

ZA-2021-7223

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

EXHIBIT "A"
 Page No. 1 of 5
 Case No. ZA-2021-7223-CUB-CU-CF

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

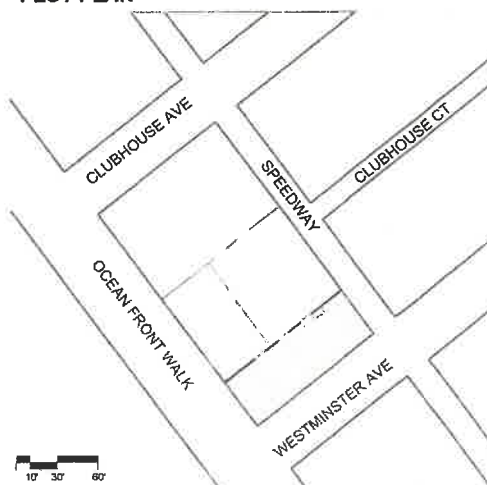
APPLICABLE CODES:
 2013 CBC, CRC, CMC, CPC, CEC, CGBC, T24 CA
 ENERGY, 2012 IBC,

PARKING:
 NO NEW SQUARE FEET ADDED.

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

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

PLOT PLAN



VENICE WALDORF

RELATIVITY
 ARCHITECTS

VENICE WALDORF
 1217 S OCEAN FRONT WALK
 VENICE, CA 90291

421 COLYTON STREET
 2ND FLR, LA, CA, 90013
 310.573.4200 | 213.232.3664 FX

DATE: 07-06-2021

SK -
 000

SCALE: N.T.S.

AREA CALCULATIONS

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

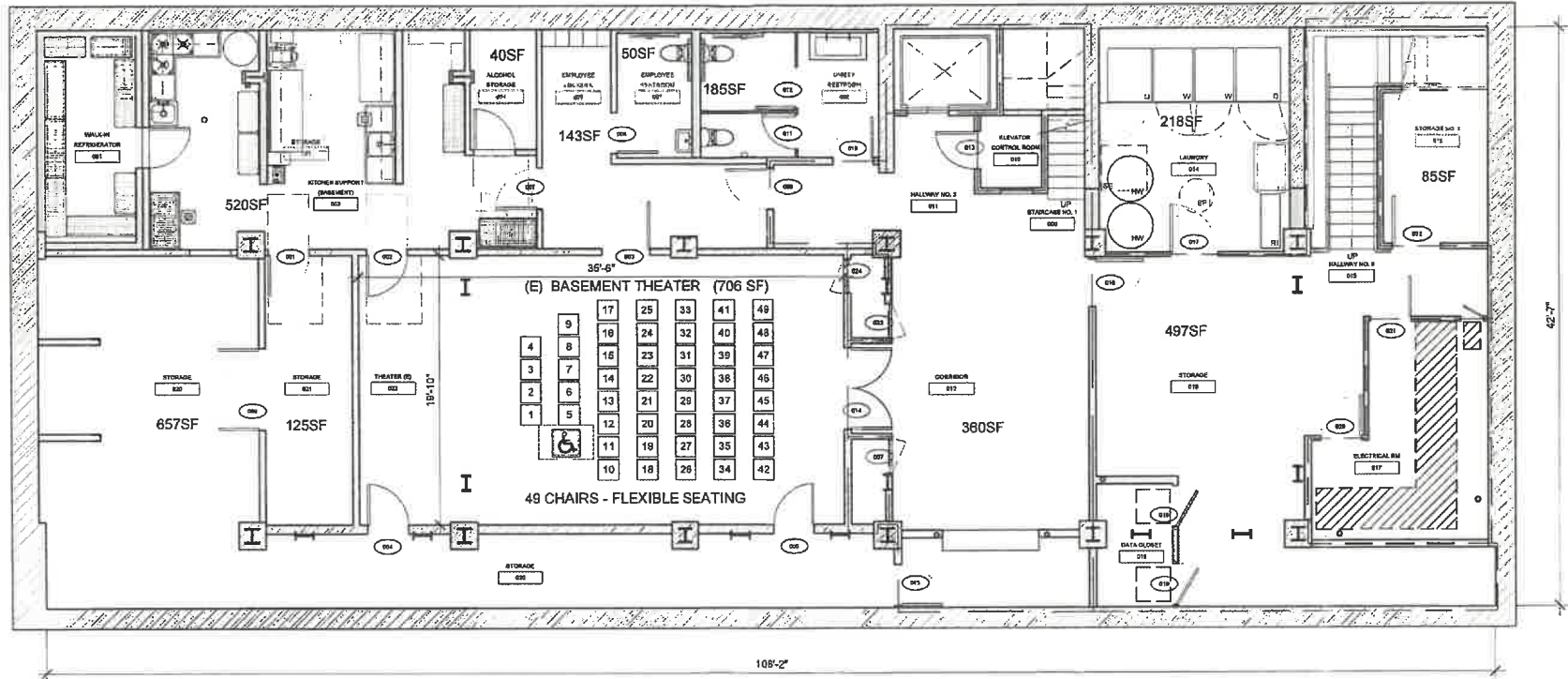


EXHIBIT "A"
 Page No. 3 of 5
 Case No. EA-2021-7223-CUB-CU-COP

ELEC. EQUIP.

