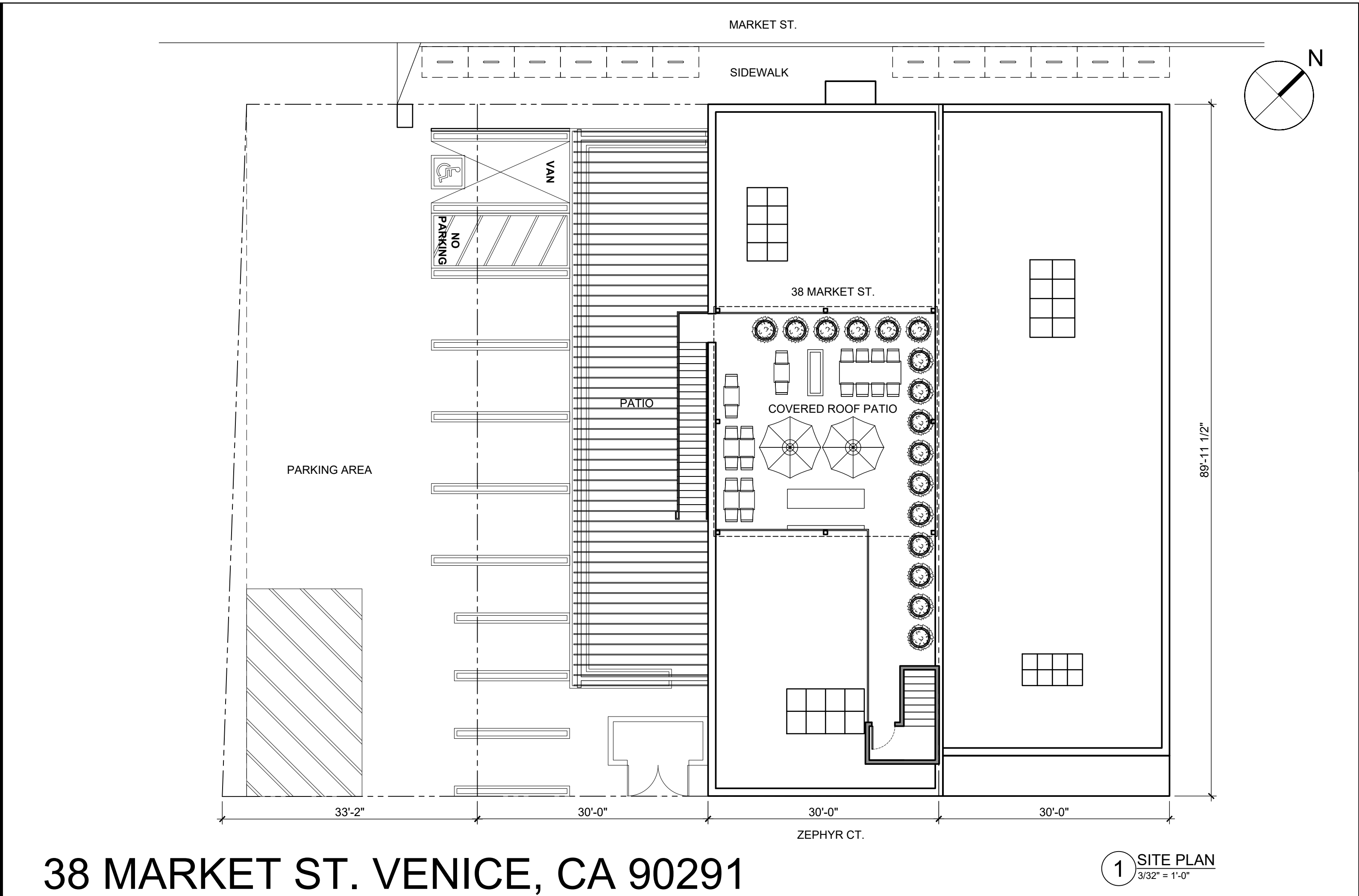
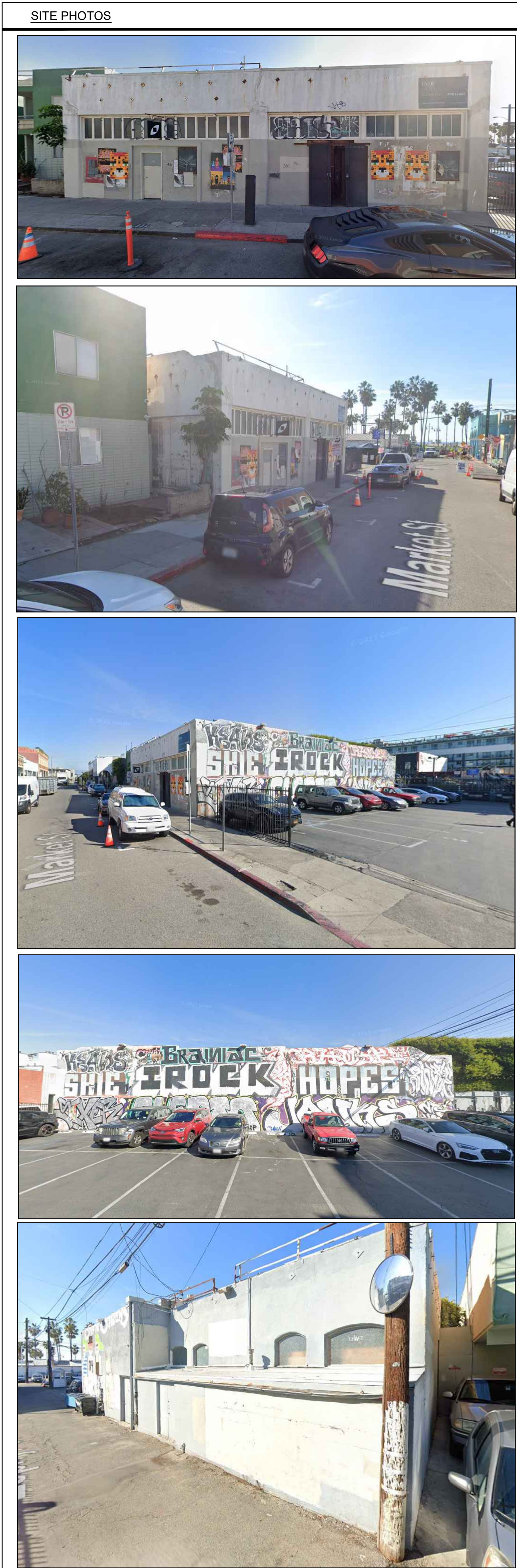
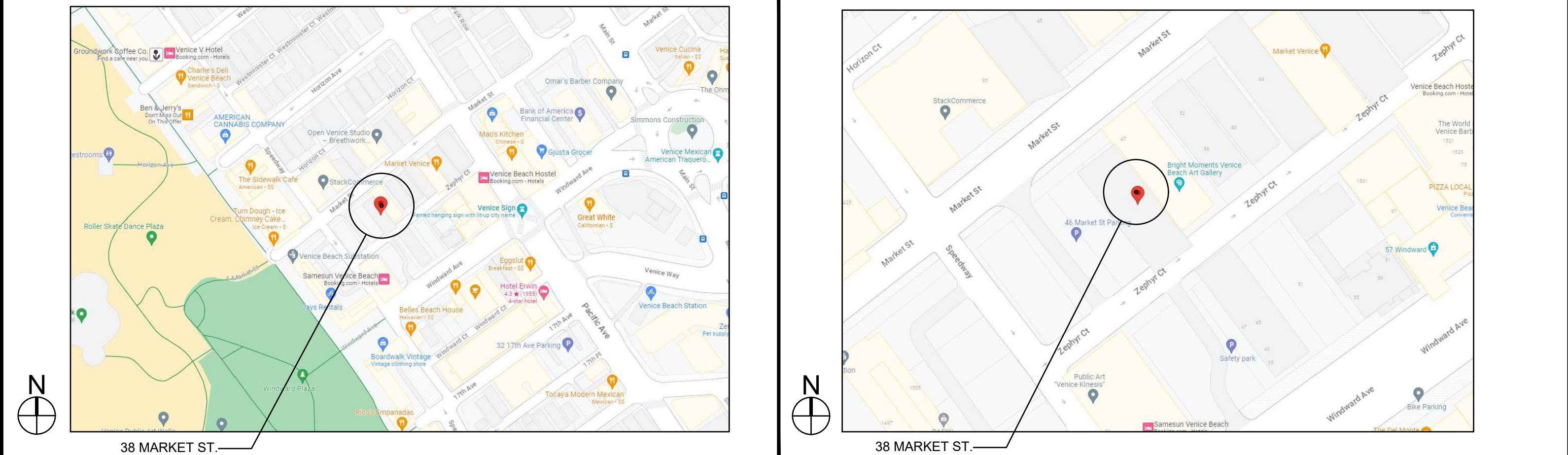




