

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4830
(562) 590-5071



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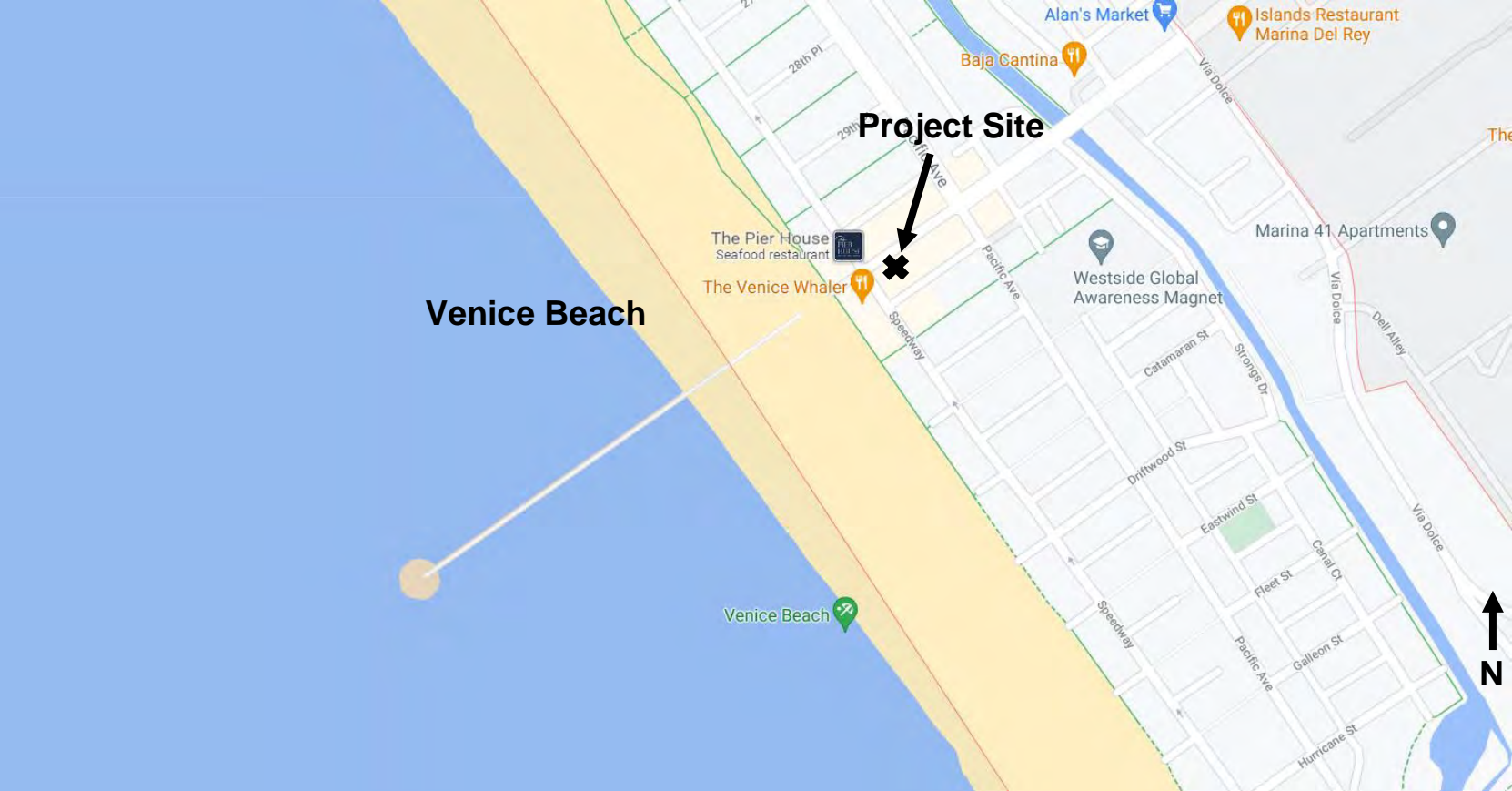
5-21-0142 (Venice Ventures, LLC)

