

209 E WINDWARD AVENUE

MAY 7, 2020

SCOPE OF WORK:
CHANGE OF USE OF THE GROUND FLOOR OF A TWO-STORY SFD INTO AN APPROX 2,246 SF RESTAURANT (464 SF OF INTERIOR SFA AND 543 SF OF EXTERIOR SFA) WITH 64 SEATS AND A 373 SF TAKE-OUT COUNTER. CUB FOR ALCOHOLIC BEVERAGES. SPE FOR NO PARKING AND ZV FOR NO COMMERCIAL LOADING SPACE PROVIDED. ONE DWELLING UNIT WILL BE MAINTAINED ON THE SECOND FLOOR. NO EXTERIOR IMPROVEMENTS TO THE EXISTING STRUCTURE.

SITE DESCRIPTION

PROJECT ADDRESS
209 E WINDWARD AVENUE
LOS ANGELES, CA 90291

PROJECT DESCRIPTION
RESTAURANT WITH FULL LINE ALCOHOL

LEGAL DESCRIPTION
ASSESSOR: 423-801-3003
TRACT: VENICE OF AMERICA
MAP REF: MB 6-126/127
BLOCK: 8
LOT: 4

ZONING/PLANNING INFORMATION

ZONING: C2-1-0
COMMUNITY PLAN AREA: VENICE
AREA PLANNING COMMISSION: WEST LOS ANGELES
NEIGHBORHOOD COUNCIL: VENICE
SPECIFIC PLAN AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR
VENICE COASTAL ZONE
SUBAREA: NORTH VENICE

