

PLEASE PLACE THIS LETTER IN THE CASE FILE FOR CHC-2018-3235-HCM;  
Environmental: ENV-2018-3236-CE

November 20, 2018

Dear City Council members,

When the Office of Historic Resources receives an application, do they research the information presented such as permits? Or are they accepted as presented?

For instance, Caroline Raftery, historic consultant and preparer of the Winn Apartments submission, CHC-2018-3235-HCM; Environmental: ENV-2018-3236-CE states in the submission that "both permits" say hotel.

Many alteration/ repair permits have been issued on that property (28+). All but two show the use of building: apartment. The Certificate of Occupancy shows the use of the building as apartment. Several permits are issued to the current property owner as apartments. Many permits, including some issued to the current owner/applicant, are not included in the application. The HCM application requests "all" permits and alteration history for the property.

The 2 permits Ms. Raftery refers to have been changed, after the fact. One is a typed (entire) document with the word "apartment" with a line through it and word "hotel" hand-printed beside it. Another is a document in cursive handwriting, with hand-printed words added. It also says hotel.

Troublingly, the applicant submitted plans with his historical application that do not match the plans currently under review with the Planning Department for ZA-2015-629-CDP-ZV-ZAA-SPP-MEL and ZA-2015-629-CDP-ZV-ZAA-SPP-MEL-1A.

On Nov 16, 2018, at 3:35 PM, Debbie Lawrence <[debbie.lawrence@lacity.org](mailto:debbie.lawrence@lacity.org)> wrote:  
Hi Margaret,

The ZA denied the project, which included the removal of 30 kitchens in the project description. There would be no new plans, because the case was appealed. I don't think it has been scheduled for appeal yet, but I do see that the case file is with the Commission office.

Debbie {Lawrence}

The plans included in this CHM case show the conversion of a ground floor apartment into an office. They also show the division of a second floor apartment into two units.

Original LADBS documents show:

1. Purpose of PRESENT building: Apartment House. Families: 32. Rooms: 32.

Present location of building } 417 OCEAN FRONT VENICE  
 (House Number and Street)

New location of building } 417 OCEAN FRONT VENICE  
 (House Number and Street)

Between what cross streets } Palomares + Sunset

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building Apartment House Families 32 Rooms 32  
 (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving Apartment House Families 32 Rooms 32

1. Purpose of PRESENT building: Apartment House. Families: 32. Rooms: 32.

Present location of building } 417 Ocean Front Walk Venice Calif.  
 (House Number and Street)

New location of building } Same  
 (House Number and Street)

Between what cross streets } Near Dudley

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building Apartment House Families 32 Rooms 32  
 (Store, Residence, Apartment House, or any other purpose)

2. Use of building AFTER alteration or moving Same Families 32 Rooms 32

These historic documents show that there was **no** “office” at this property. All 32 units were residential units for “families.”

Why is OHR allowing an application for HCM to be processed that would allow the owner to alter the building from its “original” construction permit and intended use?

The CHM application form has options under Section 2, Construction History and Current Status, for “factual” or “estimated” information.

Does OHR consider “factual” to be different than “legal description?”

In each case, what the applicant has selected for original use and present use, is not supported by documents describing the “legal use” from 1921 until today. This includes construction permits and the Certificate of Occupancy.

**2. CONSTRUCTION HISTORY & CURRENT STATUS**

Year built: 1921	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer:		Contractor: Ivan M. Wells
Original Use: Apartment Hotel/Apartment House		Present Use: Hotel
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes <input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)	

We made this argument to OHR in regard to 2 Breeze, also owned by the same applicant. It was represented in Survey LA Venice as a “hotel” in spite of the original construction permit and all other permits showing otherwise. I submitted all of

those documents to Jane Hanson in May 2016, and to Mr. Bernstein since then, and asked that the record and description be changed. All of this communication is documented.

On November 4, 2015, Mr. Lambert applied to the California Coastal Commission for an after-the-fact permit to convert 2 Breeze from a 32-unit Rent Stabilized apartment building into a hotel. The applicant used the Survey LA Venice report to justify his unpermitted conversion.

This fundamental inaccuracy appears to have been repeated and misused in each subsequent “expert” report.

In 2015, historic consultant Roger Brevoort produced the historic report on “Biltmore by the Sea” for the same property, 417 Ocean Front Walk. Mr. Lambert presented it to the Venice Neighborhood Council. That report refers to Survey LA Venice and the “Breeze Hotel” in its justifications for the designation of 417 Ocean Front Walk as a “hotel.”

Ms. Rafferty’s 2018 submission for Winn Apartments, 417 Ocean Front Walk, CHC-2018-3235-HCM; Environmental: ENV-2018-3236-CE, includes a footnote in the Statement of Significance:

<sup>1</sup> According to current ownership, this title was painted on the north elevation when he purchased the property. The title “Biltmore by the Sea” does not appear on building permits or within City directories.

Roger Brevoort produced the 2017 CHM submission for “The Potter” at 1305 Ocean Front Walk – CHC-2017-4328-HCM, that was recently approved by the City Council. What the applicant, Andy Layman, selected for “original use” and “present use” is not supported by documents describing the “legal use” from the first LADBS permit in 1933 until today. This includes construction permits and the Certificate of Occupancy. We sent our protest of this “non-legal” filing description for 1305 Ocean Front Walk to Mr. Bernstein.