38 MARKET ST. VENICE, CA 90291



PROJECT INFORMATION

BUILDING ADDRESS:	1301 ABBOT KINNEY BLVD. VENICE, CA 90291	APN:	4226008005
OWNER:	ANTHONY YERKOVICH 38 MARKET ST. VENICE, CA 90291	SPECIFIC PLAN:	VENICE COASTAL ZONE
SCOPE OF WORK:	CHANGE OF USE FROM MANUFACTURING TO RESTAURANT. NEW COMMERCIAL KITCHEN, DINING AREA, OUTDOOR PATIO, ROOF DECK, AND ONSITE PARKING.	TRACT:	B
	NO CERTIFICATE OF OCCUPANCY.	BLOCK:	7
	THE BUILDING WAS ERECTED IN 1922 BEFORE LADBS ISSUED A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING OR STRUCTURE (LAMC 91.09) IN 1923.	LOT:	M B 6-126/127
	ASSESSOR RECORDS STATE USE AS MANUFACTURING FACILITY (DRESS FACTORY) CONSISTENT WITH CM ZONE.	MAP REFERENCE:	CM-1
		ZONE:	10,962.9 SQ. FT.
		LOT AREA:	MANUFACTURING (A-2 PROPOSED)
		OCCUPANCY:	VB
		CONSTRUCTION TYPE:	1922
		YEAR BUILT:	1
		NUMBER OF STORIES:	= 5,400 SQ. FT. (GROSS)
		AREA OF STRUCTURE	
		PROPOSED OCCUPANT LOAD:	98
		NUMBER OF INTERIOR SEATS:	85
		NUMBER OF PATIO SEATS:	59
		NUMBER OF ROOF DECK SEATS:	30

DRAWING LIST		04-30-2024		
DRAWING:	TITLE:	PLANNING		
A-0.00	INDEX & SITE INFORMATION	•		
A-1.00A	EXISTING SITE / PARKING PLAN	•		
A-1.00B	PROPOSED SITE / PARKING PLAN	•		
A-1.01A	EXISTING FLOOR PLAN	•		
A-1.01B	PROPOSED FLOOR PLAN	•		
A-1.02	OFFSITE PARKING & VALET INFO.	•		
A-3.00	EXTERIOR ELEVATIONS	•		
A-3.01	EXTERIOR ELEVATIONS	•		
A-3.02	EXTERIOR ELEVATIONS	•		
D-1.01	DEMOLITION PLAN	•		
A-4.00	PROPOSED RENDERING	•		

OFFSITE PARKING



04-30-2024

PLANNING REVIEW

DATE

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HERBER DESIGN

ARCHITECTURE + INTERIORS

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38 & 44 MARKET ST.