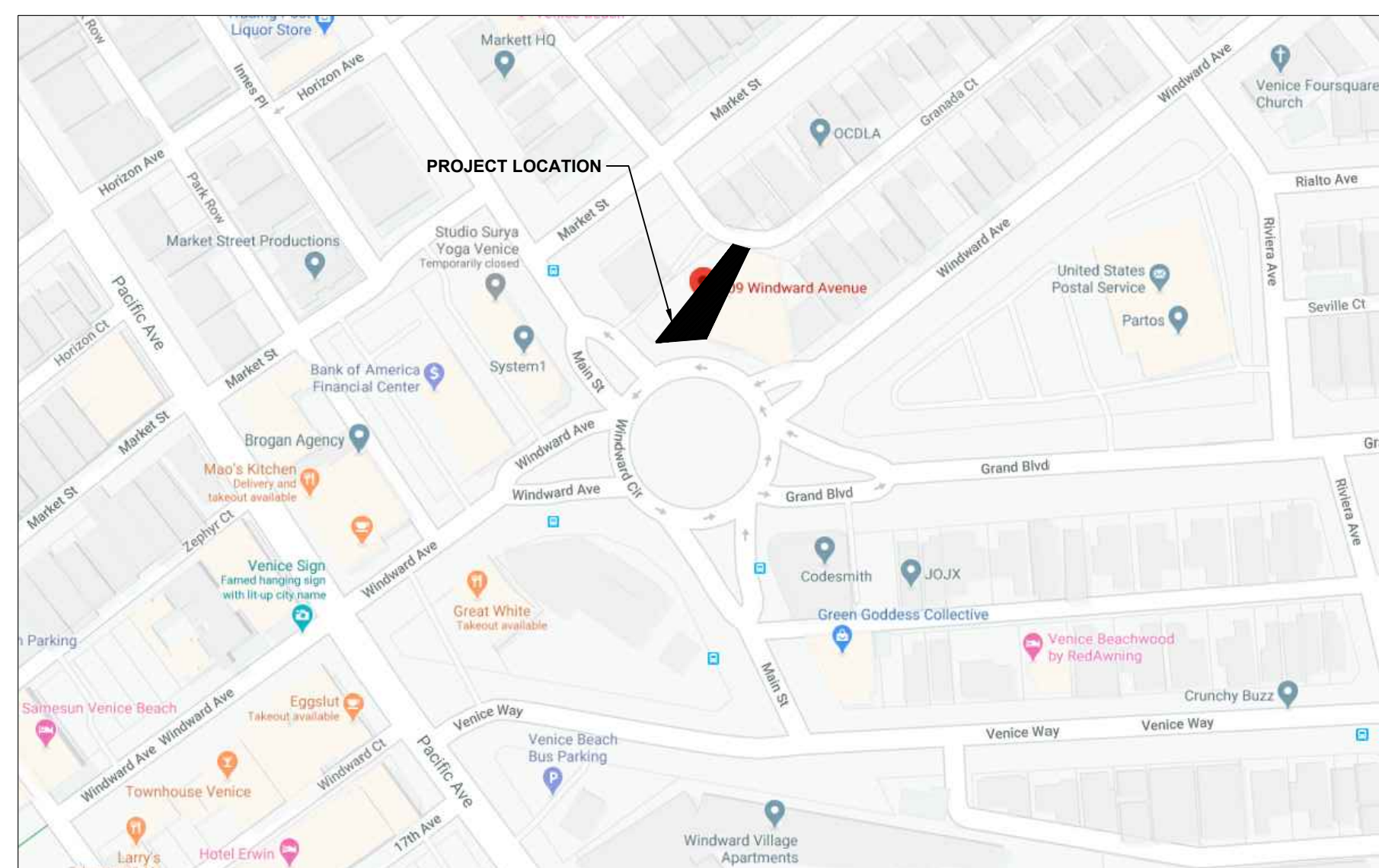
SUBJECT PROPERTY IS LOCATED IN A HISTORIC DISTRICT

SITE INFORMATION

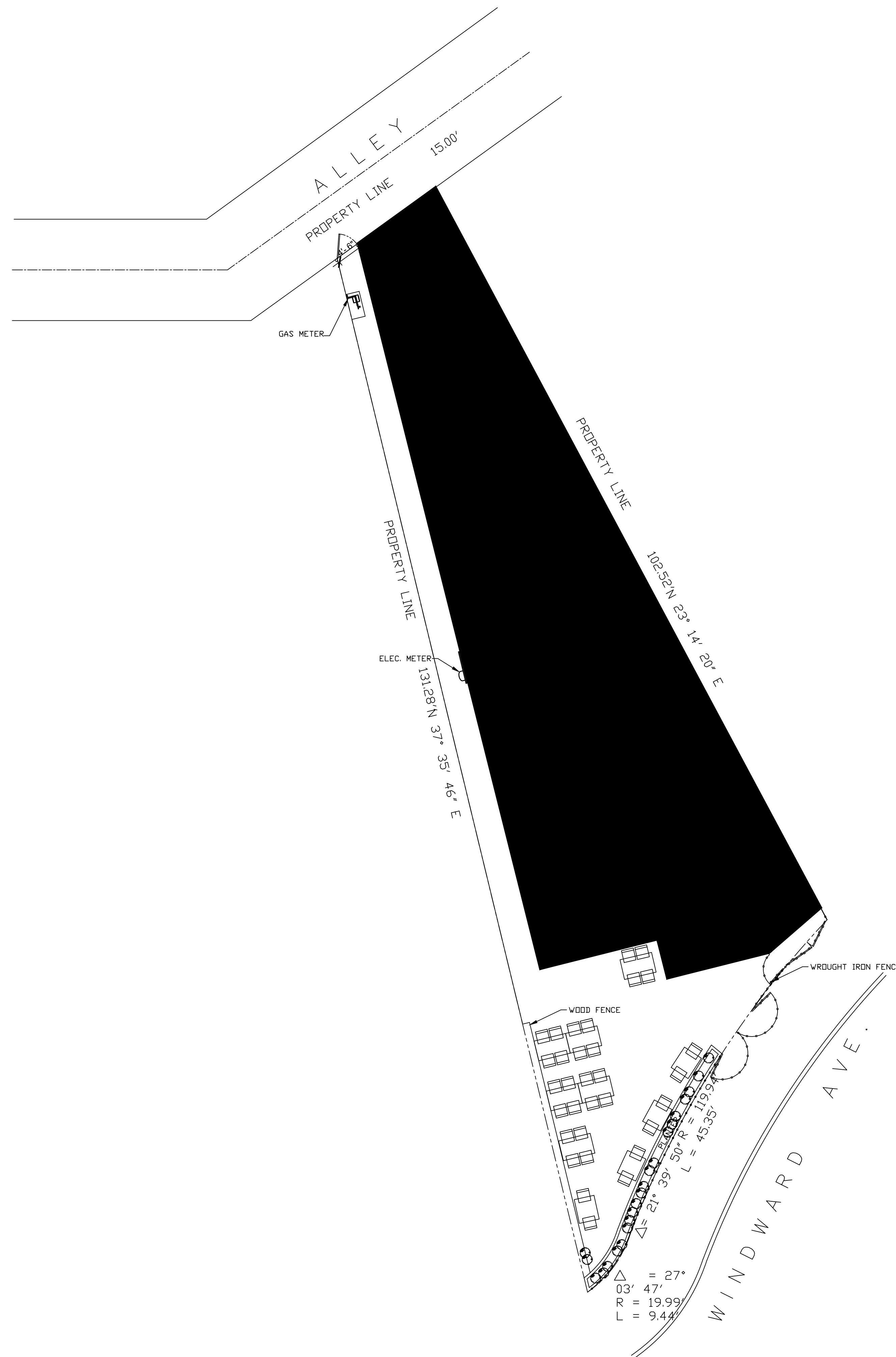
TOTAL SITE AREA: 3,343 SF
RESTAURANT: 2,246 SF
DWELLING UNIT: 787 SF

YEAR BUILT: 1920

FAR: ALLOWABLE = 1.5:1
EXISTING = .90



LOCATION MAP



SITE PLAN

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

NATALIE KAZANJIAN ARCHITECT

1204 DON JOSE DRIVE
GLENDALE, CA 91207
T: 310.748.9218
info@nataliekazanjian.com
nataliekazanjian.com

DATE PROJECT PHASE REV. #
MAY 7, 2020

CLIENT

VENICE CUCINA
209 WINDWARD AVENUE
VENICE, CALIFORNIA 90291

ARCHITECT

NATALIE KAZANJIAN DESIGN
1204 DON JOSE DRIVE
GLENDALE, CA 91207
T: 310.748.9218
CONTACT: NATALIE KAZANJIAN

PROJECT TITLE:

209 WINDWARD AVENUE
VENICE, CALIFORNIA 90291

DRAWING TITLE:

SITE PLAN

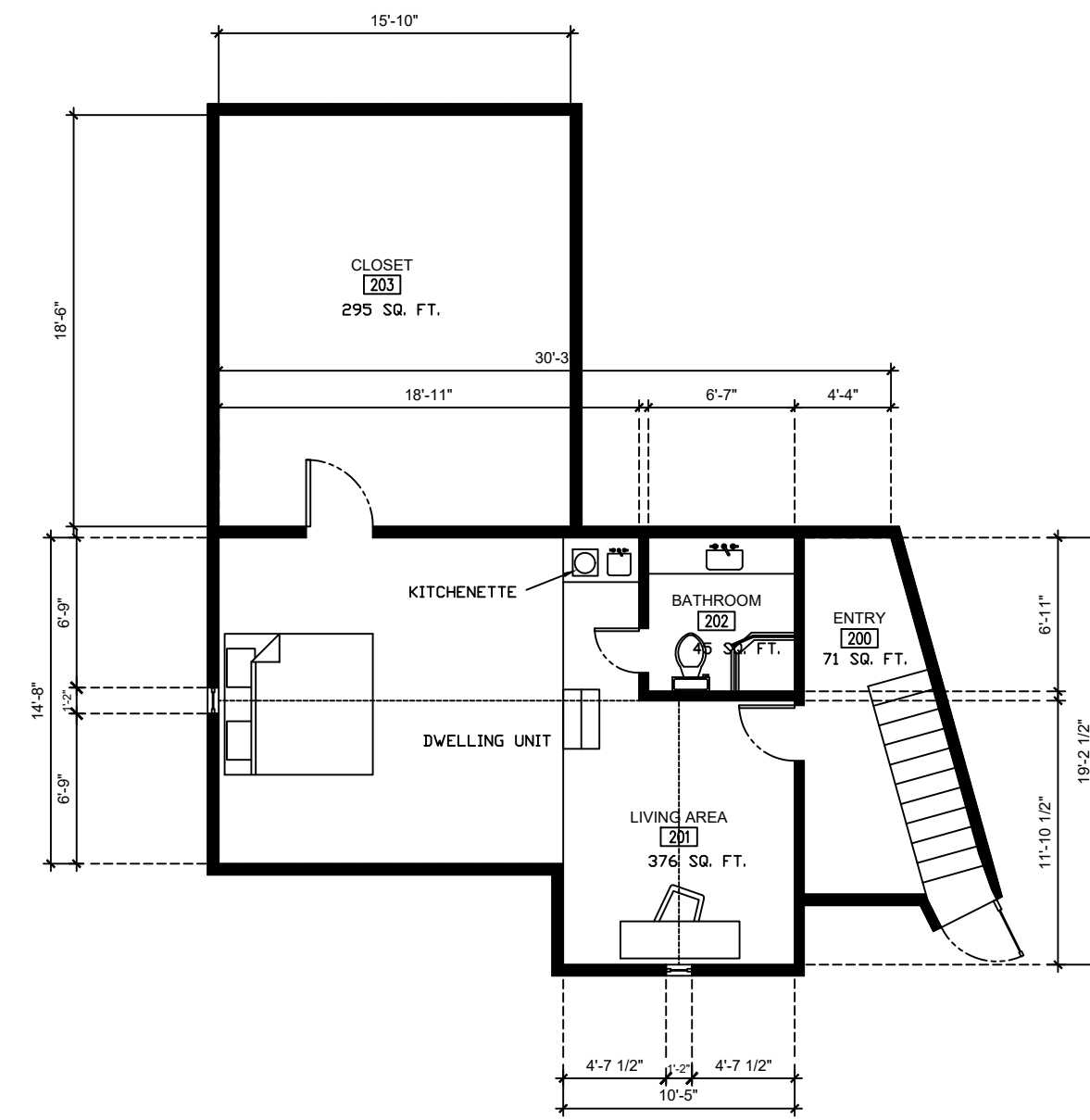
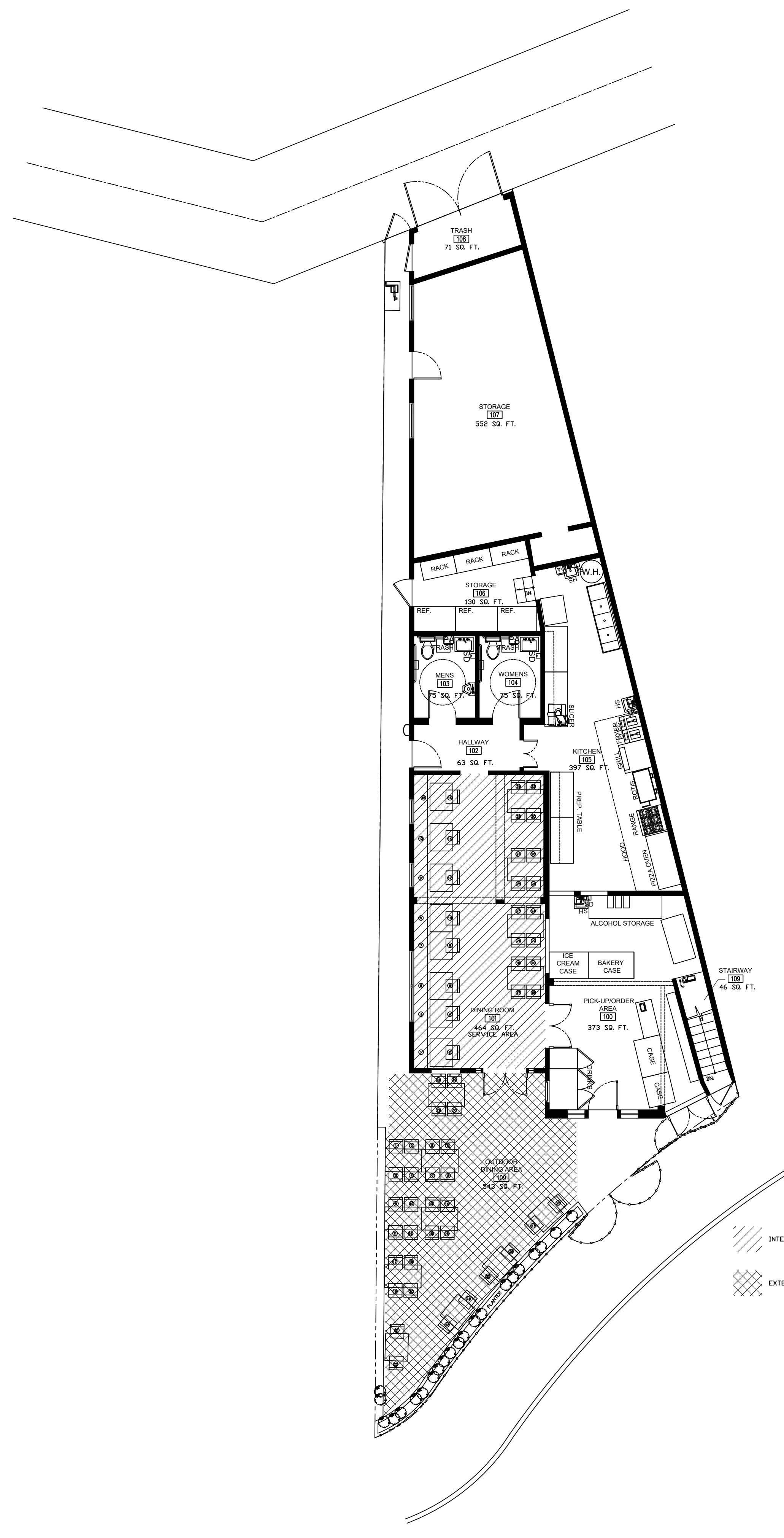
SHEET

