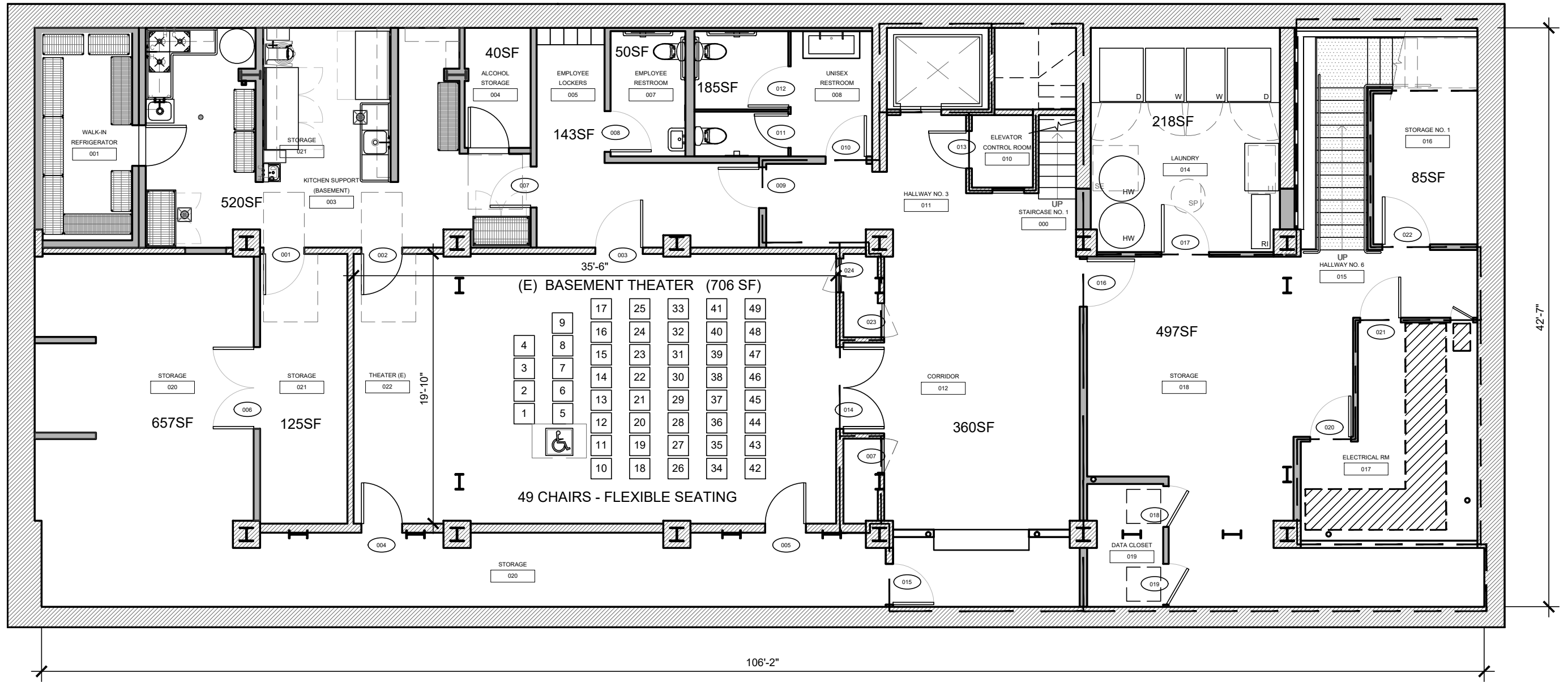
SK -  
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SCALE: N.T.S.