Mr. Layman, CHC-2017-4328-HCM, is being sued by the City Attorney for operating an unpermitted hotel in a Rent Stabilized apartment building at 1305 Ocean Front Walk.

Mr. Lambert, CHC-2018-3235-HCM, is being sued by the City Attorney for operating an unpermitted hotel in a Rent Stabilized apartment building at 417 Ocean Front Walk.

We are asking for a postponement of the City Council vote on Item 18-0882 today. We request an “allowable” delay in order to fully review these concerns, and also to review a CPRA from Mr. Bonin’s office regarding this CHC-2018-3235-HCM submission that will not be available until November 30, 2018.

Can you please assist us in granting a delay of today’s vote?

Please confirm receipt of this email.

Appreciatively,

margaret molloy

laddie williams

On Nov 19, 2018, at 11:56 AM, Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

417 Ocean Front Walk is the historic Winn Apartments. The City Clerk's website (LA City Clerk Connect) shows that it is scheduled for approval by City Council on November 21. You will find the complete file there, as well. As for the 2014 case number for the Potter Apartments, we advised the preparer of the nomination in 2014 that due to the integrity of the property the nomination would be receiving a negative staff recommendation. The owner chose to pull the nomination in order to complete some restoration work on the facade. That work was completed in 2017 and the nomination resumed under a new case number. The application was the same, except for some updated images of the facade.



**Lambert Giessinger, Architect**

**Department of City Planning**

**T: (213) 847-3648 | [preservation.lacity.org](mailto:preservation.lacity.org)**

**221 N. Figueroa Street, Suite 1350**

**Los Angeles, CA 90012**

On Mon, Nov 19, 2018 at 11:42 AM margaret molloy <[mmmolloy@earthlink.net](mailto:mmmolloy@earthlink.net)> wrote:  
Hello Mr. Giessinger and Mr. Bernstein,

Can you please tell us if a case was filed for CHC-2014-505-HCM? If so, where would I find those documents?

Can you tell us what changed that caused the applicant to file an entirely new case in 2017?

Also, can you please tell us if a HCM was submitted for Biltmore by the Sea at 417 Ocean Front Walk in Venice?

If so, can you please provide the case number and let us know where we can find that case file.

Appreciatively,

margaret molloy

SaveVenice.me

Blg. Form 3

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

USE INK OR  
INDELIBLE PENCIL

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession of, the property described in such permit.

REMOVED FROM

REMOVED FROM

Lot.....

Tract.....

Present location of building } 417 Ocean Front Walk Venice Calif.  
(House Number and Street)

New location of building } Same  
(House Number and Street)

Between what cross streets } Near Dudley

Approved by  
City Engineer.

Deputy.

1. Purpose of PRESENT building Apartment House Families 32 Rooms 32  
Shop, Residence, Apartment House, or any other purpose.
2. Use of building AFTER alteration or moving Same Families..... Rooms.....

3

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DEPARTMENT OF BUILDING AND SAFETY  
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REMOVED FROM

REMOVED TO

Lot..... Lot.....  
.....  
Tract..... Tract.....

Present location of building } 417 OCEAN FRONT VENICE  
(House Number and Street)  
New location of building } 417 OCEAN FRONT VENICE  
(House Number and Street)  
Between what cross streets } Palomar + Sunset

Approved by  
City Engineer.  
.....  
Deputy.

- 1. Purpose of PRESENT building. Apartment Home Families. 32 Rooms. ---  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- 2. Use of building AFTER alteration or moving Apartment Home Families. 32 Rooms. ---

FULL PERMIT HISTORY FOR 417 OCEAN FRONT WALK:

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[1](#) [2](#) [3](#) [4](#) [5](#) [6](#)

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<input type="checkbox"/>	<a href="#">BUILDING PERMIT</a>	<a href="#">BLDG-ALTER/REPAIR</a>	<a href="#">5/7/1952</a>	<a href="#">1952LA33269</a>	
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<input type="checkbox"/>	<a href="#">BUILDING PERMIT</a>	<a href="#">BLDG-ALTER/REPAIR</a>	<a href="#">6/30/1943</a>	<a href="#">1943VE80387</a>	
<input type="checkbox"/>	<a href="#">CONVEYANCE COMMERCIAL</a>	<a href="#">LOAD TESTS</a>	<a href="#">12/23/1941</a>	<a href="#">20742</a>	
<input type="checkbox"/>	<a href="#">BUILDING PERMIT</a>	<a href="#">BLDG-ALTER/REPAIR</a>	<a href="#">2/14/1940</a>	<a href="#">1940LA05404</a>	
<input type="checkbox"/>	<a href="#">BUILDING PERMIT</a>	<a href="#">BLDG-ALTER/REPAIR</a>	<a href="#">2/14/1940</a>	<a href="#">1940LA05404</a>	
<input type="checkbox"/>	<a href="#">BUILDING PERMIT</a>	<a href="#">BLDG-ALTER/REPAIR</a>	<a href="#">6/2/1939</a>	<a href="#">1939LA21917</a>	
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<input type="checkbox"/>	<a href="#">BUILDING PERMIT</a>	<a href="#">BLDG-ALTER/REPAIR</a>	<a href="#">1/7/1937</a>	<a href="#">1937LA00569</a>	

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#)