1' 3' 6'

VENICE WALDORF
 RELATIVITY ARCHITECTS
 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: BASEMENT FLOOR PLAN
 DATE: 07-06-2021



SK-02

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

AREA CALCULATIONS

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

KEYNOTES:

- 1 WOMENS RESTROOM
- 2 MENS RESTROOM

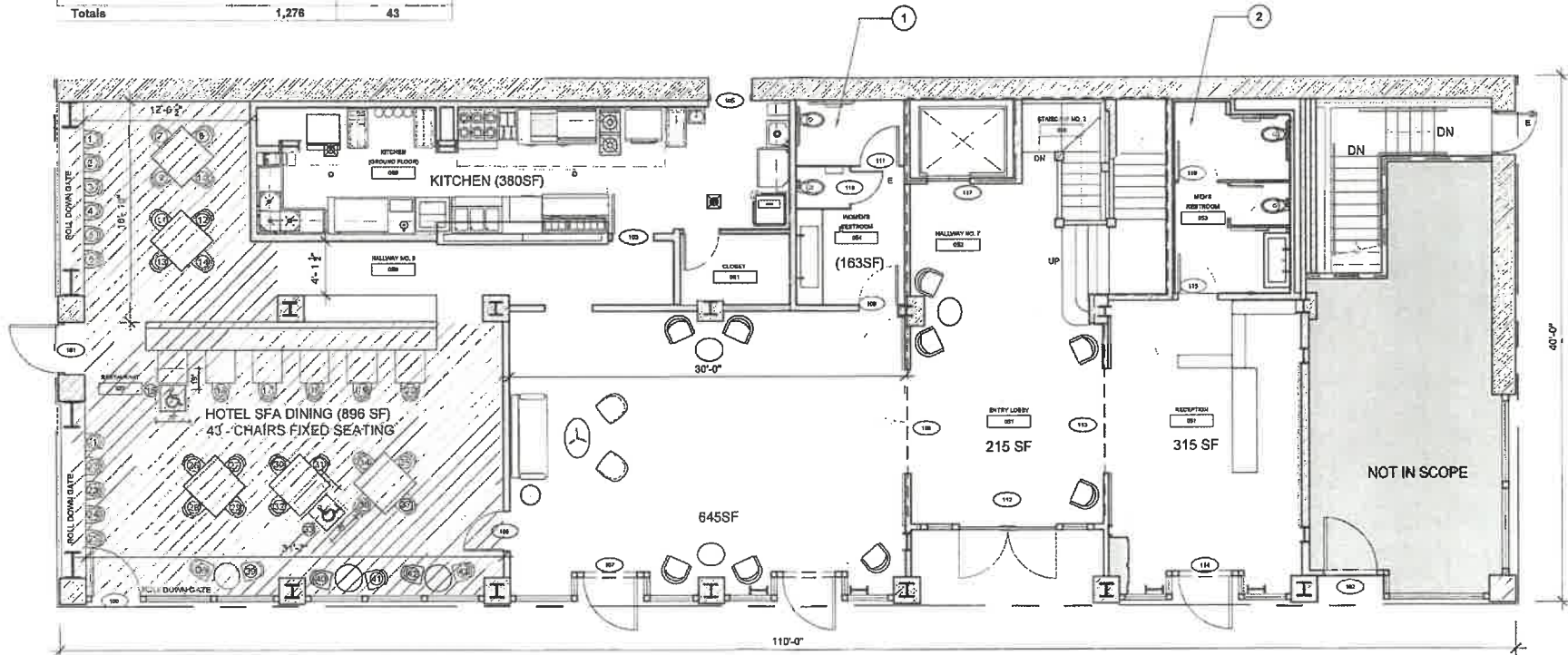


EXHIBIT "A"
 Page No. 4 of 5
 Case No. BA-2021-7223-CUB-CU-CDP

RESTAURANT

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 | 310.232.3604 FX

REFERENCE | TITLE: GROUND FLOOR PLAN

DATE: 7-08-2021



SK-
 03

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

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 certificate that, as 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, 2, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued: 12-28-69 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. Tenney & J.T. Corrodi (owners)
 Occupant J. Ciampa (tenant)
 Address: 1217 Ocean Front Walk
 Venice, California

Form B-256-104-3-60 (8-57) G. E. MORRIS, Superintendent of Building By: A. E. NEWTON/tb

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 certificate that, as 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, 2, 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 Inv

Form B-256-104-3-60 (8-57) G. E. MORRIS, Superintendent of Building By:

1960 CERTIFICATE OF OCCUPANCY (RESTAURANT)

EXHIBIT "A"
 Page No. 5 of 5
 Case No. BA-2021-7223-CUB-CU-CPP

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

Permit No. 57569/64 WLA5438276
 and Year 91583/65 WLA10021765
 Certificate Issued 15969/65 92792/65 January 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 certificate that, as 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 4, Article 1, Chapter 9 of the Municipal Code for the following occupancies:

Five-Story Type III-A, 40' x 110' Apartment Hotel
 11 Apartments, 20 Light-Bulb Staking Rooms & 3-Best Room
 H-4, G-1 & G-2 Occupancies.

FOR NOTATIONS APPROVED BY BOARD OF BUILDING & SAFETY COMMISSIONERS X2 399

Owner Mr. George Finney
 Owner's Address: Westminster Avenue
 Venice, California 90091

Form BERN-12-63 12-63 12-63 Superintendent of Building C. M. WILSON/tb

1967 CERTIFICATE OF OCCUPANCY (APARTMENT HOTEL)

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 / 310.232.3864 FX

REFERENCE | TITLE: CERTIFICATES OF OCCUPANCY

DATE: 07-06-2021

SK -
 10

SCALE: N.T.S.