**AREA CALCULATIONS**

Location	SF	Seats
Alcohol Storage	40	-
Theater (E)	706	49

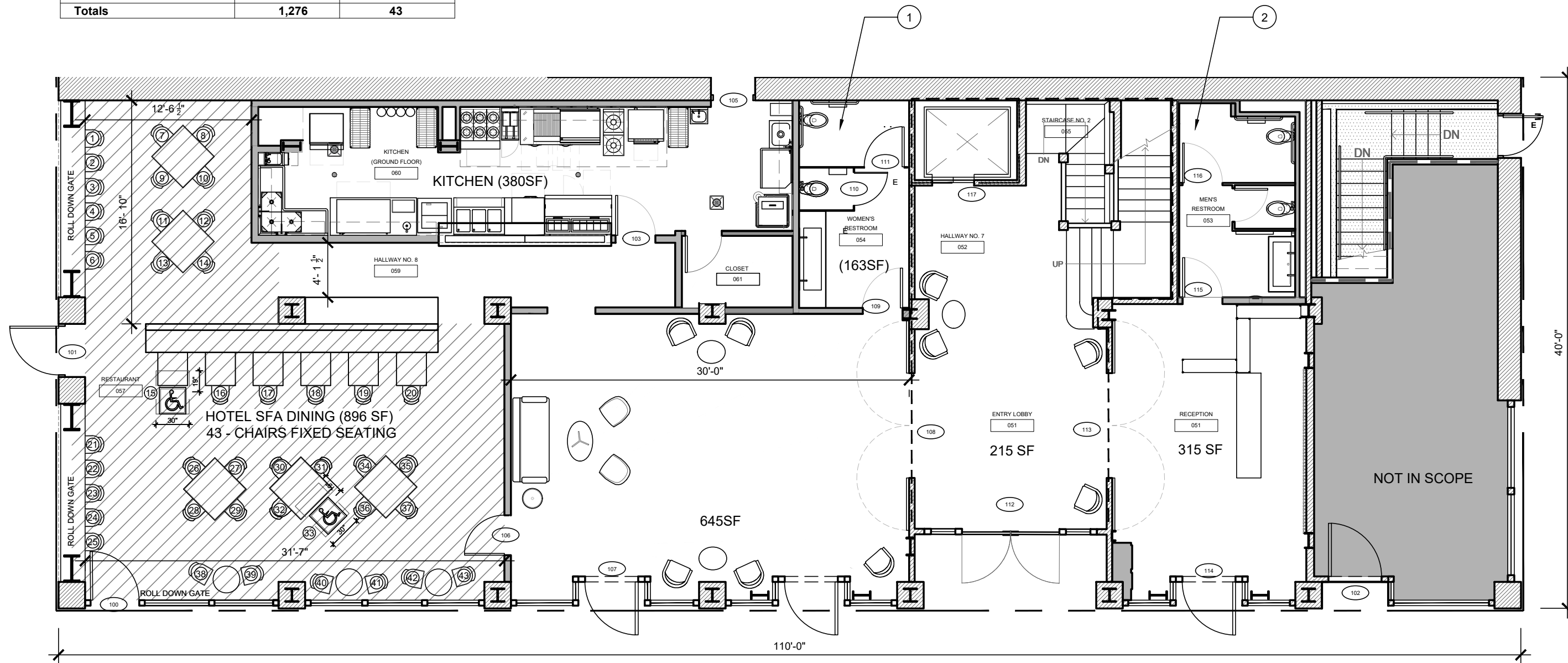


**AREA CALCULATIONS**

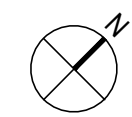
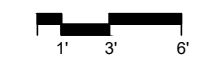
Location	SF	Seats
Restaurant SFA	896	43
Restaurant Kitchen/BOH	380	
<b>Totals</b>	<b>1,276</b>	<b>43</b>