38 & 44 MARKET ST. VENICE, CA 90291

ARCHITECT

HERBER DESIGN

JASON HERBER CS6679

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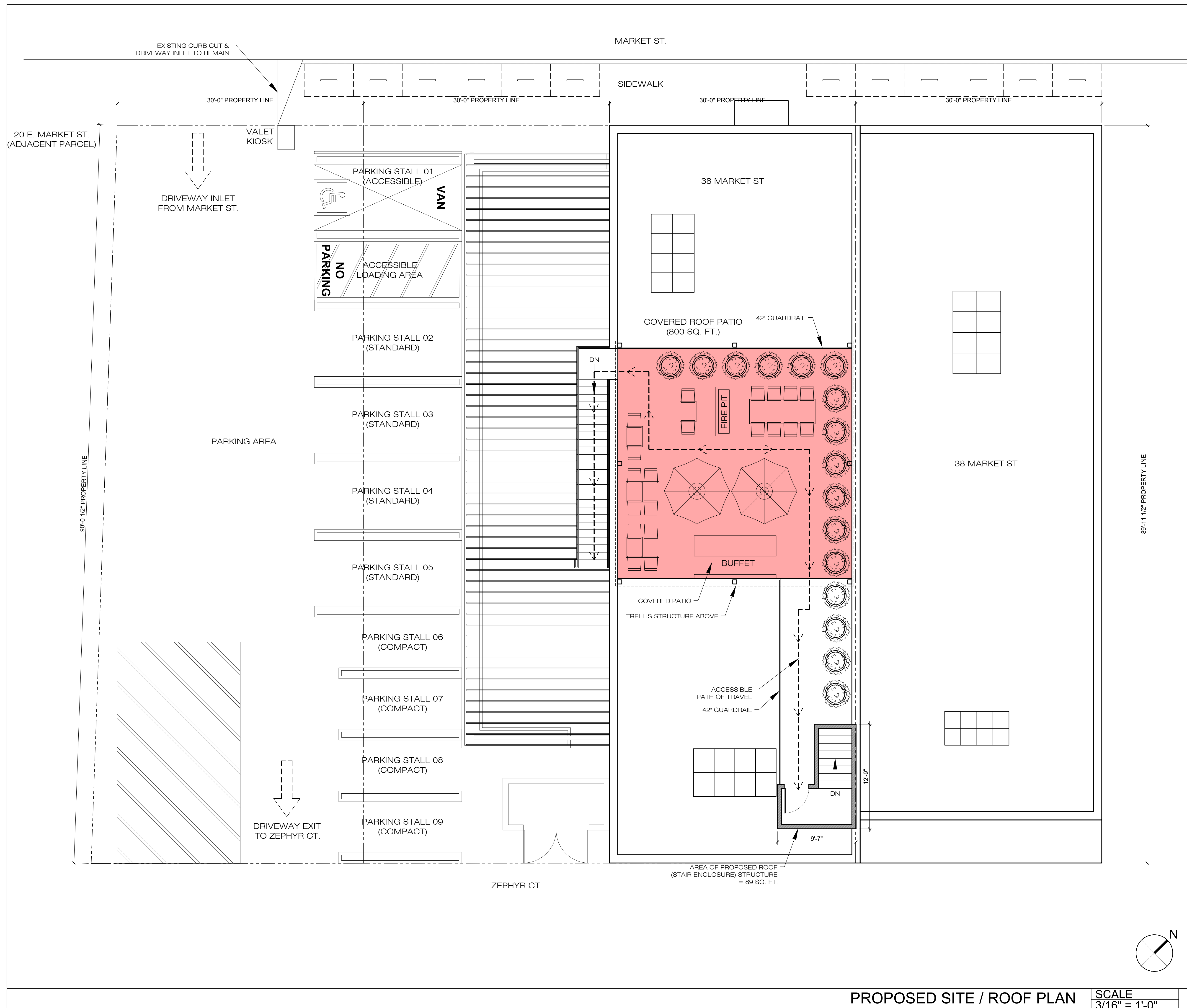
DRAWING TITLE:

INDEX &

GENERAL NOTES

DRAWING NUMBER:

A-0.00





WALL TYPE KEY

EXISTING WALL

DRAWING TITLE:

EXISTING FLOOR PLAN

DRAWING NUMBER:

A-1.01A

04-30-2024

PLANNING REVIEW

DATE

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CITY LAND USE

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ARCHITECT

OWNER/CLIENT

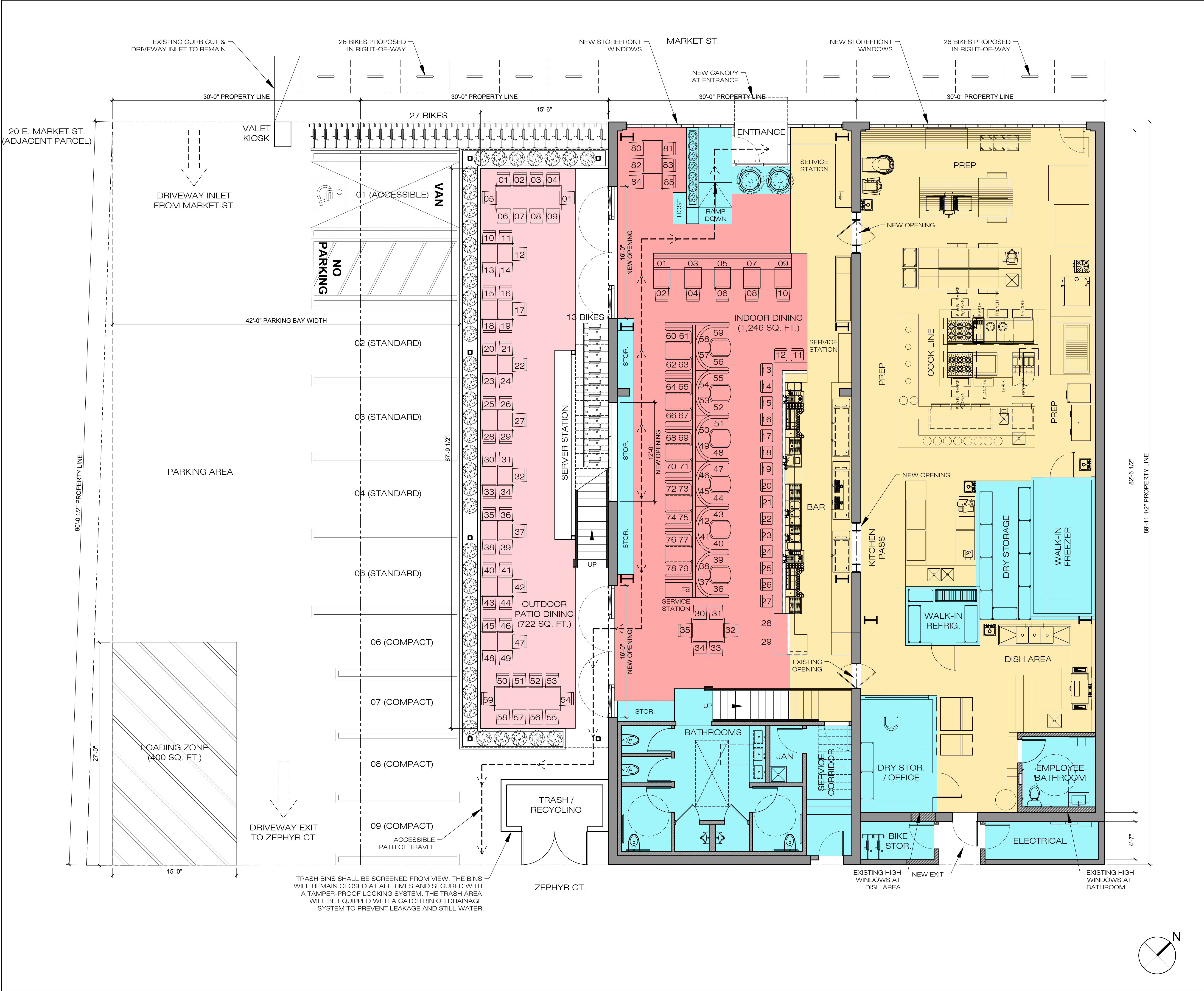
HERBER DESIGN

JASON HERBER C35679

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WALL TYPE KEY

EXISTING WALL

NEW WALL

AREA DIAGRAM KEY (NET):

NET INDOOR SERVICE FLOOR AREA = 1,246 SQ. FT.
NET ROOF DECK SERVICE FLOOR AREA = 800 SQ. FT.