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

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ELIZABETH PETERSON
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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.

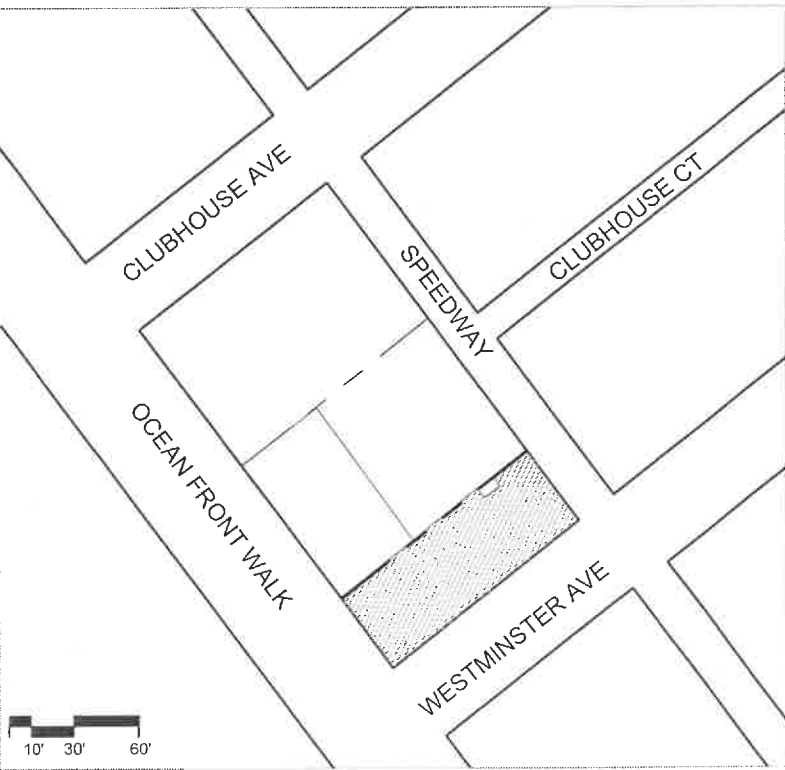
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SHEET INDEX

DATE OF ISSUE

	06/14/2019	06/08/2020	11/11/2020	12/23/2020	03/19/2021	06/28/2021	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

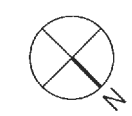
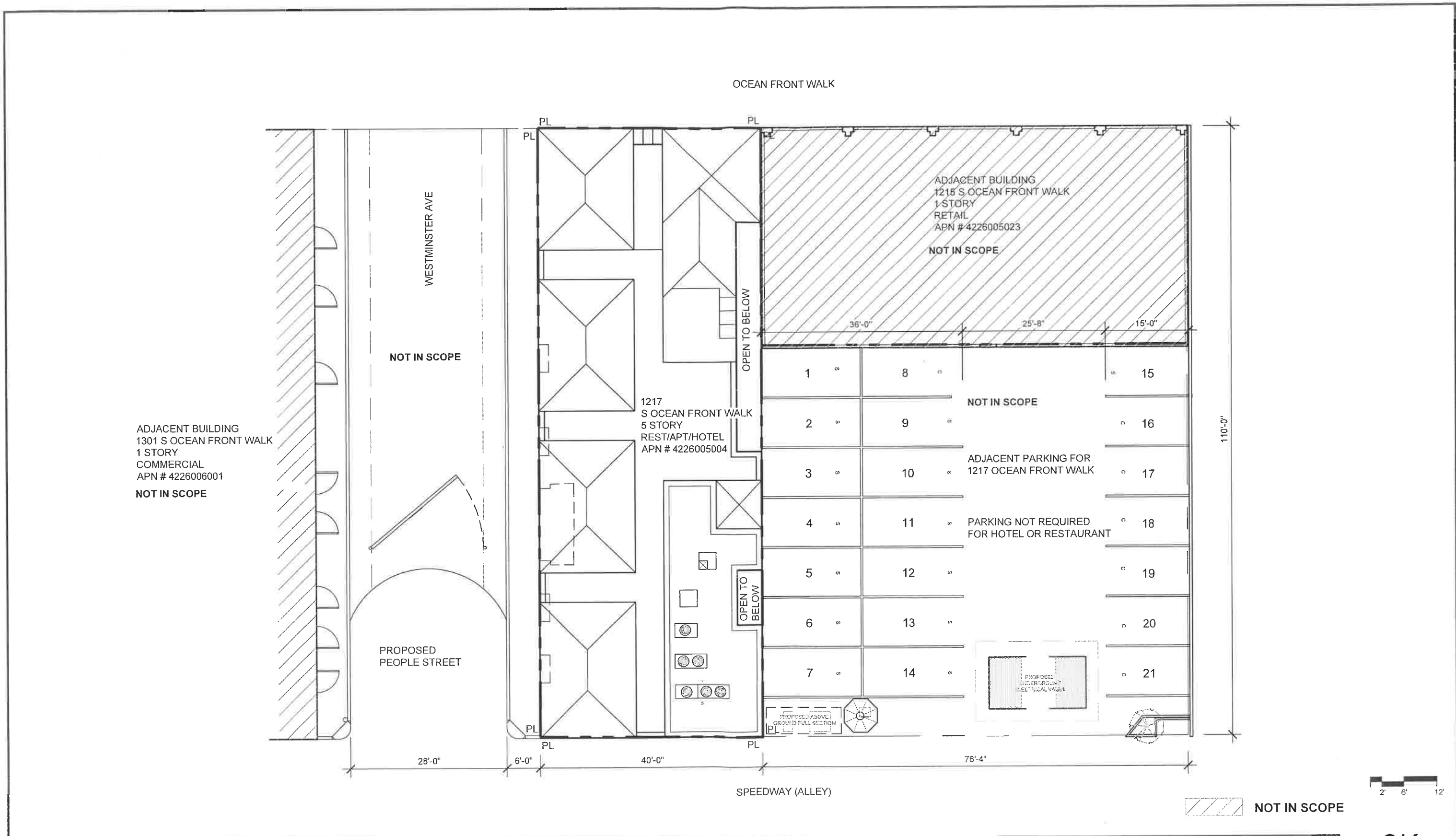
VENICE WALDORF
1217 S OCEAN FRONT WALK
VENICE, CA 90291