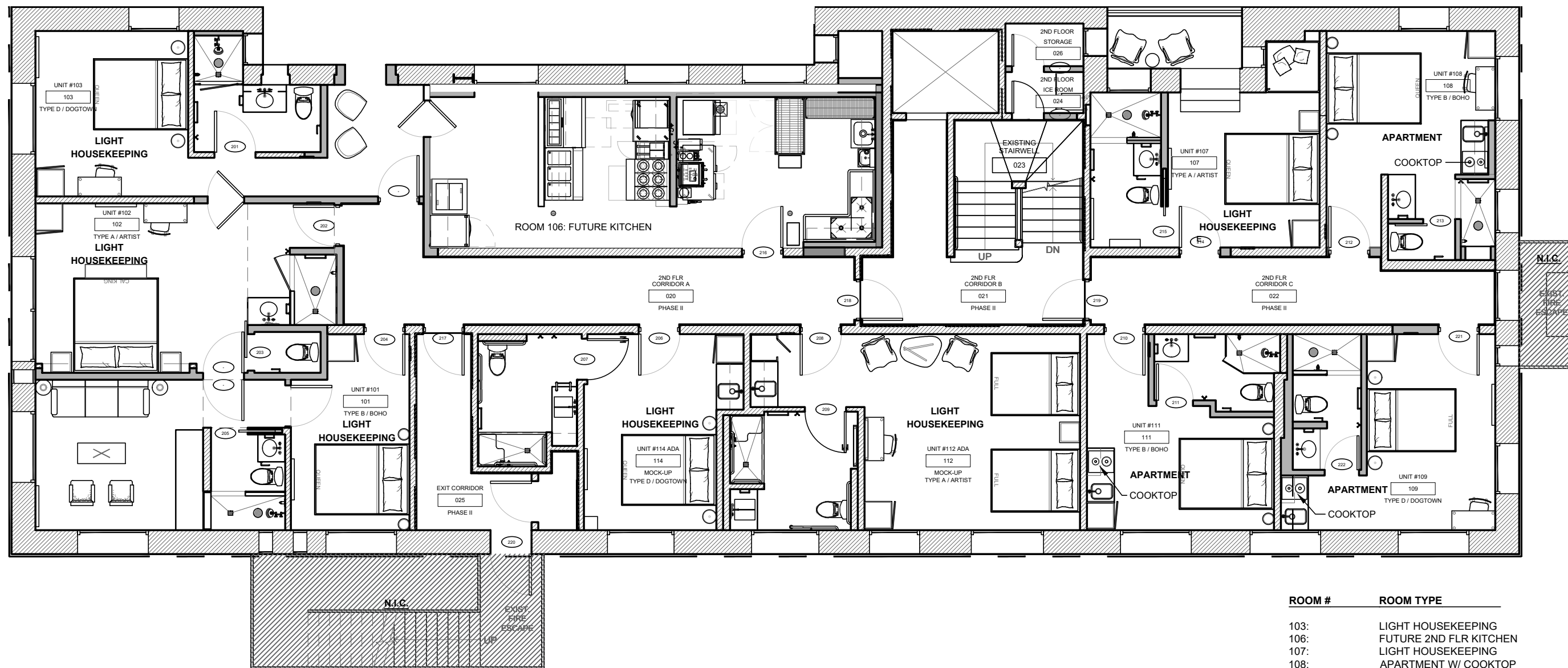
**KEYNOTES:**

- 1 WOMENS RESTROOM
- 2 MENS RESTROOM

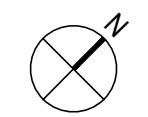
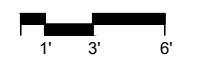


RESTAURANT





ROOM #	ROOM TYPE
103:	LIGHT HOUSEKEEPING
106:	FUTURE 2ND FLR KITCHEN
107:	LIGHT HOUSEKEEPING
108:	APARTMENT W/ COOKTOP
109:	APARTMENT W/ COOKTOP
111:	APARTMENT W/ COOKTOP
112:	LIGHT HOUSEKEEPING
114:	LIGHT HOUSEKEEPING
101:	LIGHT HOUSEKEEPING
102:	LIGHT HOUSEKEEPING