OUTDOOR SERVICE FLOOR AREA = 722 SQ. FT.

NET COMMERCIAL KITCHEN = 2,347 SQ. FT.

NET OTHER USES: BATHROOMS / STOR. = 1,215 SQ. FT.

PROPOSED PARKING CALCULATIONS:

RESTAURANT INTERIOR SERVICE FLOOR AREA: 1,246 S.F.
= 1,246 / 50 = 25 SPACES

OUTDOOR PATIO DINING SERVICE FLOOR AREA: 722 S.F.
= 722 / 50 = 14 SPACES

ROOF DECK SERVICE FLOOR AREA: 800 S.F.
= 800 / 50 = 16 SPACES

BEACH IMPACT PARKING ZONE (B.I.Z.) = NOT APPLICABLE

TOTAL PARKING REQUIRED = 55 SPACES

BICYCLE SUBSTITUTION = (25 + 14 + 16) X .30 = 16 SPACES

GRANDFATHERED SPACES = 20 SPACES

55 SPACES (REQUIRED)
- 16 SPACES (BIKE SUB: NOT APPLIED TO BIZ)
- 20 SPACES (GRANDFATHERED) = 19 SPACES

9 PARKING SPACES LOCATED ON SITE (40% COMPACT)
10 SPACES PROPOSED TO BE LEASED OFFSITE

PER P/ZC 2023-001
UP TO 40% OF THE TOTAL REQUIRED PARKING SPACES AND
100% OF NON-REQUIRED PARKING SPACES MAY BE COMPACT

PER BICYCLE PARKING ORDINANCE CF 12-1297-S1, AUTOMOBILE PARKING SPACES FOR NONRESIDENTIAL PROJECTS OR BUILDINGS LOCATED WITHIN 1,500 FT. OF A PORTAL OF A FIXED RAIL TRANSIT STATION, BUS STATION, OR OTHER SIMILAR TRANSIT FACILITY MAY REPLACE UP TO 30 % OF THE REQUIRED AUTOMOBILE PARKING SPACES WITH BICYCLE PARKING.

55 (COMMERCIAL) STALLS X .30 = 16 BICYCLE SUBSTITUTION STALLS ALLOWED

STALLS TO BE EXCHANGED FOR ON-SITE BICYCLE PARKING PER LAMC 12.03: 1 STALL = 4 BICYCLES X 16 STALLS = 64 BICYCLES REQUIRED ON-SITE.

FOR COMMERCIAL USE:

SHORT-TERM BICYCLE SPACES = 1 PER 2,000 SQ. FT. (MIN. 2)
LONG-TERM BICYCLE SPACES = 1 PER 2,000 SQ. FT. (MIN. 2)