A-1.0

SCALE: AS NOTED

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EXISTING SECOND FLOOR PLAN (DWELLING UNIT)

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

2

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SUBJECT PROPERTY IS LOCATED IN A HISTORIC DISTRICT

FAR: ALLOWABLE = 1.5:1
 EXISTING = .90

RESTAURANT SQUARE FOOTAGE	2,246 SQ. FT.
INTERIOR SERVICE FLOOR AREA	464 SQ. FT.
INT PICK-UP/ORDER AREA	373 SQ. FT.
KITCHEN/STORAGE/TRASH	1150 SQ. FT.
RESTROOMS	150 SQ. FT.
HALLWAY/STAIRCASE	109 SQ. FT.

SECOND FLOOR DWELLING TOTAL 787 SQ. FT.

PARKING
 INTERIOR SFA 464 / 50 = 9
 EXTERIOR SFA 543 / 50 = 11
 BIZ PARKING 2246 / 640 = 4
 2ND FLOOR DWELLING UNIT 0 (NO CHANGE)
 TOTAL PARKING REQUIRED 24 SPACES

RESTAURANT SEATING COUNT
 INDOOR SEATING: 32 SEATS
 OUTDOOR SEATING: 32 SEATS
 TOTAL SEATING: 64 SEATS

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PROJECT TITLE:

209 WINDWARD AVENUE
 VENICE, CALIFORNIA 90291

DRAWING TITLE:

FLOOR PLAN

SHEET

A-2.0

SCALE: AS NOTED

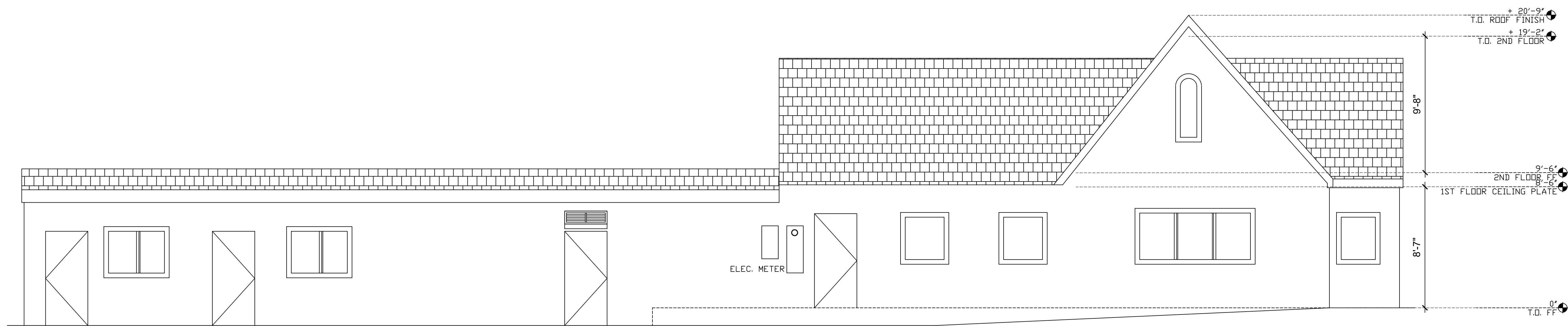
EXTSING FIRST FLOOR PLAN (TO REMAIN)

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

1

NATALIE KAZANJIAN ARCHITECT

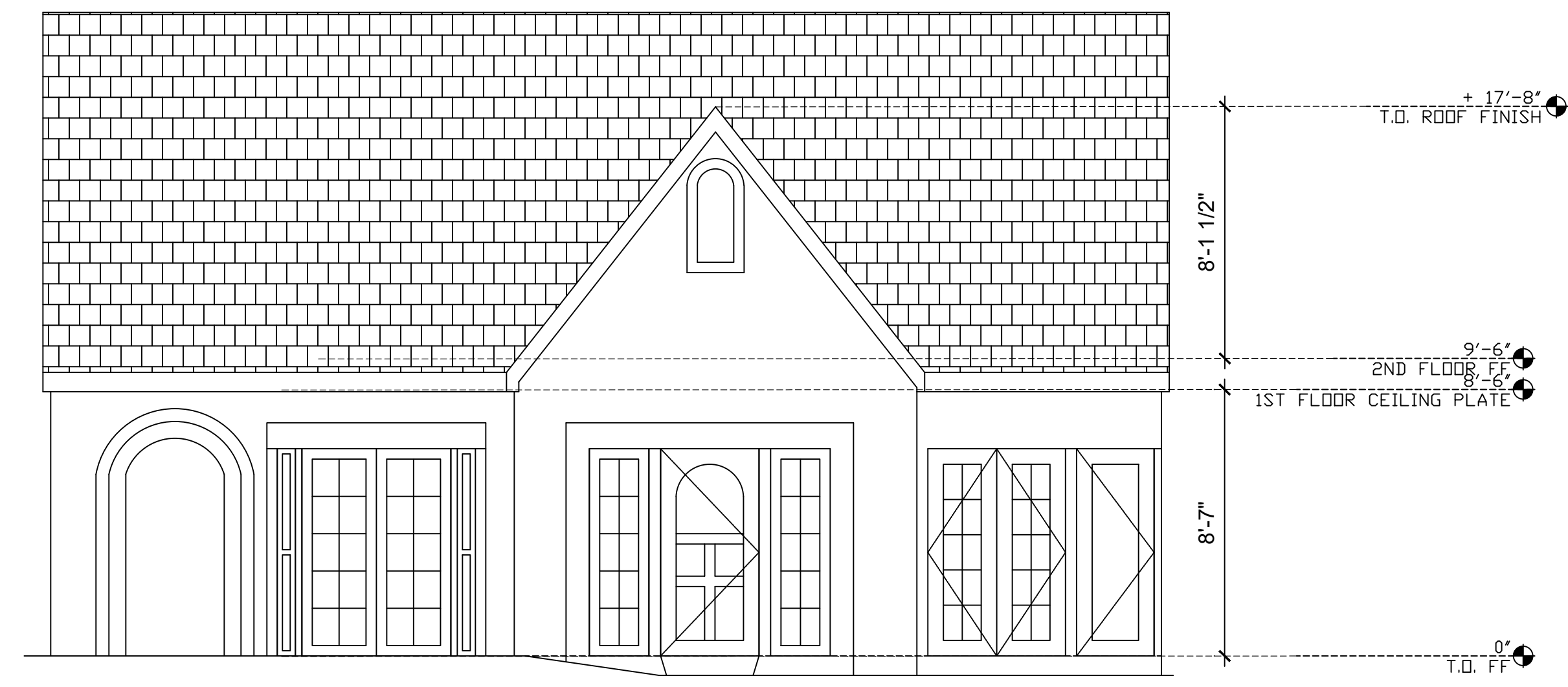
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EXISTING SOUTH ELEVATION (TO REMAIN)