**SK - 04**

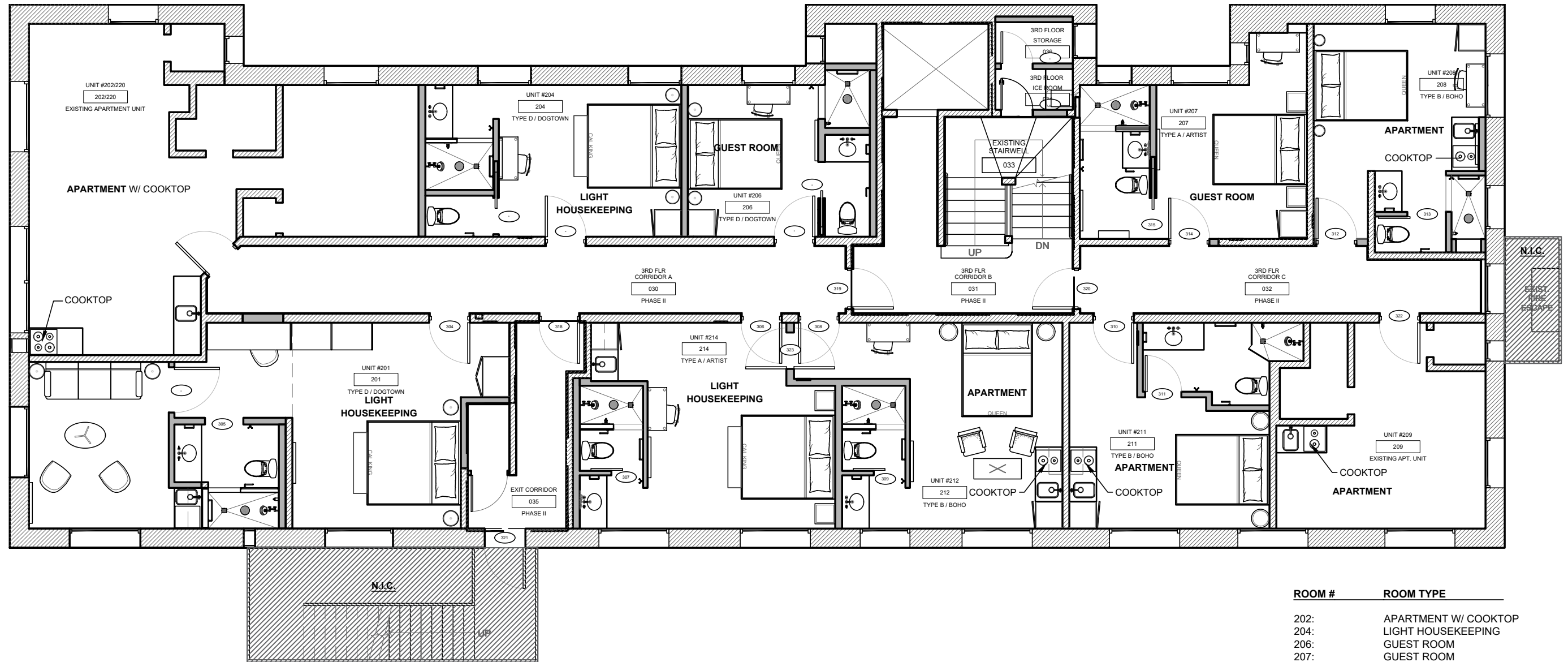
SCALE: 1/8" = 1'-0"

VENICE WALDORF  
**RELATIVITY ARCHITECTS**

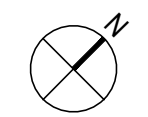
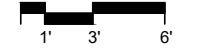
VENICE WALDORF  
 1217 S OCEAN FRONT WALK  
 VENICE, CA 90291