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

DATE: 07-06-2021

SK -
000

SCALE: N.T.S.



VENICE WALDORF & RESTAURANT

SCOPE OF WORK

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BASEMENT THEATER	706 SF	49 SEATS (NON-FIXED)

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PARKING REQUIRED	=	0
PARKING PROVIDED	=	0

PROJECT CONTACTS

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

ARCHITECT:
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1217 S OCEAN FRONT WALK
VENICE, CA 90291

ZONING:
C1-1

CONSTRUCTION TYPE:
III-B

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5 STORIES

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26,241 SF

OCCUPANCY GROUP:
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M" 1ST FL. RETAIL
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4,414 SF

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

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

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ENERGY, 2012 IBC,

PARKING:
NO NEW SQUARE FEET ADDED.

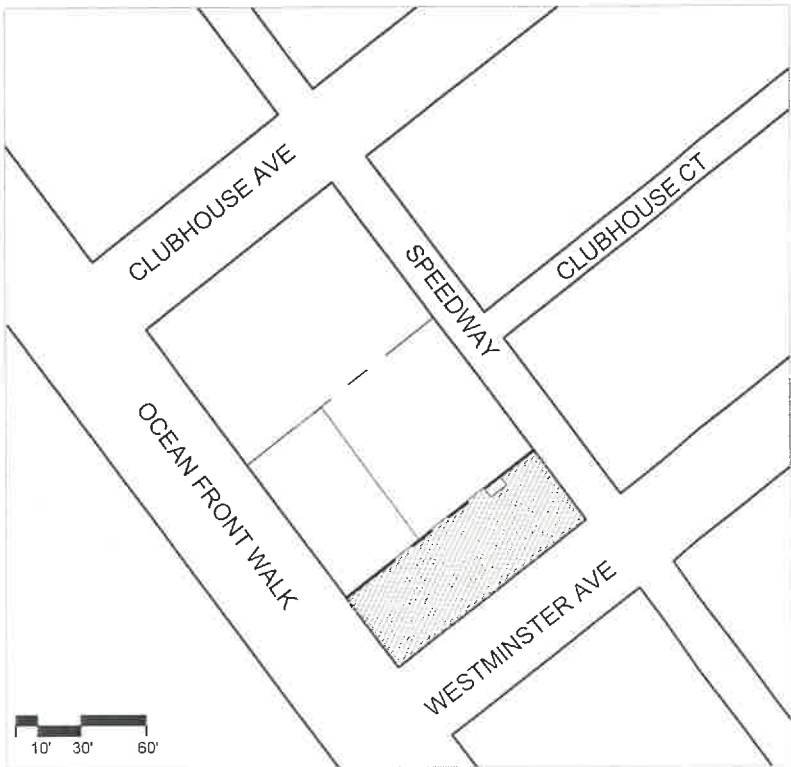
*PROJECT IS 100% PRIVATELY FUNDED
*MECHANICAL/ ELECTRICAL SHALL BE UNDER
SEPARATE PERMIT

SHEET INDEX

DATE OF ISSUE

	08/14/2019	06/08/2020	11/11/2020	12/23/2020	05/19/2021	06/28/2021	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