4,808 SQ. FT. OF NEW COMMERCIAL SPACE PROPOSED =

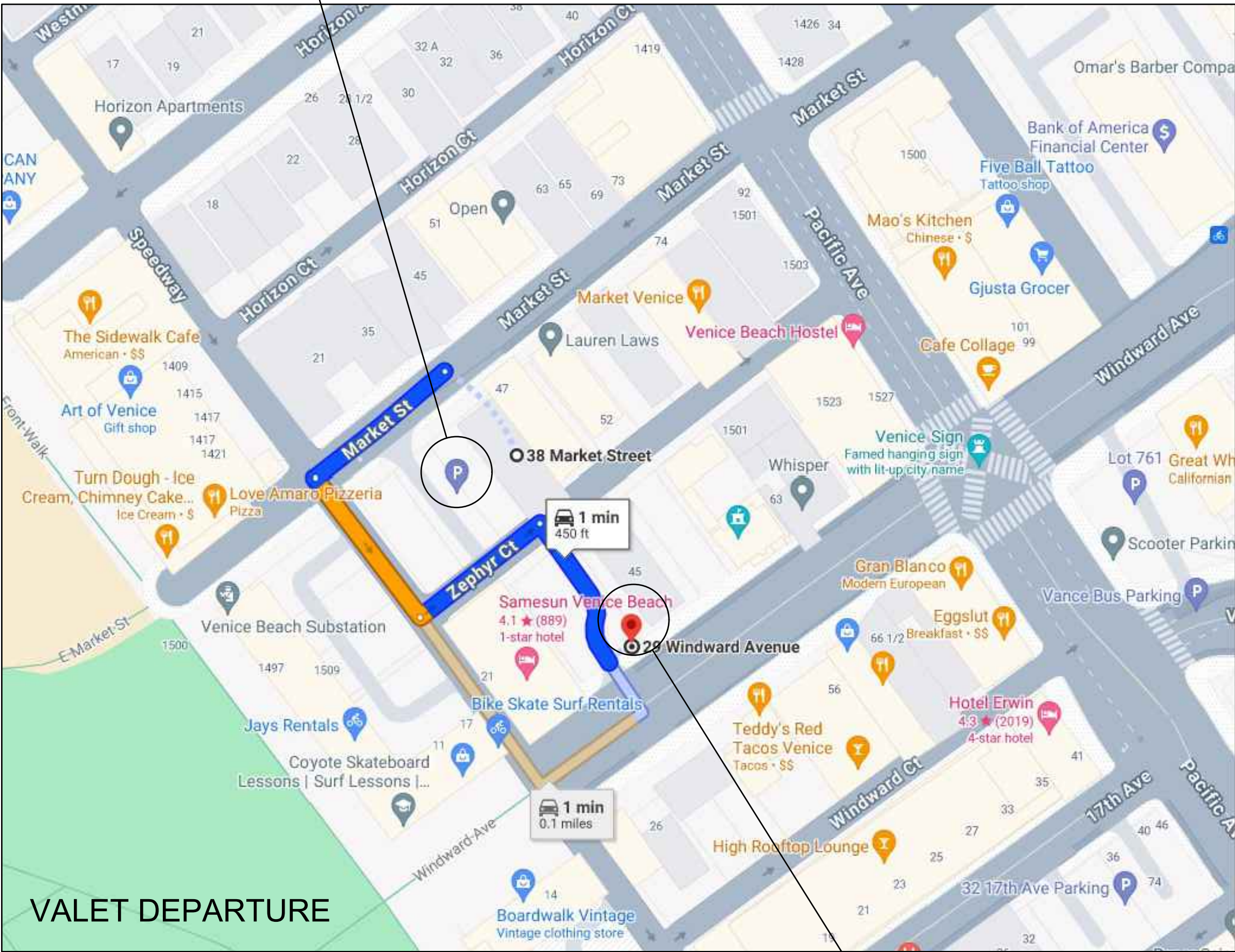
2 LONG-TERM SPACES REQUIRED , 2 LONG-TERM SPACES PROVIDED

2 SHORT-TERM SPACES REQUIRED, 2 SHORT-TERM SPACES PROVIDED

2 LONG -TERM SPACES PROPOSED ON-SITE
2 SHORT -TERM SPACES PROPOSED ON-SITE
64 BIKES EXCHANGED FOR VEHICLE PARKING

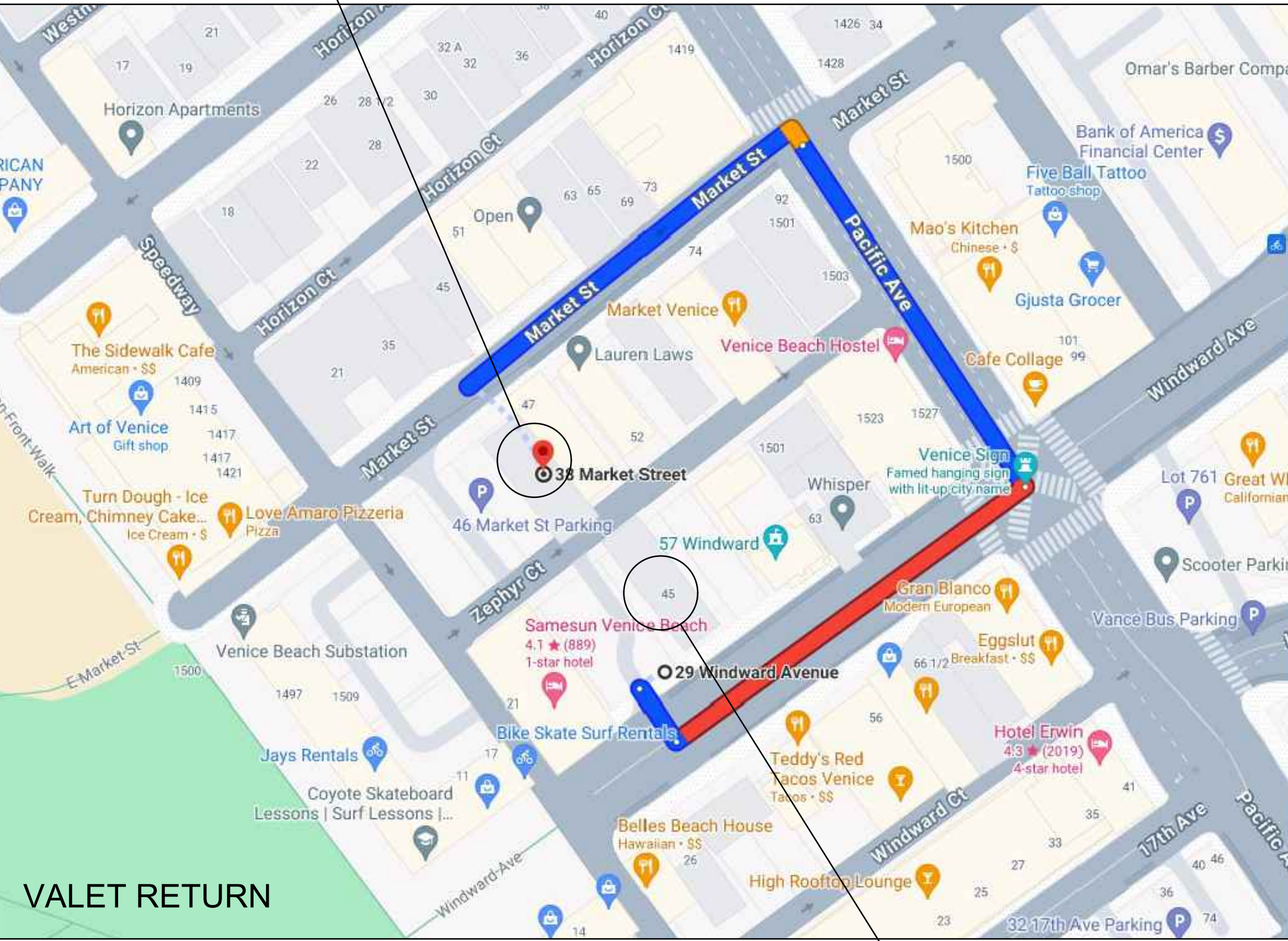
SPACES PROPOSED ON SITE
2 TOTAL LONG TERM BICYCLE STALLS LOCATED ON-SITE
66 TOTAL SHORT TERM BICYCLE STALLS LOCATED ON-SITE