421 COLYTON STREET  
 2ND FLR, LA, CA. 90013  
 310.573.4300 | 213.232.3664 FX

REFERENCE | TITLE: 2ND FLOOR PLAN  
 DATE: 07-06-2021



ROOM #	ROOM TYPE
202:	APARTMENT W/ COOKTOP
204:	LIGHT HOUSEKEEPING
206:	GUEST ROOM
207:	GUEST ROOM
208:	APARTMENT W/ COOKTOP
209:	APARTMENT W/ COOKTOP
211:	APARTMENT W/ COOKTOP
212:	APARTMENT W/ COOKTOP
214:	LIGHT HOUSEKEEPING
201:	LIGHT HOUSEKEEPING



**SK - 05**

SCALE: 1/8" = 1'-0"

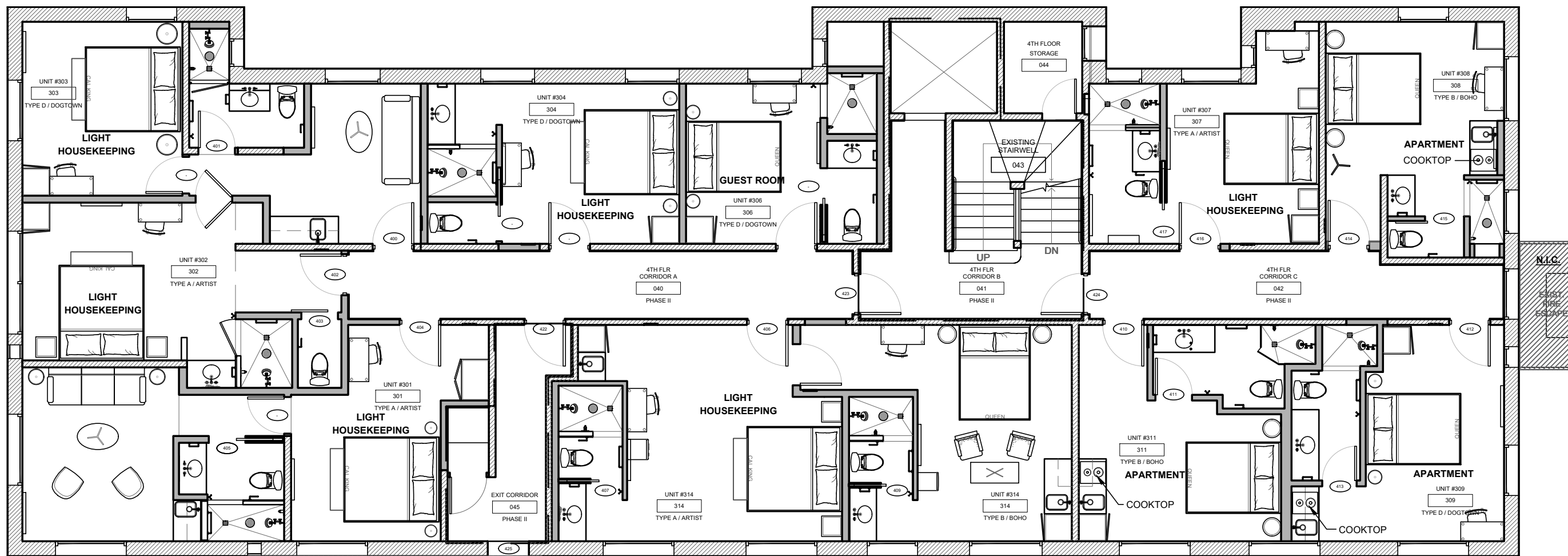
VENICE WALDORF  
**RELATIVITY ARCHITECTS**

VENICE WALDORF  
 1217 S OCEAN FRONT WALK  
 VENICE, CA 90291

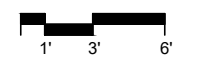
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 310.573.4300 | 213.232.3664 FX