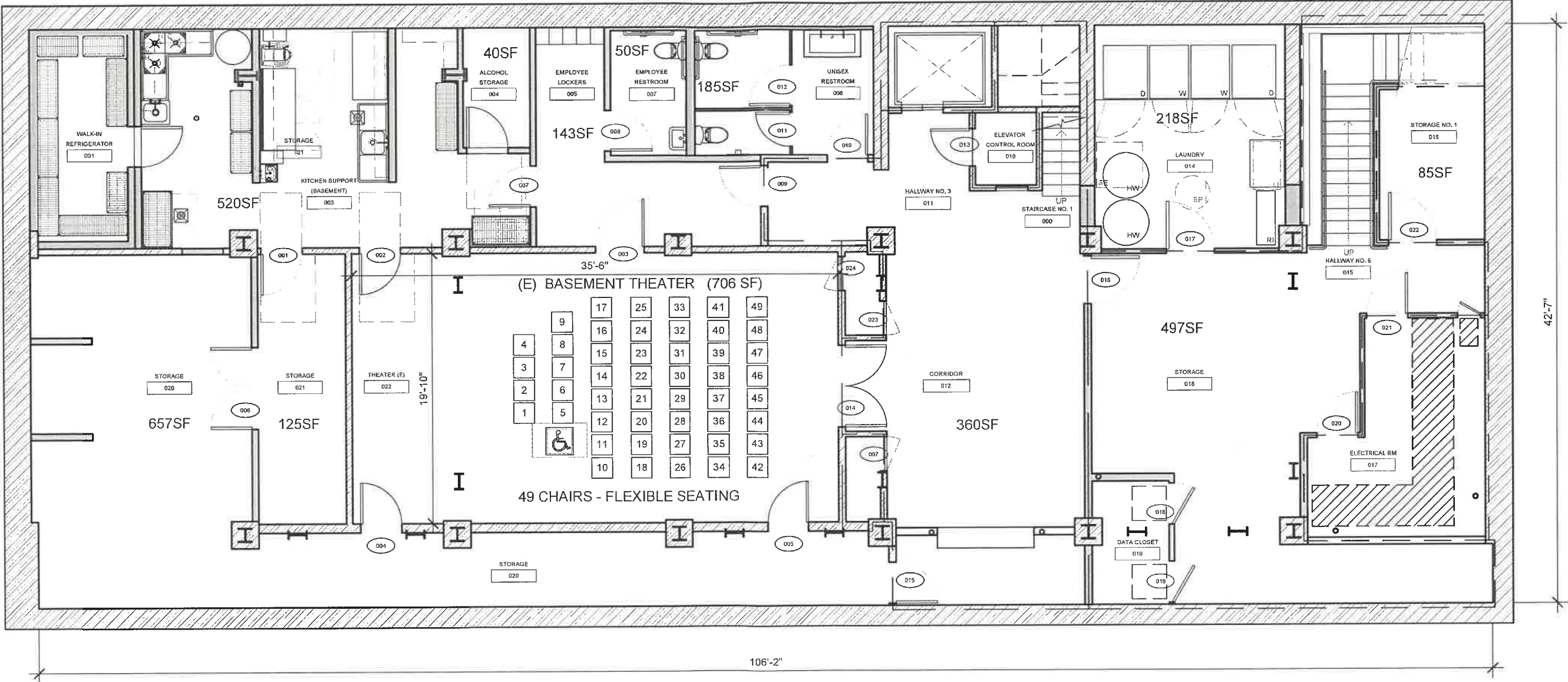
DATE: 07-06-2021

SK -
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SCALE: N.T.S.

AREA CALCULATIONS

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



ELEC. EQUIP.

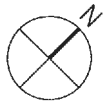


VENICE WALDORF
RELATIVITY
ARCHITECTS

VENICE WALDORF
1217 S OCEAN FRONT WALK
VENICE, CA 90291

421 COLYTON STREET
2ND FLR, LA, CA. 90013
310.573.4300 | 213.232.3864 FX

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



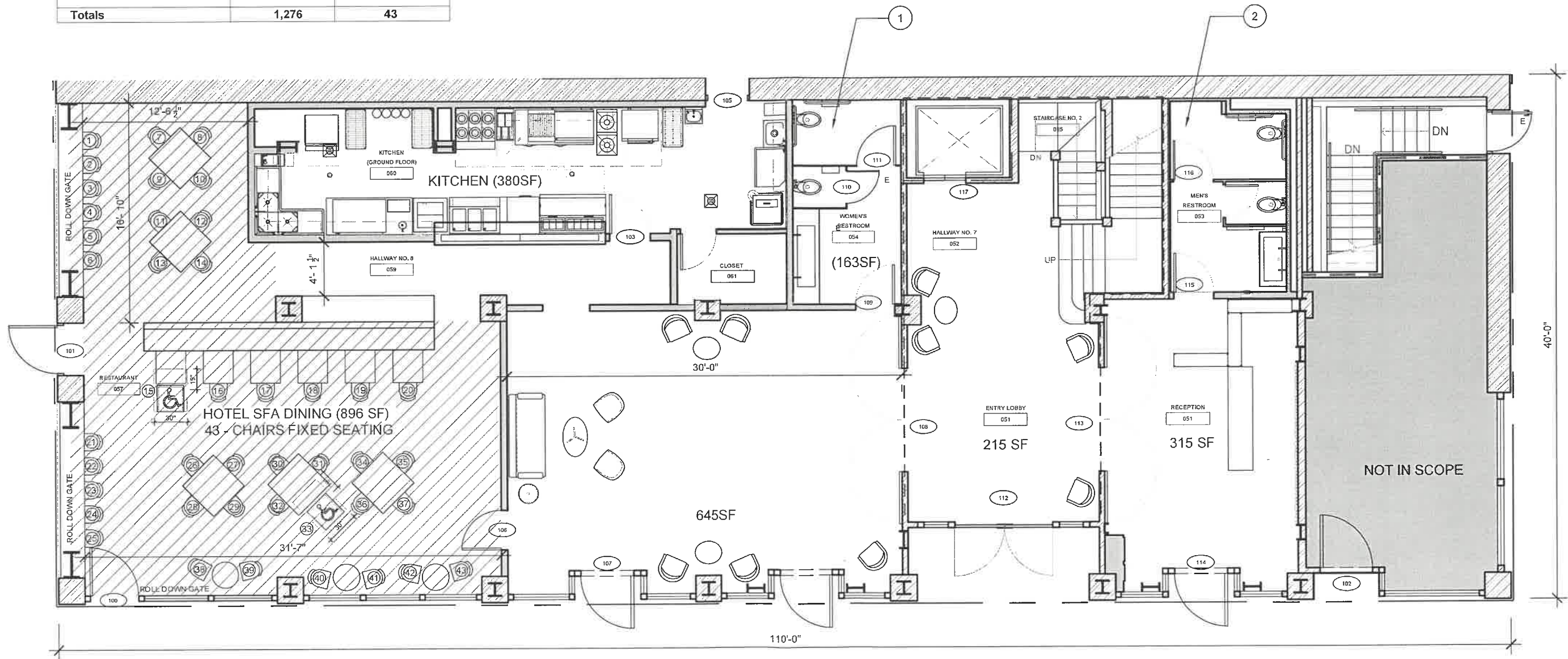
SK -
02

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

AREA CALCULATIONS

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

- KEYNOTES:
- 1 WOMENS RESTROOM
 - 2 MENS RESTROOM



RESTAURANT

1' 3' 6'