August 11, 2021

EXHIBITS

EXHIBIT 1 - VICINITY MAP AND PROJECT SITE.....2
EXHIBIT 2 - PROJECT PLANS.....4

EXHIBIT 1 - VICINITY MAP AND PROJECT SITE





20-22 WASHINGTON BLVD CHANGE OF USE

SCOPE
CHANGE OF USE FROM RETAIL TO BUSINESS RESTAURANT
DEMO OUTDOOR DINING PATIO AREA

EXHIBIT "A"
Page No. 1 of 3
Case No. D18-2018-7086

SHEET INDEX	
ARCHITECTURAL	DATE OF ISSUE
A000 TITLE PLAN	08/08/2018
A001 SYMBOLS AND ABBREVI	08/08/2018
A003 GENERAL NOTES	08/08/2018
A004 ACCESSIBILITY NOTES	08/08/2018
A005 ACCESSIBILITY NOTES	08/08/2018
A006 ACCESSIBILITY NOTES	08/08/2018
A007 ACCESSIBILITY DETAILS	08/08/2018
A008 ACCESSIBILITY DETAILS	08/08/2018
A009 ACCESSIBILITY DETAILS	08/08/2018
A010 ACCESSIBILITY DETAILS	08/08/2018
A011 ACCESSIBILITY DETAILS	08/08/2018
A012 ACCESSIBILITY DETAILS	08/08/2018
A100 SITE PLAN	08/08/2018
A101 DEMOLITION PLAN	08/08/2018
A200 EXTERIOR ELEVATIONS	08/08/2018
A300 ENLARGED PLANS	08/08/2018
A400 INTERIOR ELEVATIONS	08/08/2018
A700 SCHEDULES	08/08/2018

RELATIVITY ARCHITECTS
110 N. MCCORDEN PL., CA 90058 P. 310.972.4300

CAFE MED
20-22 WASHINGTON BLVD
LOS ANGELES, CA 90021

PARKING CALCULATIONS				PROJECT CONTACTS		PROJECT INFO / LEGAL DESCRIPTION		VICINITY MAP NTS	
REQUIRED PER CODE	TOTAL REQ.	TOTAL PROVIDED		BUILDING OWNER VENICE VENTURES 20 WASHINGTON BLVD LOS ANGELES, CA 90024	ADDRESS 20-22 E WASHINGTON BLVD LOS ANGELES, CA 90024	ZONING CA-1	SPECIFIC PLAN VENICE SPECIFIC PLAN MARINA PENINSULA		
CURRENT USE - RETAIL (946 SQ FT) 1/225 OF FLR AREA	5	4 PARKING SPACES (EXISTING) -1 PER ORD 12 21 A4(M)(2)		ARCHITECT SCOTT SULLIVAN (C-33334) RELATIVITY ARCHITECTS 8619 LEXINGTON AVE LOS ANGELES, CA 90029 340 907 5840 scott@relativityarchitects.com	CONSTRUCTION TYPE V-B	STORIES 1 STORY			
CHANGE OF USE - RESTAURANT (2000SQFT)/1/50 OF SVC FLR	4	3 TOTAL PARKING SPACES PROVIDED			OCCUPANCY GROUP B	FLOOR AREA LOT 1890 SF GROSS BUILDING AREA (including exterior walk) 916 SF			
NO INTENSIFICATION OF USE AND NO ADDTL PARKING REQ		1 VAN ACCESSIBLE 2 STANDARD STALLS			FIRE SPRINKLERS NO	ASSESSOR PARCEL NO. (APN) 422900008, 422500007			
PARKING SPOTS PROVIDED PER EXISTING C OF U (NON CONFORMING PARKING SPOTS PROVIDED)	4				LEGAL DESCRIPTION TR SHORT LINE BEA CH SUBDIVISION NO 3 BLOCK 25 LOT FR 23 TR SHORT LINE BEA CH SUBDIVISION NO 3 BLOCK 25 LOT FR 24	APPLICABLE CODES 204 CFC, CFC, CMC, CFC, CFC, CFC, CFC, CFC VENICE SPECIFIC PLAN MARINA PENINSULA			
PER ORD 12 21 A4(M)(2)	-1					PER VENICE SPECIFIC CODE 1 PER 500' of Service Area 1 Per 500' of Gross Building Area			
TOTAL	3								
PLUMBING FIXTURE CALCULATIONS									
PLUMBING - 150 SF DINING @ 1.30 = 18 150 * 7.5 MEN & 7.5 WOMEN 1 UNISEX RESTROOM REQUIRED 1 UNISEX RESTROOM PROVIDED									
OCCUPANCY LOAD CALCULATIONS									
OCCUPANT LOAD CALCULATION				NOTE: 1 EXIT REQUIRED OCCUPANCY LOAD = 8					
OCCUPANCY	ROOM	AREA (S F)	OCCUPANCY FACTOR	OCCUPANCY LOAD					
B	BUSINESS	612	1 200	4					
	SEATING	136	1 15	9					
	COUNTER	40 LF	1 18" L	8					