REFERENCE | TITLE: 3RD FLOOR PLAN  
 DATE: 07-06-2021



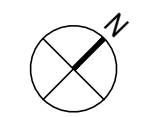


ROOM #	ROOM TYPE
303:	LIGHT HOUSEKEEPING
304:	LIGHT HOUSEKEEPING
306:	GUEST ROOM
307:	LIGHT HOUSEKEEPING
308:	APARTMENT W/ COOKTOP
309:	APARTMENT W/ COOKTOP
311:	APARTMENT W/ COOKTOP
314:	LIGHT HOUSEKEEPING
301:	LIGHT HOUSEKEEPING
302:	LIGHT HOUSEKEEPING



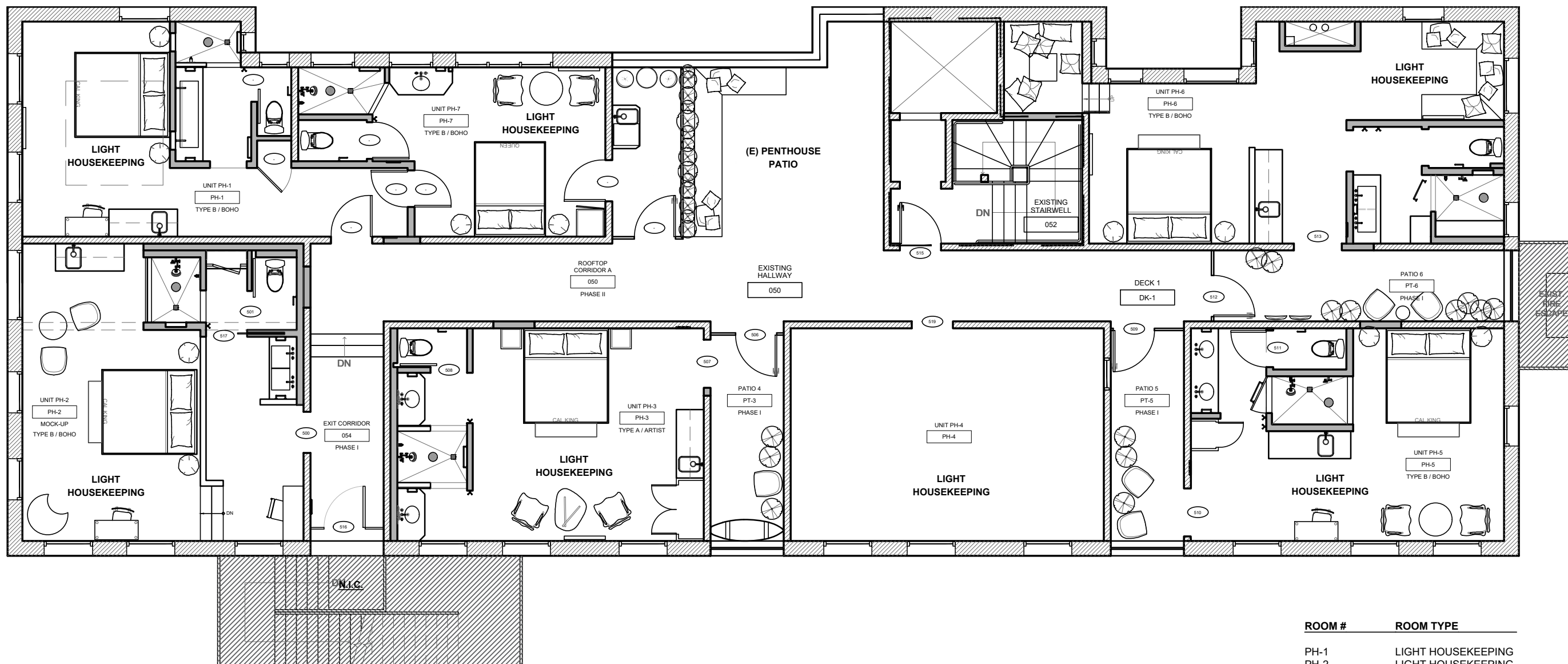
VENICE WALDORF  
**RELATIVITY ARCHITECTS**  
 VENICE WALDORF  
 1217 S OCEAN FRONT WALK  
 VENICE, CA 90291  
 421 COLYTON STREET  
 2ND FLR, LA, CA. 90013  
 310.573.4300 | 213.232.3664 FX