Scale: 1/4"=1'-0"

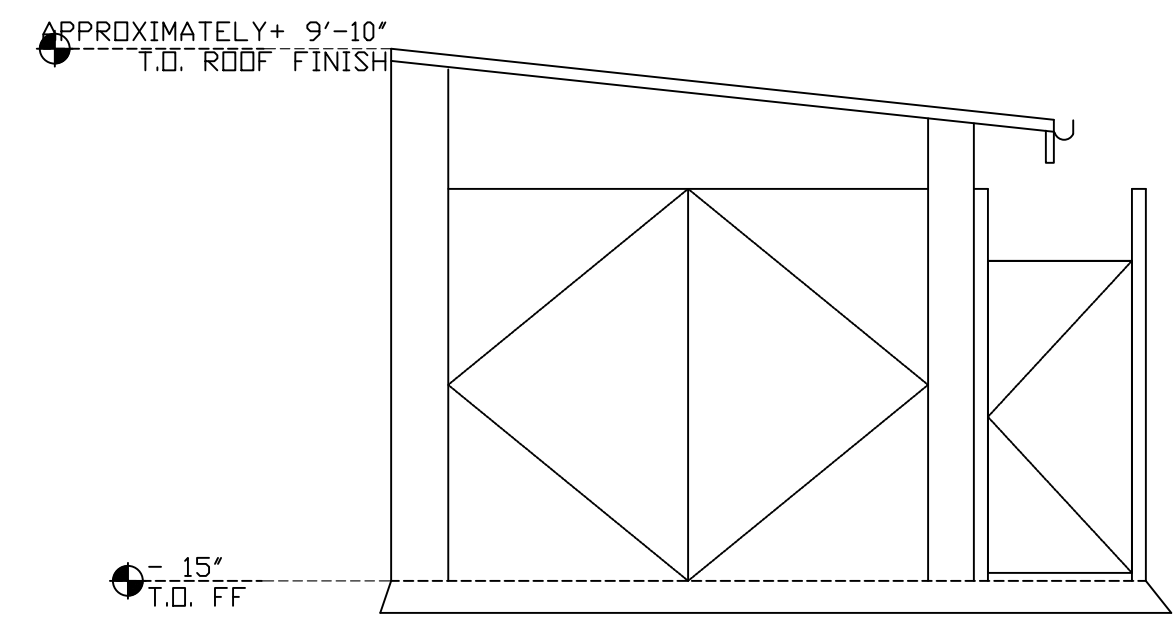
1



EXISTING EAST ELEVATION (TO REMAIN)

Scale: 1/4"=1'-0"

3



EXISTING WEST ELEVATION (TO REMAIN)

Scale: 1/4"=1'-0"

2

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DRAWING TITLE:
 EXTERIOR ELEVATIONS

SHEET #

A-3.0

SCALE: AS NOTED