Page 5 of 6

<input type="checkbox"/>	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
All	<a href="#">BUILDING PERMIT</a>	<a href="#">BLDG-ALTER/REPAIR</a>	<a href="#">1/7/1937</a>	<a href="#">1937LA02569</a>	
<input type="checkbox"/>	<a href="#">BUILDING PERMIT</a>	<a href="#">BLDG-ALTER/REPAIR</a>	<a href="#">1/2/1936</a>	<a href="#">1936LA00178</a>	
<input type="checkbox"/>	<a href="#">BUILDING PERMIT</a>	<a href="#">BLDG-ALTER/REPAIR</a>	<a href="#">1/2/1936</a>	<a href="#">1936LA00178</a>	
<input type="checkbox"/>	<a href="#">CONVEYANCE COMMERCIAL</a>	<a href="#">DATA REPORTS</a>	<a href="#">5/6/1935</a>	<a href="#">20742</a>	
<input type="checkbox"/>	<a href="#">CONVEYANCE COMMERCIAL</a>	<a href="#">MISCELLANEOUS</a>	<a href="#">4/11/1935</a>	<a href="#">20742</a>	
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<input type="checkbox"/>	<a href="#">BUILDING PERMIT</a>	<a href="#">BLDG-ALTER/REPAIR</a>	<a href="#">4/5/1935</a>	<a href="#">1935LA05588</a>	
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<input type="checkbox"/>	<a href="#">BUILDING PERMIT</a>	<a href="#">BLDG-ALTER/REPAIR</a>	<a href="#">8/18/1926</a>	<a href="#">1926LA23820</a>	

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#)

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## B. STATEMENT OF SIGNIFICANCE

### Previous Surveys

The subject property was identified as an historic resource in the City of Los Angeles (City) General Plan Land Use Element in the 2000 Venice Community Plan (Plan). The Plan contains the Venice Historic Sites Survey Report of 1990 in Appendix A of the Plan, wherein the subject property was known as "Biltmore by the Sea (1921)"<sup>1</sup> and included in the list of "Landmarks." The subject property was also identified in SurveyLA, as eligible for designation at the state and local levels. The survey results were published on the SurveyLA website in 2015, which identified the subject property as individually eligible for designation as a Historic-Cultural Monument (HCM), under the "Residential Development & Suburbanization, 1850-1980" context, "Multi-Family Residential, 1910-1980" sub-context, "Multi-Family Residential, 1910-1980" theme, and "Apartment Houses, 1910-1980" sub-theme.

### History of Venice

The origins of Venice were influenced by beachfront development along the Santa Monica coastline starting in the mid-19th century. At this time, Santa Monica Canyon was used for seaside camping in tents, and gradually tents were supplemented and eventually replaced with more permanent buildings, both in the canyon and further south.<sup>2</sup> Among the more notable permanent buildings to be erected on the beach in the early years were bath houses, structures that housed changing rooms, individual chambers with tubs full of seawater for bathing, and other amenities, including plunges or swimming pools. The Arcadia Hotel, the first luxury hotel in Santa Monica, was constructed in 1886, soon followed by the Arcadia Bath House. The construction of more bath houses and hotels would follow, contributing to the success of tourism and recreation in the area.

In 1891, real estate developer and tobacco tycoon Abbot Kinney and his business partner Francis Ryan came to the area now known as Venice, and purchased a 1.5-mile strip of land previously part of Rancho La Ballona. In 1902, following Ryan's unexpected death, Kinney joined with three business partners, Alexander Fraser, Henry Gage, and George Merritt Jones, to develop a beachfront community. Most of the land was subdivided into the Golden Bay Tract, which includes the subject property. This tract was unique in its design, as it featured separate streets for pedestrian and automobile use, which resulted in a parallel plan of streets for walking, streets for driving, and alleys.<sup>3</sup>

Following disputes with his business partners, the land was divided, and Kinney retained the portion of the tract south of Marine Street, which includes the subject property. Residents in this area voted to establish a separate city.<sup>4</sup> This city, then known as Ocean Park, is where Kinney would develop "Venice of America" (Venice), a project inspired by the marsh landscape, which reminded him of the Italian city. His vision for Venice was to create a resort-themed community that would inspire a "cultural renaissance" in America,<sup>5</sup> and the basis of his plan was to recreate the Italian canals. Kinney hired Frank Durham, who had worked on several East Coast beachfront communities including Atlantic City, to be superintendent. Enamored with the "City Beautiful" movement, Kinney hired an apprentice in the office of New York-based Fredrick Law Olmstead to design Venice.<sup>6</sup>

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<sup>1</sup> According to current ownership, this title was painted on the north elevation when he purchased the property. The title "Biltmore by the Sea" does not appear on building permits or within City directories.

<sup>2</sup> Ernest Marquez, *Santa Monica Beach: A Collector's Pictorial History*, (Santa Monica: Angel City Press, 2004), 15.

<sup>3</sup> Historic Resources Group, "SurveyLA, Venice Community Plan Area," City of Los Angeles Office of Historic Resources, March 2015, 5-6.

<sup>4</sup> There were originally two separate neighborhoods known as Ocean Park. In 1911, the southern "Ocean Park," became Venice. The northern area known as Ocean Park was annexed to the City of Santa Monica in 1907.

<sup>5</sup> Historic Resources Group, "SurveyLA, Venice Community Plan Area," City of Los Angeles Office of Historic Resources, March 2015, 6.

<sup>6</sup> *Ibid.*, The City Beautiful Movement emerged during the World's Columbian Exposition in Chicago in 1893, in which Fredrick Law Olmstead was the landscape architect.