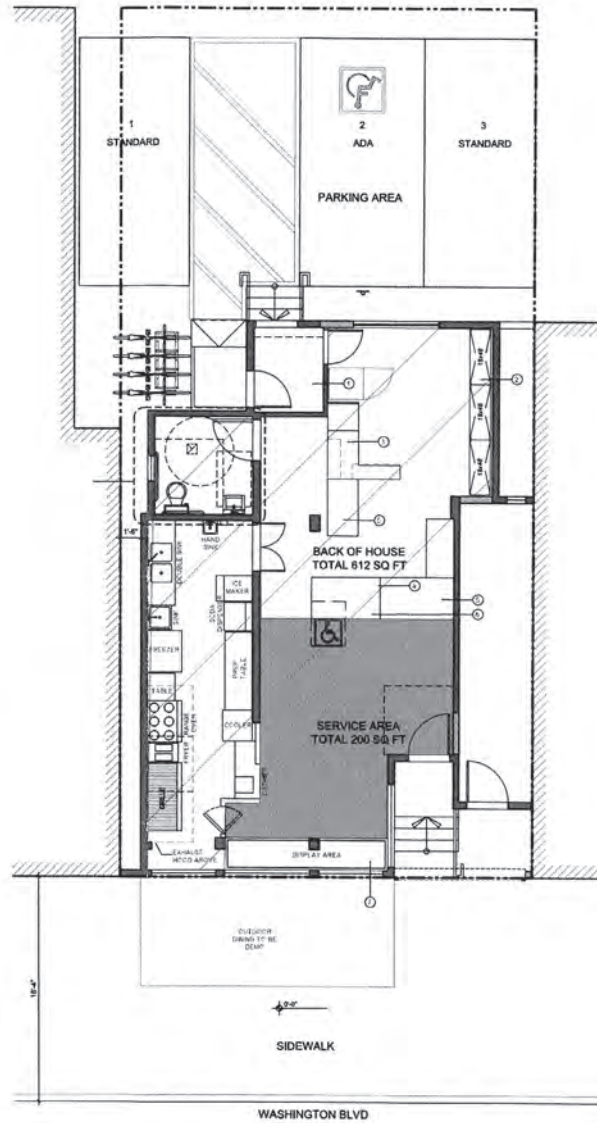


TITLE PLAN

DATE: 08/08/2018
DRAWN BY: AA
SCALE: AS NOTED

SHEET
A000

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- KEYNOTES**
- 1 BACK ENTRY
 - 2 DRY STORAGE
 - 3 VEGETABLE PREP AREA/DRY STORAGE
 - 4 ROLLING CHOPPING TABLE
 - 5 SHOW COUNTER
 - 6 SHOW COUNTER & ACCESSIBLE SEATING AREA
 - 7 CUSTOM CABINET SHELIVING DISPLAY AREA

RELATIVITY ARCHITECTS
 114 N MCCABE P.O. BOX 1111
 LOS ANGELES, CA 90036 P: 310.371.4800

CAFE MED
 20-22 WASHINGTON BLVD
 LOS ANGELES, CA 90029

EXHIBIT A
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 Case No. P12-2018-708



FIRST FLOOR SERVICE AREA DIAGRAM

DATE: 5/21/14
 DRAWN BY: AA
 CHECKED BY: AA
 PLANNING SUBMITTAL
 PERMITS ACCESS RESPONSIBILITY

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

SHEET A101B

- LEGEND**
- NEW WALL
 - PROPERTY LINE
 - DEMO

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1 PROPOSED