VENICE WALDORF
RELATIVITY
ARCHITECTS

VENICE WALDORF
1217 S OCEAN FRONT WALK
VENICE, CA 90291

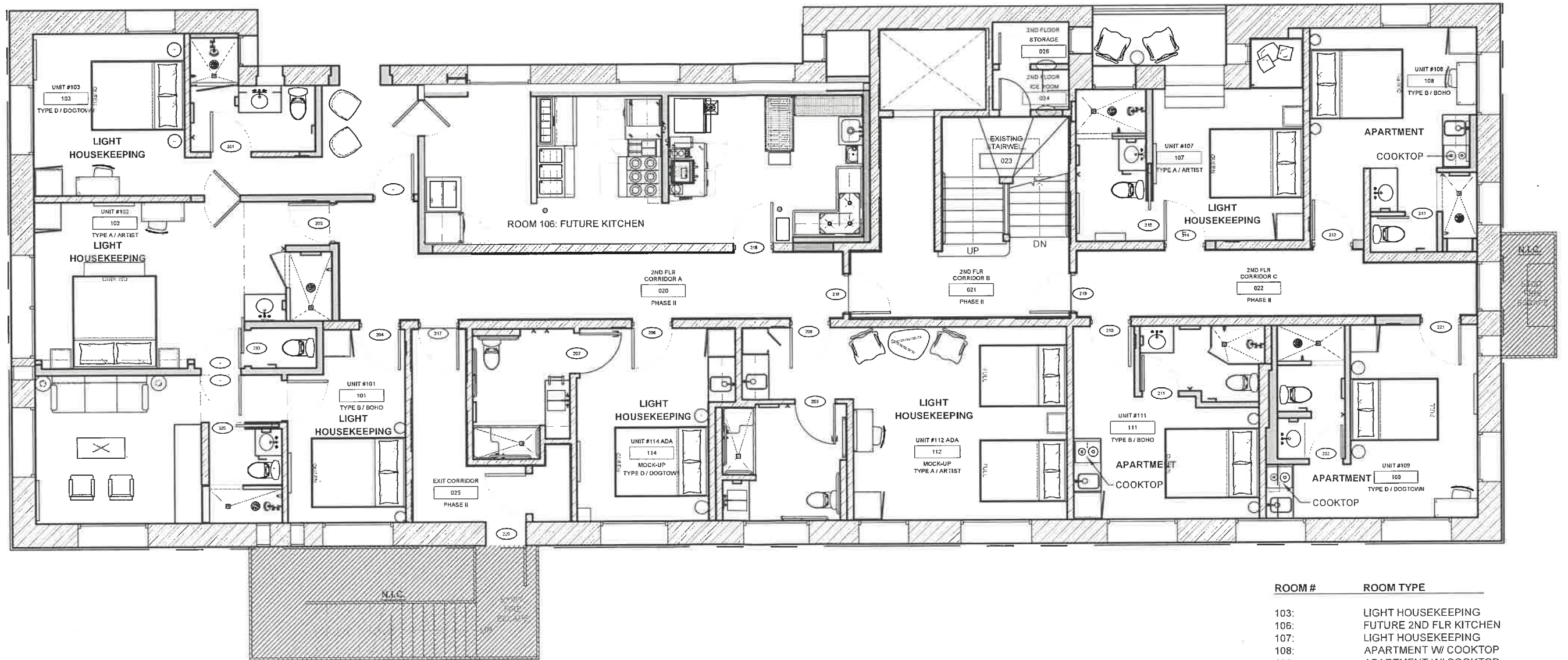
421 COLYTON STREET
2ND FLR, LA, CA. 90013
310.573.4300 | 213.232.3664 FX

REFERENCE | TITLE: GROUND FLOOR PLAN
DATE: 7-06-2021

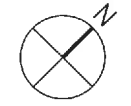
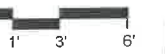