RECEIVED 7-26-18 MD  
(Date)

Los Angeles Department of City Planning  
Office of Historic Resources

## 417 S Ocean Front Walk – HCM amendment

### B. Statement of Significance

[refer to original HCM application]

#### Apartment Hotels

Like greater Los Angeles, one of the ways Venice met the need to house both permanent residents and tourists was through construction of hotels, apartment hotels, and apartment houses. The construction of hotels in Los Angeles began during the real estate boom of the 1880s. Early hotels were constructed Downtown, to serve people arriving by train, were typically two to five stories tall, and featured ground floor retail and shared bathrooms.<sup>1</sup>

The concept of hotels having guestrooms that featured small kitchens began the early 1900s. The first hotel rooms to have kitchens typically had a full-sized sink, an icebox or refrigerator, and a hot plate and warming oven, if not a full stove. By the 1920s these spaces were termed "kitchenettes," and were approximately six by eight feet.<sup>2</sup> Also by the 1920s, hotel guestrooms had private bathrooms, a luxury afforded by improvements in ventilation, which allowed for windowless bathrooms.<sup>3</sup>

In the SurveyLA "Commercial Development, Hotels, 1890-1980" context, an apartment hotel "is defined as a hotel containing a room, or more commonly a suite of rooms, which includes facilities for dining and some form of food preparation."<sup>4</sup> It typically provided common spaces and housekeeping, like a hotel.

As stated by Columbia University professor, Gwendolyn Wright, in *Building the Dream: A Social History of Housing in America*, apartment houses were commonly interchangeably referred to as apartment hotels, as they often provided guests with communal areas and facilities while offering guests the option to stay for a range of time (i.e. daily, weekly, monthly). This is evidenced by the Breeze Hotel (1930), which was identified in SurveyLA as an individual resource as a hotel, and listed as an "Apartment" on Sanborn maps.

In Venice, apartment hotels were constructed to accommodate tourists. Most extant examples were constructed between the 1910s and 1930s. Aside from the subject property, these include the Phoenix House (1913), The Potter (1912), Walker Arms (1928), and Ames Apartments (1913). In addition, hotels along Ocean Front Walk in Venice include Hotel Waldorf (1913), King George Hotel (1912), and Cadillac Hotel (1914). Each of these properties contributed to Venice being a popular tourist destination in the early 20<sup>th</sup> century.

While many apartment hotels in Los Angeles featured upwards of 100 units, in Venice these buildings, including the subject property, were typically smaller buildings, and were less likely to have common areas. Apartment hotels were popular throughout the 1910s and 1920s, and waned in popularity beginning with the Great Depression. Following the Great Depression and World War II, this building type was replaced with motels, which were typically one to two stories, as this building type was more compatible with the automobile. The decline of this building type in Venice is concurrent with the overall decline in beach tourism during the late 20<sup>th</sup> century, influenced by the end of streetcar transportation and the rise of the automobile.

<sup>1</sup> Daniel Prosser, "SurveyLA Citywide Historic Context Statement, Commercial Development, 1859-1980/Hotels, 1870-1980 Draft," City of Los Angeles Office of Historic Resources, August 2016, 7.

<sup>2</sup> Ibid., 61.

<sup>3</sup> Ibid., 15.

<sup>4</sup> Daniel Prosser, "SurveyLA Citywide Historic Context Statement, Commercial Development, 1859-1980/Hotels, 1870-1980 Draft," City of Los Angeles Office of Historic Resources, August 2016, 61.

The subject property is an excellent example of an extant apartment hotel in Venice. Therefore, the subject property is eligible under Criteria 3, as an exemplar exhibiting distinguishing characteristics of an architectural-type specimen: the apartment hotel.

#### Conclusion

Constructed in 1921 on Ocean Front Walk, the subject property is a pre-annexation example of the early development of Venice as a beachfront community. The subject property was constructed for tourists, and continues to be an integral part of the tourism industry, through its operation as a beachfront hotel. As an excellent example of an apartment hotel where tourists could stay daily, weekly, or monthly, the subject property represents the building type in Venice. Therefore, for its association with the history of Venice, the development of beach tourism and recreation, and as an example as an apartment hotel, the subject property is eligible under Criteria 1 and 3 as an Historic-Cultural Monument.

# ZIMAS

## Search

Site Address	417 S OCEAN FRONT WALK
ZIP Code	90291
PIN Number	109-5A141 138
Lot/Parcel Area (Calculated)	4,814.4 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID G5
Assessor Parcel No. (APN)	4286029004
Tract	GOLDEN BAY TRACT
Map Reference	M B 2-15
Block	BLK 4
Lot	247
Arb (Lot Cut Reference)	None
Map Sheet	109-5A141