38 MARKET
PROPOSED PROJECT



VALET DEPARTURE

38 MARKET
PROPOSED PROJECT

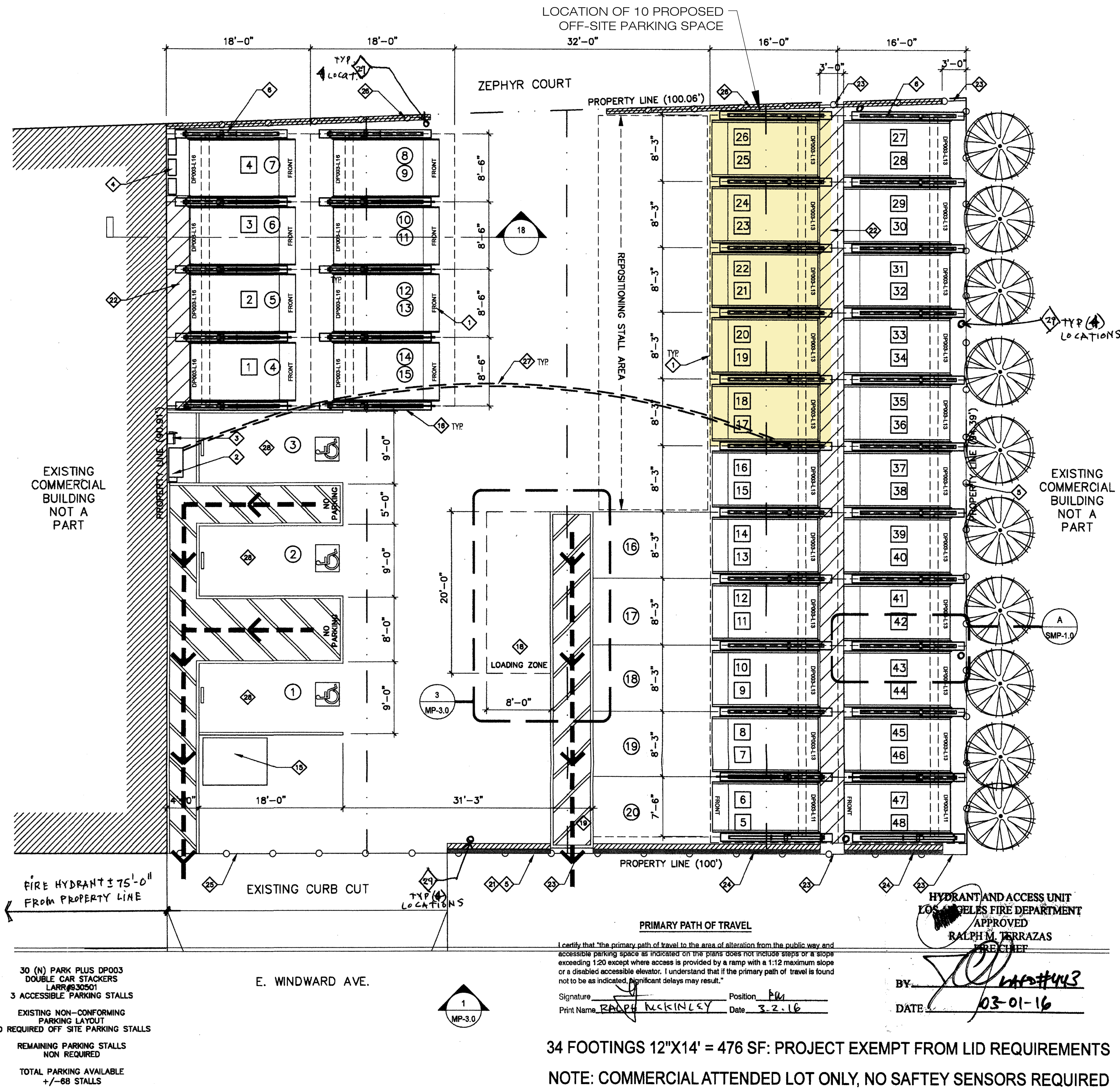


VALET RETURN

VALET DEPARTURE DISTANCE: 0.1 MILES
VALET RETURN DISTANCE: 0.2 MILES

29-47 WINDWARD
OFFSITE PARKING

29-47 WINDWARD
OFFSITE PARKING



30 (N) PARK PLUS DP003
DOUBLE CAR STACKERS
LAPR #30501
3 ACCESSIBLE PARKING STALLS
EXISTING NON-CONFORMING
PARKING LAYOUT
20 REQUIRED OFF SITE PARKING STALLS
REMAINING PARKING STALLS
NON REQUIRED
TOTAL PARKING AVAILABLE
+/- 68 STALLS

OFFSITE PARKING LOT INFO:
ADDRESS: 29-47 WINDWARD AVE. VENICE, CA 90291
DECRPTION: FOUR FLAT LOTS / 9264 SQ. FT.
LOCATION: THE REAR OF THE PROPERTY ABUTS ZEPHYR COURT (APPROX. 20' ALLEYWAY). THE REAR OF 38 MARKET ST. ABUTS ZEPHYR COURT.
THE OFF-SITE PARKING LOT IS DIRECTLY ACROSS FROM THE REAR OF 38 MARKET ST. APPROX 25' AWAY

34 FOOTINGS 12"X14' = 476 SF: PROJECT EXEMPT FROM LID REQUIREMENTS
NOTE: COMMERCIAL ATTENDED LOT ONLY, NO SAFETAY SENSORS REQUIRED

VALET ROUTE

SCALE
N.T.S.

2

OFFSITE PARKING LOT 29-47 WINDWARD AVE.

SCALE
1/4" = 1'-0"

1

DRAWING TITLE:
OFFSITE
PARKING LOT

DRAWING NUMBER:
A-1.02

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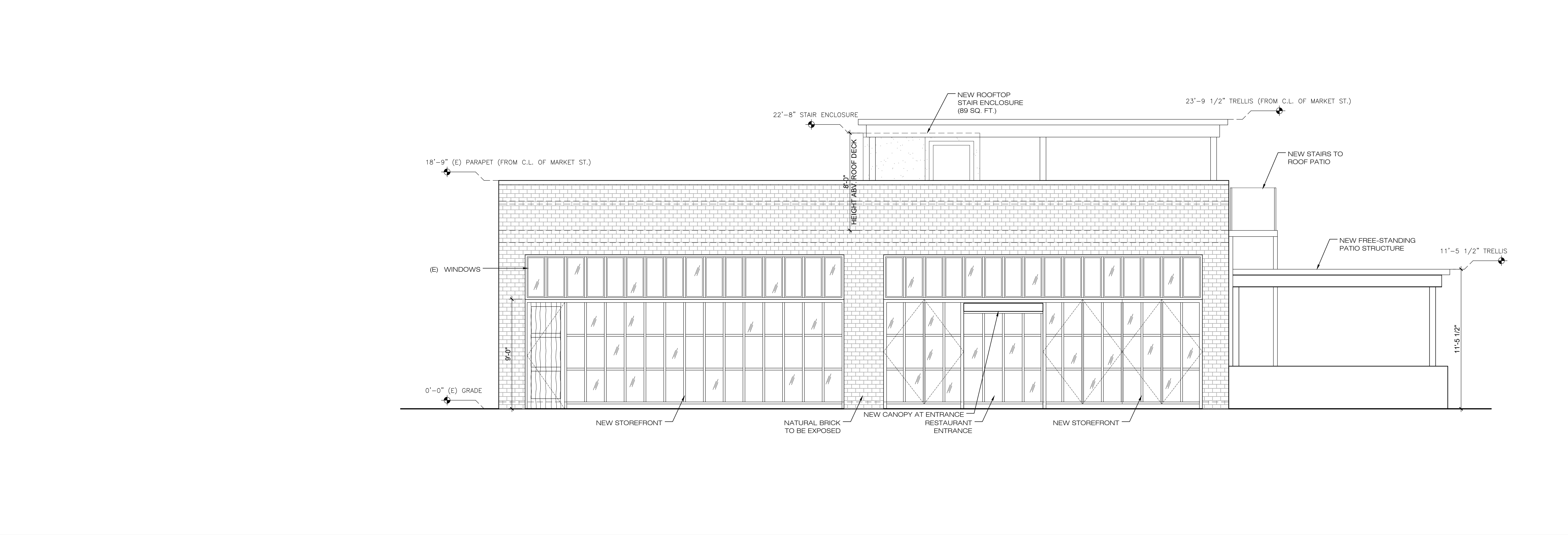
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EXISTING NORTH ELEVATION (MARKET ST.)