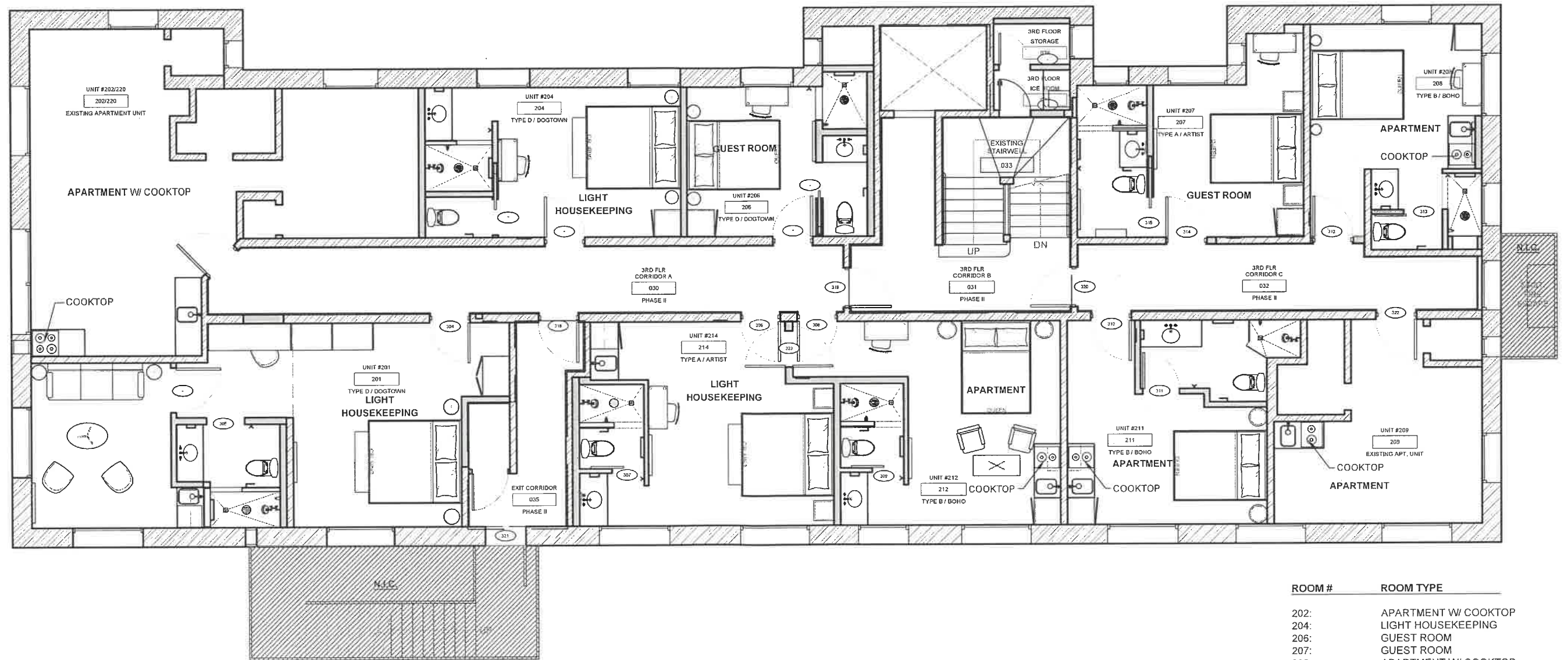
SK -
03

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



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





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



VENICE WALDORF

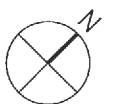
RELATIVITY
ARCHITECTS

VENICE WALDORF
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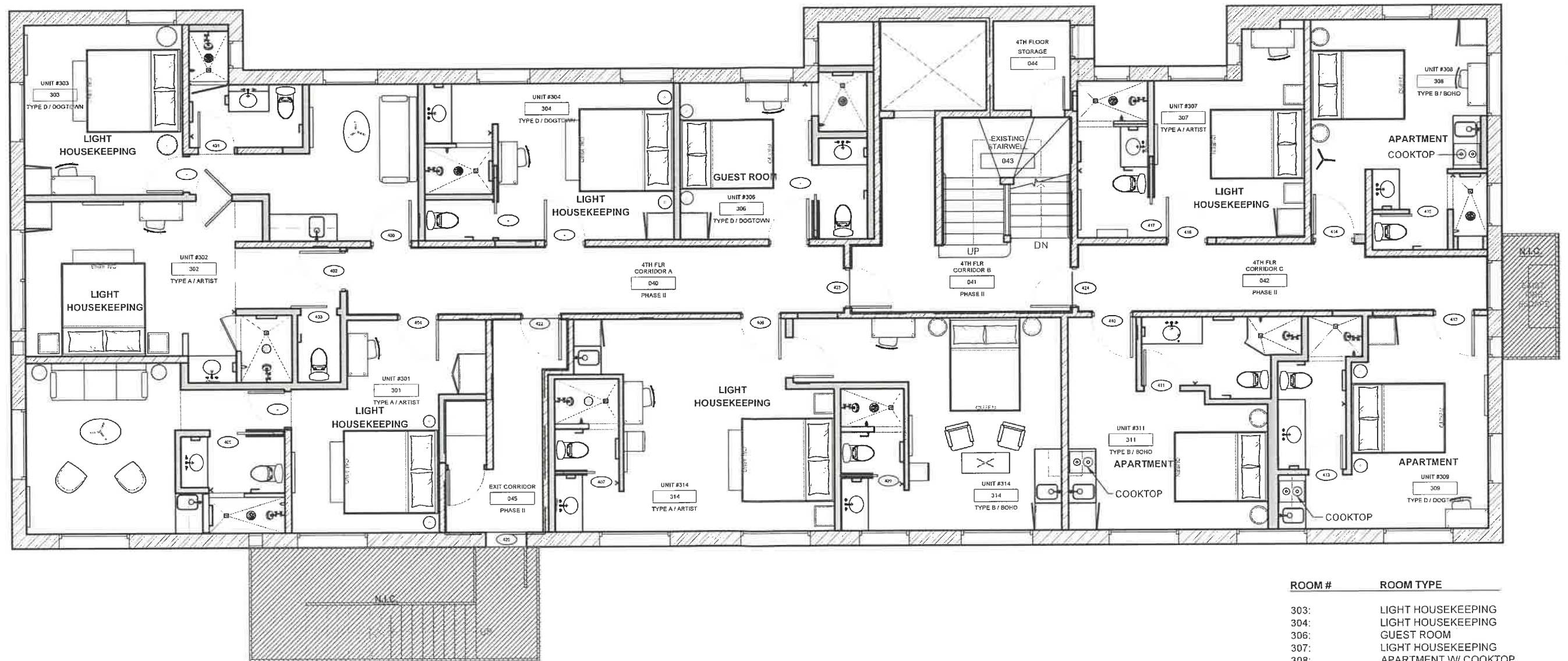
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DATE: 07-06-2021