### ▶ Jurisdictional

### ▶ Planning and Zoning

### ▶ Assessor

### ▼ Case Numbers

Recent Activity	DIR-2008-4703-DI
City Planning Commission	CPC-24819
City Planning Commission	CPC-2014-1456-SP
City Planning Commission	CPC-2005-8252-CA
City Planning Commission	CPC-2000-4046-CA
City Planning Commission	CPC-1998-119
City Planning Commission	CPC-1987-648-ICO
City Planning Commission	CPC-1986-824-GPC
City Planning Commission	CPC-1984-226-SP
City Planning Commission	CPC-1975-25560
City Planning Commission	CPC-1972-24385
City Planning Commission	CPC-17631
Ordinance	ORD-175694
Ordinance	ORD-175693
Ordinance	ORD-172897
Ordinance	ORD-172019
Ordinance	ORD-168999
Ordinance	ORD-164844-SA930
Ordinance	ORD-146323
Ordinance	ORD-130337
Director of Planning	DIR-2014-2824-DI
Zoning Administration	ZA-2015-629-CDP-ZV-ZAA-SPP-MEL
Cultural Heritage Comm.	CHC-2018-3235-HCM
Environmental	ENV-2018-3236-CE
Environmental	ENV-2015-630-ND
Environmental	ENV-2014-1458-EIR-SE-CE
Environmental	ENV-2005-8253-ND
Environmental	ENV-2004-2691-CE
Environmental	ENV-2002-6836-SP
Environmental	ENV-2001-846-ND
Environmental Case	ED-73-307-ZC
Environmental Case	ED-75-206-SUD-CA



**Case Number:** CHC-2018-3235-HCM  
**Case Filed On:** 06/06/2018  
**Accepted for review on:** 06/06/2018  
**Assigned Date:** 06/06/2018  
**Staff Assigned:** MELISSA JONES  
**Hearing Waived / Date Waived :** /  
**Hearing Location:**  
**Hearing Date / Time:** 09/06/2018 10:00 AM  
**CHC Action:** DECLARED HCM  
**CHC Action Date:**  
**End of Appeal Period:**  
**Appealed:** No  
**BOE Reference Number:**  
**Case on Hold?:** No

0 Case Documents found for Case Number: CHC-2018-3235-HCM		
Type ↑	Scan Date	Signed
No Documents were found		

**Primary Address**

Address	CNC	CD
417 S OCEAN FRONT WALK 90291	Venice	11

[View All Addresses](#)

**Project Description:** HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE WINN APARTMENTS  
**Requested Entitlement:** HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE WINN APARTMENTS.  
**Applicant:**  
**Representative:**

**To:** 'Melissa Jones' <melissa.jones@lacity.org>  
**Subject:** FW: plans and permits

[Quoted text hidden]

**Melissa Jones** <melissa.jones@lacity.org>  
**To:** Caroline Raftery <caroline@chattel.us>

Tue, Jun 12, 2018 at 3:39 PM

Hi Caroline,

Is this work currently underway? In other words, is the property a construction site?

Best,  
Melissa

**Melissa Jones** **Department of City Planning**  
 Planning Assistant Office of Historic Resources  
**T:** (213) 847-3679  
**E:** melissa.jones@lacity.org  
 221 North Figueroa St., Suite 1350  
 Los Angeles, CA. 90012



[Quoted text hidden]

**Caroline Raftery** <caroline@chattel.us>  
**Melissa Jones** <melissa.jones@lacity.org>

Tue, Jun 12, 2018 at 4

... requested to wait for the HCM process to be complete first.



221 North Figueroa St., Suite 1350  
Los Angeles, CA. 90012

[Quoted text hidden]

**Caroline Raftery** <caroline@chattel.us>  
To: Melissa Jones <melissa.jones@lacity.org>

Tue, Jun 12, 2018 at 4:1

Work has not started. Carl wanted to wait for the HCM process to be complete first.

Caroline



**Chattel, Inc. | Historic Preservation Consultants**

Los Angeles

s://mail.google.com/mail/u/0/?ui=2&ik=23%a2013&over=V2zNUgn8Mo.en.&cbl=gmail\_fe\_181010.14\_p2&view=pt&q=carl%40 Lambertinc.com&q

Carl Lambert

Cell 310-663-6030

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**6 attachments**

**\_417 OFW Rev-01 11-05-14.pdf**  
631K

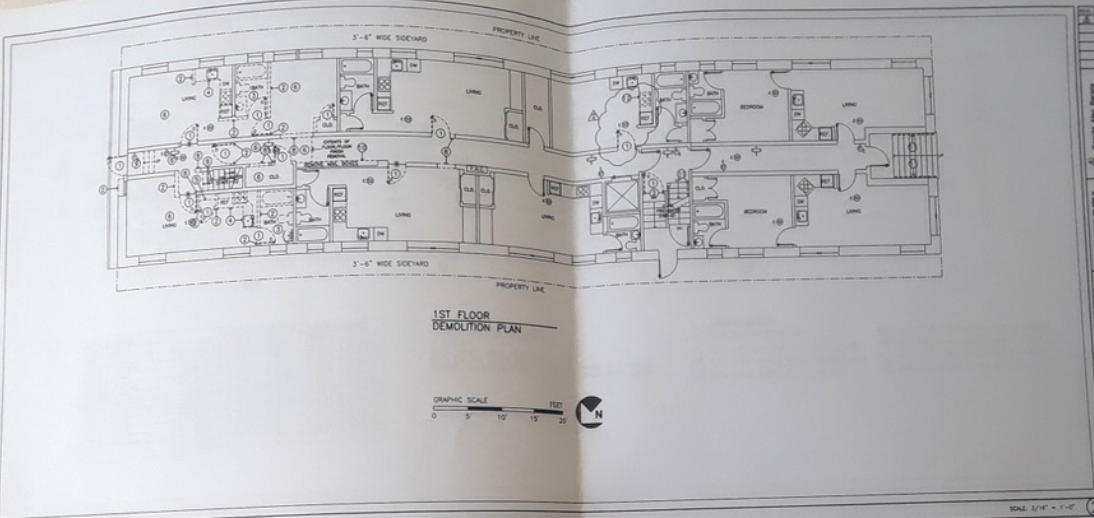
**\_A2.3 - 417 OFW 2nd Floor Const Rev-02.pdf**  
376K