SCALE	2
1/4" = 1'-0"	



PROPOSED NORTH ELEVATION (MARKET ST.)

SCALE	1
1/4" = 1'-0"	

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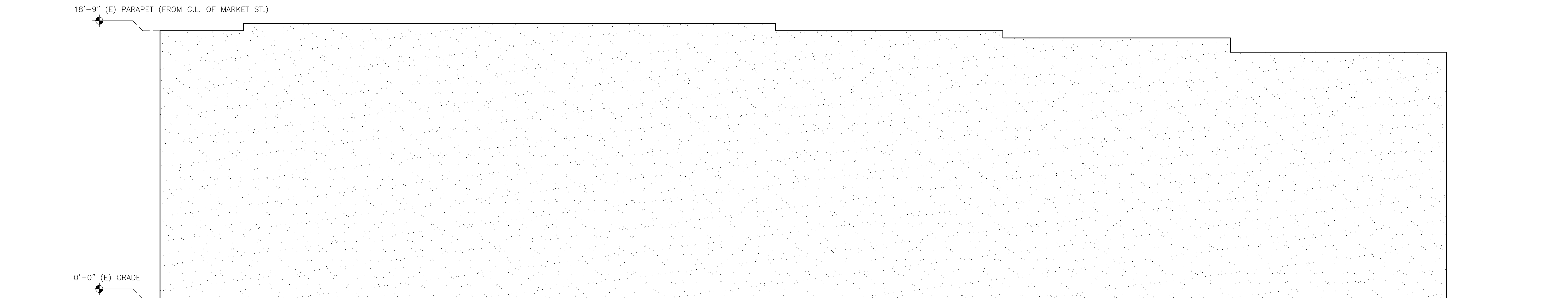
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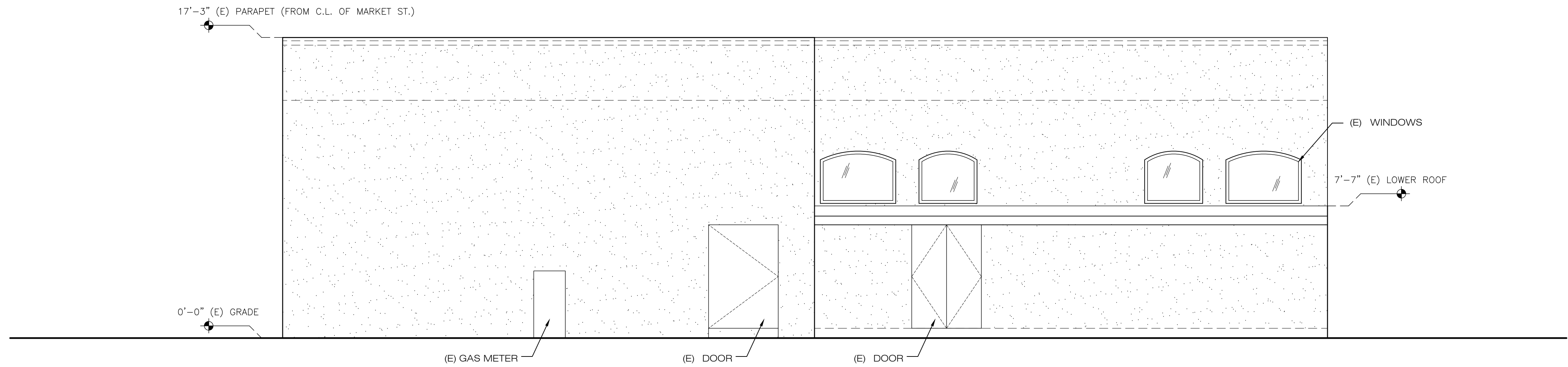
DRAWING TITLE:
EXTERIOR
ELEVATIONS

DRAWING NUMBER:
A-3.00

[illegible]

EXISTING WEST ELEVATION

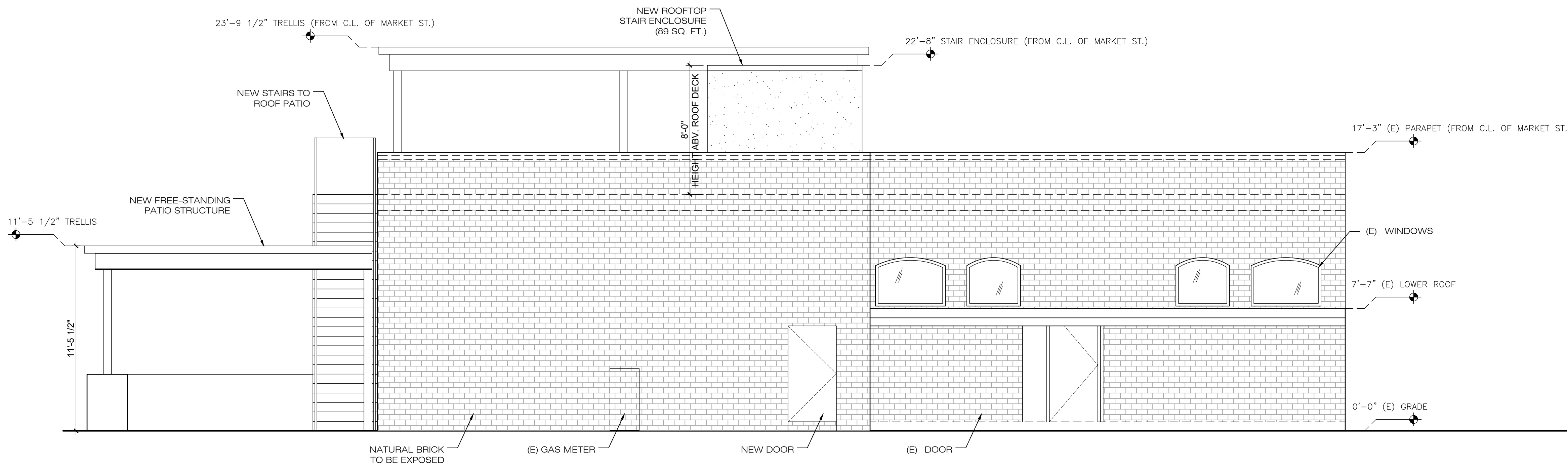
SCALE	2
1/4" = 1'-0"	