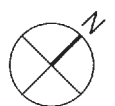
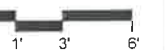


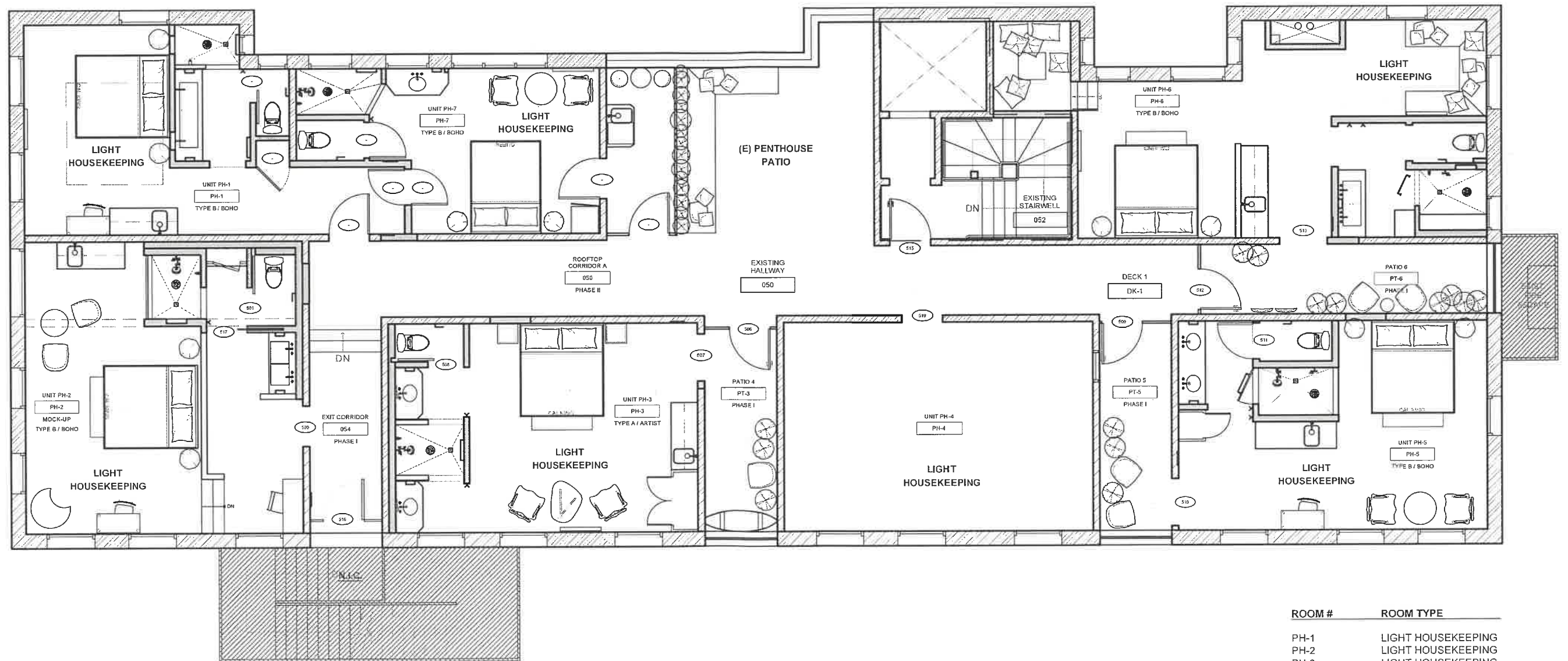
SK -
05

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

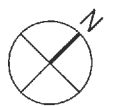


ROOM #	ROOM TYPE
303:	LIGHT HOUSEKEEPING
304:	LIGHT HOUSEKEEPING
306:	GUEST ROOM
307:	LIGHT HOUSEKEEPING
308:	APARTMENT W/ COOKTOP
309:	APARTMENT W/ COOKTOP
311:	APARTMENT W/ COOKTOP
314:	LIGHT HOUSEKEEPING
301:	LIGHT HOUSEKEEPING
302:	LIGHT HOUSEKEEPING





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



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: J. Ciampa (tenant)
Address: 1217 Ocean Front Walk
Venice, California

Form B-95a-10M-3-60 (R-37) G. E. MORRIS, Superintendent of Building — 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: 5 Westminster Avenue
Address: 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. 67569/64, LA54382/64
and Year 93583/65, LA10021/65

Certificate 15969/65, 92792/65

Issued: 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 46, 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

EXCEPT FOR DEVIATIONS APPROVED BY
BOARD OF BIDS. & SAFETY COMMISSIONERS

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

Form B11H66-12-52 2-1-67 Superintendent of Building C. M. WILSON/tb

1967 CERTIFICATE OF OCCUPANCY (APARTMENT HOTEL)

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: CERTIFICATES OF OCCUPANCY

DATE: 07-06-2021

SK -
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SCALE: N.T.S.