**\_A2.1 - 417 OFW 1st Floor Demo Rev-02.pdf**  
263K

**\_A2.2 - 417 OFW 1st Floor Const Rev-02.pdf**  
454K

**\_A2.2.1 - 417 OFW 2nd Floor Demo Rev-02.pdf**  
245K

**417 OFW PCIS 14016-10001-20638 Supplemental Plan Check Application.pdf**  
510K



1ST FLOOR DEMOLITION PLAN



SCALE: 3/16" = 1'-0"

1ST FLOOR DEMOLITION PLAN

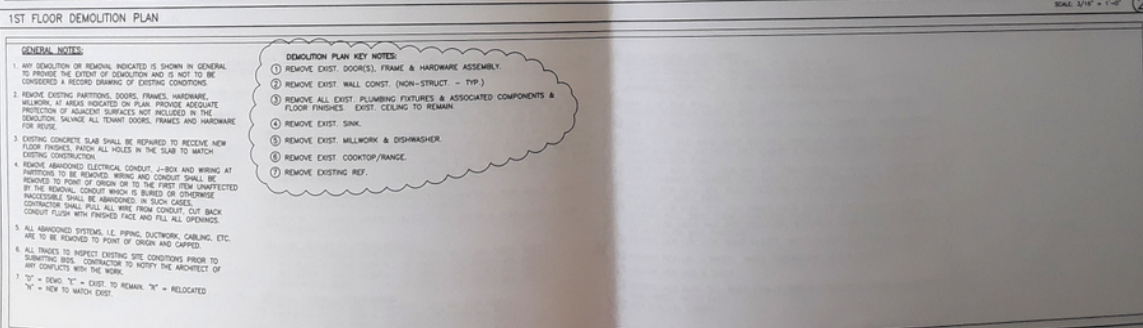
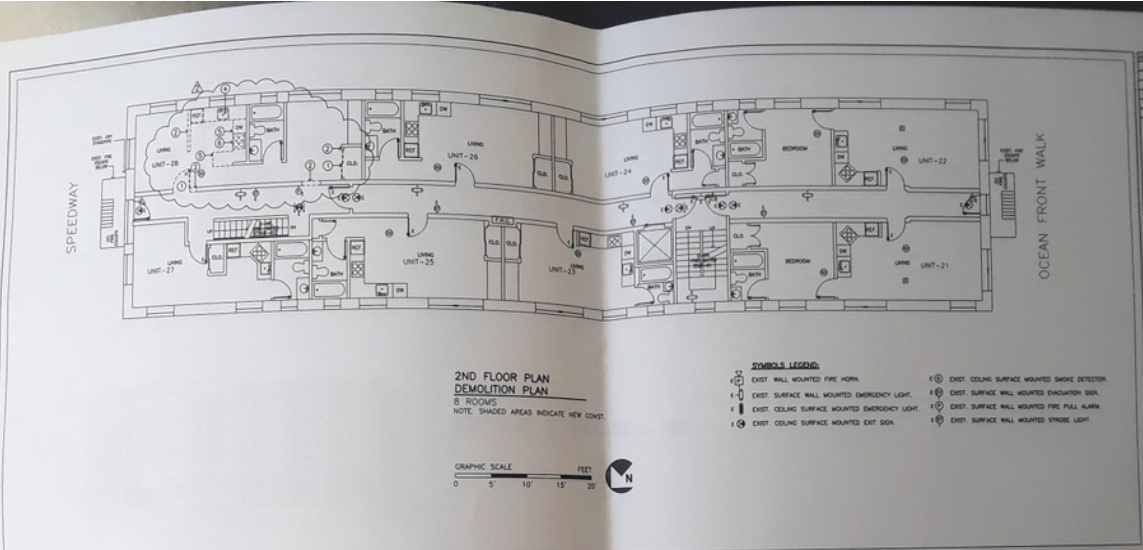
- GENERAL NOTES:**
1. ANY DEMOLITION OR REMOVAL INDICATED IS SHOWN IN GENERAL TO PROVIDE THE EXTENT OF DEMOLITION AND IS NOT TO BE CONSIDERED A RECORD DRAWING OF EXISTING CONDITIONS.
  2. REMOVE EXISTING PARTITIONS, DOORS, FRAMES, HARDWARE, MILLWORK. AT AREAS INDICATED ON PLAN PROVIDE ADEQUATE PROTECTION OF ADJACENT SURFACES NOT INCLUDED IN THE DEMOLITION. SALVAGE ALL TENANT DOORS, FRAMES AND HARDWARE FOR REUSE.
  3. EXISTING CONCRETE SLAB SHALL BE REPAIRED TO RECEIVE NEW FLOOR FINISHES. PATCH ALL HOLES IN THE SLAB TO MATCH EXISTING CONSTRUCTION.
  4. REMOVE ABANDONED ELECTRICAL CONDUIT, J-BOX AND WIRING AT PARTITIONS TO BE REMOVED. WIRING AND CONDUIT SHALL BE REMOVED TO POINT OF ORIGIN OR TO THE FIRST ITEM UNAFFECTED BY THE REMOVAL. CONDUIT WHICH IS BURIED OR OTHERWISE INACCESSIBLE SHALL BE ABANDONED IN SUCH CASES. CONTRACTOR SHALL PULL ALL WIRE FROM CONDUIT, CUT BACK CONDUIT FLUSH WITH FINISHED FACE AND FILL ALL OPENINGS.
  5. ALL ABANDONED SYSTEMS, I.E. PIPING, DUCTWORK, CABLING, ETC. ARE TO BE REMOVED TO POINT OF ORIGIN AND CAPPED.
  6. ALL TRADES TO INSPECT EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BIDS. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS WITH THE WORK.
  7. "D" = DEMO, "R" = EXIST TO REMAIN, "M" = RELOCATED, "N" = NEW TO MATCH EXIST.