REFERENCE | TITLE: 4TH FLOOR PLAN  
 DATE: 07-06-2021

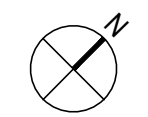
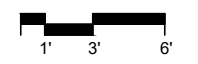


**SK - 06**

SCALE: 1/8" = 1'-0"



ROOM #	ROOM TYPE
PH-1	LIGHT HOUSEKEEPING
PH-2	LIGHT HOUSEKEEPING
PH-3	LIGHT HOUSEKEEPING
PH-4	LIGHT HOUSEKEEPING
PH-5	LIGHT HOUSEKEEPING
PH-6	LIGHT HOUSEKEEPING
PH-7	LIGHT HOUSEKEEPING



**SK - 07**

SCALE: 1/8" = 1'-0"

VENICE WALDORF  
**RELATIVITY ARCHITECTS**

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 1217 S OCEAN FRONT WALK  
 VENICE, CA 90291

421 COLYTON STREET  
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 310.573.4300 | 213.232.3664 FX

REFERENCE | TITLE: PENTHOUSE FLOOR PLAN  
 DATE: 07-06-2021



Address of Building: 1217 Ocean Front Walk

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 Act—for following occupancies:

Issued: 3-28-69 Permit No. and Year: WLA76575/69

(Convert approximately 18' x 40' portion of existing 5 story, type III-A, 40' x 110', restaurant, apartment-hotel and commercial building to theatre, G-1/G-2/H-4 occupancy.)

Owner: G.R. Lenney & J.T. Corrodi (owners)  
 Owner's Address: J. Ciampa (tenant)  
 1217 Ocean Front Walk  
 Venice, California

Form B-95b-1500 Sheet Sets-B-68 (C-10) By: A. E. HEWITT:cc

1969 CERTIFICATE OF OCCUPANCY (THEATRE)

Address of Building: 1219 Ocean Front Walk

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 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 Act,—for following occupancies:

Issued: July 26, 1960 Permit No. and Year: V20791-59

22' x 58' irregular-shaped restaurant converted from an existing portion of the first floor of a 40' x 110', Type III-B, five-story and basement apartment house and store building.

G-2 Occupancy

Owner: Herman and Anna Solloway  
 Owner's Address: 5 Westminster Avenue  
 Venice, California

E. E. SPITZER lmv

Form B-95a-10M-3-60 (R-37) G. E. MORRIS, Superintendent of Building—By: \_\_\_\_\_

1960 CERTIFICATE OF OCCUPANCY (RESTAURANT)

Address of Building: 1217-19 Ocean Front  
 5 - 9 Westminster Avenue

Permit No. and Year: 67569/64, WLA54382/64  
 93583/65, LA10021765

Certificate Issued: 15969/65, 92792/65  
 January 27, 1967

CITY OF LOS ANGELES  
 DEPARTMENT OF BUILDING AND SAFETY  
**REHABILITATION  
 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 deficiencies in this building have been corrected and the building complies with the applicable requirements of Division 49, Article 1, Chapter 9 of the Municipal Code for the following occupancies:

Five-Story Type III-A, 40' x 110' Apartment Hotel.  
 11 Apartments, 22 Light-Housekeeping rooms & 3-Guest Rms.  
 H-4, G-1 & G-2 Occupancies. X21399

DEPT. FOR DEVIATIONS APPROVED BY  
 BOARD OF BLDG. & SAFETY COMMISSIONERS

Owner: Mr. George Linney  
 Owner's Address: 5 - Westminster Avenue  
 Venice, California 90291

Form B16106-20M-12-52 Superintendent of Building By: C. M. WILSON/tb

1967 CERTIFICATE OF OCCUPANCY (APARTMENT HOTEL)