EXISTING SOUTH ELEVATION

SCALE
1/4" = 1'-0"

2



PROPOSED SOUTH ELEVATION

SCALE
1/4" = 1'-0"

1

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DRAWING TITLE:
EXTERIOR
ELEVATIONS

DRAWING NUMBER:
A-3.02



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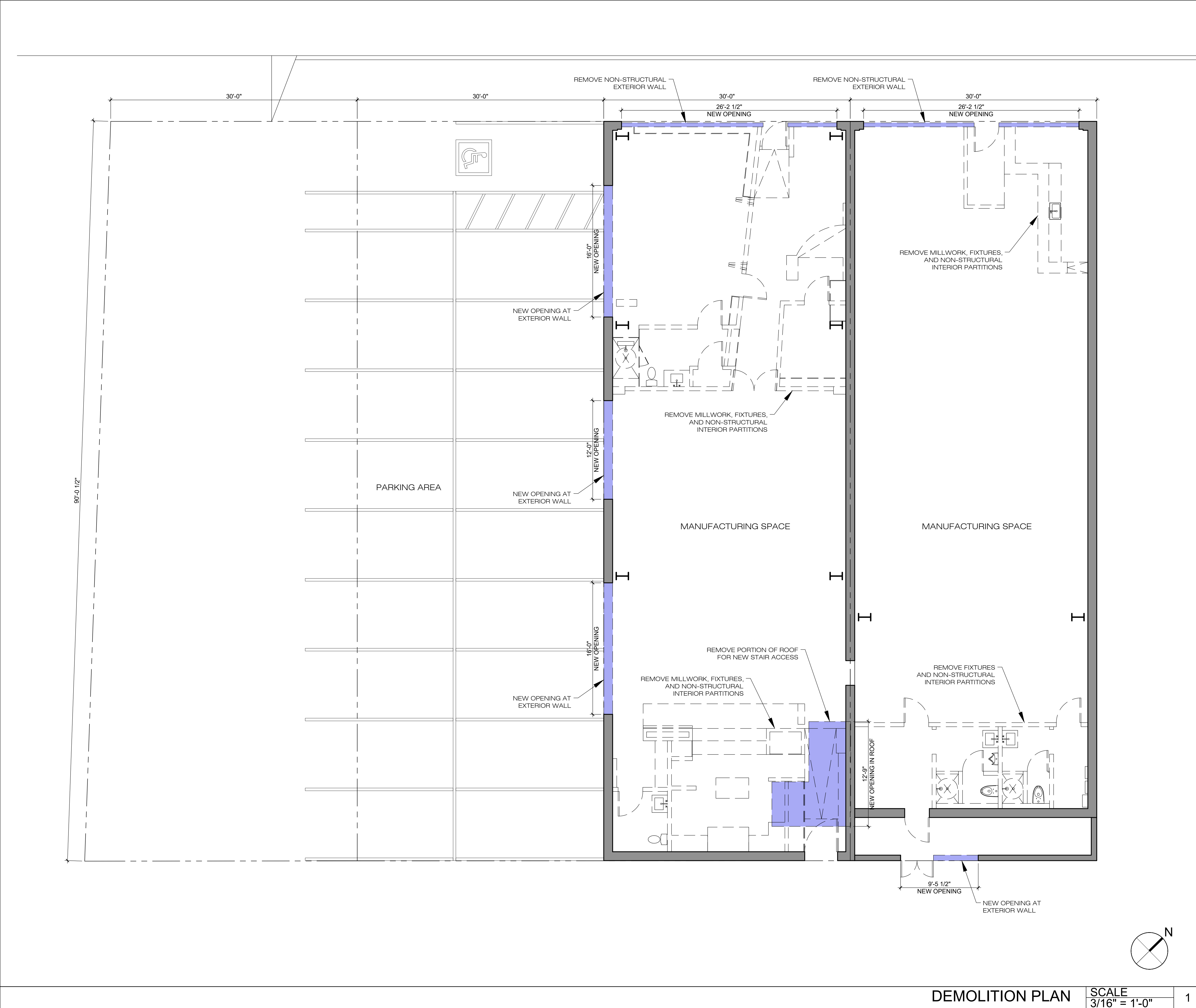
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DRAWING TITLE:
PROPOSED
RENDERING

DRAWING NUMBER:
A-4.00



WALL TYPE KEY

EXISTING WALL

BUILDING ELEMENT TO BE REMOVED

DEMOLITION NOTES:

1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.

2. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.

3. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.

4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE OWNER.

5. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

6. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK.

7. REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING DUCT WORK.

8. REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, UNLESS OTHERWISE NOTED

9. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.

DEMOLITION NOTES:

1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.

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9. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.

DEMOLITION AREA CALCULATIONS:

TOTAL LINEAR FEET OF WALL TO BE REMOVED: 105'-10 1/2"

(35% OF EXTERIOR WALLS)

TOTAL LINEAR FEET OF ROOF TO BE REMOVED: 12'-9" (82 SQ. FT.)

(2% OF TOTAL ROOF AREA)

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CITY LAND USE

FOR EVERYTHING OUTSIDE THE BOX

38 & 44 MARKET ST.

38 & 44 MARKET ST. VENICE, CA 90291

ARCHITECT

OWNER: HERBER DESIGN

HERBER DESIGN

JASON HERBER C35679

830 TEAGUE DR.

SANTA PAULA, CA 93060

T: 310.428.0867

DRAWING TITLE:

DEMOLITION PLAN

DRAWING NUMBER:

D-1.01