- DEMOLITION PLAN KEY NOTES:**
1. REMOVE EXIST DOOR(S), FRAME & HARDWARE ASSEMBLY.
  2. REMOVE EXIST WALL CONST. (NON-STRUCT. - TYP.)
  3. REMOVE ALL EXIST PLUMBING FIXTURES & ASSOCIATED COMPONENTS & FLOOR FINISHES. EXIST CEILING TO REMAIN.
  4. REMOVE EXIST WALL/BASE CABINETS, DISHWASHER, COOKTOP/RANGE, PLUMBING FIXTURES (SALVAGE SINK W/ LEVER HANDLE FAUCET FOR RE-USE. SEE CONST. PLAN) & ASSOCIATED COMPONENTS.
  5. REMOVE EXIST MILLWORK.
  6. REMOVE EXIST FLOORING AND WALL FINISHES.
  7. REMOVE EXIST MILLWORK INSTALLATION.
  8. REMOVE PORTION OF EXIST WALL CONST. TO ACCOMMODATE THE NEW CONST. (SEE CONST. PLAN).
  9. REMOVE EXIST STAIRS AND/OR LANDING TO ACCOMMODATE THE NEW FLOOR CONST. (SEE CONST. PLAN & STRUCTURAL PLANS).
  10. REMOVE EXIST MAILBOXES AND ASSOCIATED COMPONENTS.
  11. REMOVE EXIST HANGERS AND ASSOCIATED COMPONENTS.
  12. REMOVE EXIST COOKTOP/RANGE & REWORK EXIST CABINET AS REQ'D. DUE TO REMOVAL.

GENERAL AND DEMOLITION KEY NOTES

Project: Disabled Access Updated to Existing Apartment Building  
 417 Ocean Front Street Walk  
 Venice, CA 90291  
 Scale: 3/16" = 1'-0"  
 Date: 05-19-14  
 Scale: AS NOTED  
 Drawn By: G.S.  
 Job #: 2014-01  
 Sheet No.: A2.1



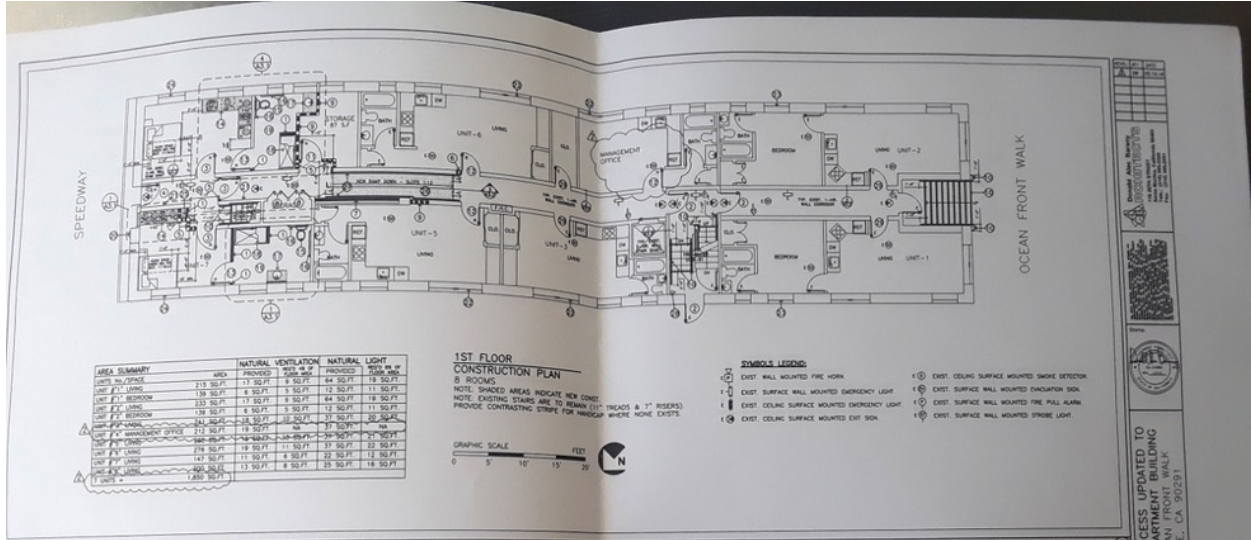


DISABLED ACCESS UPDATED TO  
EXISTING APARTMENT BUILDING  
417 W. GAZELLE AVENUE, SUITE 200  
VENICE, CA 90291

2ND FLOOR  
CONSTRUCTION PLAN

DATE: 06-18-14  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 06-18-14  
JOB # 2013.0

A2.2



AREA SUMMARY	AREA	NATURAL VENTILATION		NATURAL LIGHT	
		PROVIDED	REQ. MAX	PROVIDED	REQ. MAX
UNIT 6 W/DRIVE	117 SQ.FT.	0 SQ.FT.	8 SQ.FT.	17 SQ.FT.	17 SQ.FT.
UNIT 5 W/DRIVE	138 SQ.FT.	0 SQ.FT.	1 SQ.FT.	12 SQ.FT.	11 SQ.FT.
UNIT 4 W/DRIVE	133 SQ.FT.	0 SQ.FT.	1 SQ.FT.	14 SQ.FT.	18 SQ.FT.
UNIT 3 W/DRIVE	139 SQ.FT.	0 SQ.FT.	1 SQ.FT.	12 SQ.FT.	11 SQ.FT.
UNIT 2 W/DRIVE	144 SQ.FT.	0 SQ.FT.	1 SQ.FT.	17 SQ.FT.	18 SQ.FT.
UNIT 1 W/DRIVE	146 SQ.FT.	0 SQ.FT.	1 SQ.FT.	17 SQ.FT.	18 SQ.FT.
MANAGEMENT OFFICE	117 SQ.FT.	0 SQ.FT.	1 SQ.FT.	17 SQ.FT.	17 SQ.FT.
BATH	117 SQ.FT.	0 SQ.FT.	1 SQ.FT.	17 SQ.FT.	17 SQ.FT.
BATH	117 SQ.FT.	0 SQ.FT.	1 SQ.FT.	17 SQ.FT.	17 SQ.FT.
BATH	117 SQ.FT.	0 SQ.FT.	1 SQ.FT.	17 SQ.FT.	17 SQ.FT.
BATH	117 SQ.FT.	0 SQ.FT.	1 SQ.FT.	17 SQ.FT.	17 SQ.FT.
BATH	117 SQ.FT.	0 SQ.FT.	1 SQ.FT.	17 SQ.FT.	17 SQ.FT.
BATH	117 SQ.FT.	0 SQ.FT.	1 SQ.FT.	17 SQ.FT.	17 SQ.FT.
BATH	117 SQ.FT.	0 SQ.FT.	1 SQ.FT.	17 SQ.FT.	17 SQ.FT.
BATH	117 SQ.FT.	0 SQ.FT.	1 SQ.FT.	17 SQ.FT.	17 SQ.FT.
BATH	117 SQ.FT.	0 SQ.FT.	1 SQ.FT.	17 SQ.FT.	17 SQ.FT.

**1ST FLOOR CONSTRUCTION PLAN**  
 9 ROOMS  
 NOTE: SHADOWED AREAS INDICATE NEW CONSTRUCTION.  
 NOTE: EXISTING STAIRS ARE TO REMAIN (1" TREADS & 3" RISERS).  
 PROVIDE CONTRASTING STRIPES FOR HANDICAPPED WHERE NONE EXISTS.

- SYMBOL LEGEND**
- EXIST WALL MOUNTED FIRE HORN
  - EXIST SURFACE WALL MOUNTED EMERGENCY LIGHT
  - EXIST CEILING SURFACE MOUNTED EMERGENCY LIGHT
  - EXIST CEILING SURFACE MOUNTED EXIST SW
  - EXIST CEILING SURFACE MOUNTED SMOKE DETECTOR
  - EXIST SURFACE WALL MOUNTED EVACUATION SIGN
  - EXIST SURFACE WALL MOUNTED FIRE PULL ALARM
  - EXIST SURFACE WALL MOUNTED STROBE LIGHT

**1ST FLOOR CONSTRUCTION PLAN**

SCALE: 3/16" = 1'-0"

**GENERAL NOTES**

- ALL TRADES TO VERIFY EXISTING SPECIFICATIONS PRIOR TO SUBMITTING BIDDING. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS WITH THE WORK.
- TRIMMING, REPAIR AND PATCH ALL SURFACES WHERE WALLS HAVE BEEN REMOVED OR SCARRED FROM DEMOLITION.
- CONTRACTOR TO COORDINATE MILLWORK INSTALLATION AND PROVIDE ADEQUATE FIRE RESISTANT SUPPORT BRACING WHERE WALLS WHERE MILLWORK IS TO BE RECALLED.
- WHERE NEW WORK ADJACENT EXISTING, SUCH NEW WORK SHALL BE PROPERLY DETACHED FROM THE EXISTING TO INSURE UNIFORM DIMENSIONS. NEW SURFACES SHALL ALIGN WITH EXISTING ADJACENT SURFACES.
- FURNITURE IS SHOWN FOR REFERENCE ONLY & IS N.I.C.
- "D" = DEMO, "E" = EXIST TO REMAIN, "N" = RELOCATED, "N" = NEW TO MATCH EXIST.

**CONSTRUCTION PLAN KEY NOTES**

- PROVIDE NEW BLDG. STD. WOOD STUDS AND GYPSUM BOARD CONST. W/ BATT INSULATION, MATCH EXIST.
- EXIST. 3'-0" WIDE DOOR AND DOOR FRAME (BOTH 20 MIN. FIRE RATED) WITH LEVER HARDWARE, SELF-CLOSER, SMOKE GASKETING AND SMOKE-DETECTOR ACTIVATED MAGNETIC HOLD OPEN DEVICE. RE-LABEL EXIST DOOR TO 90 MIN. FIRE RATING IF POSSIBLE. IF NOT PROVIDE NEW 90 MIN. FIRE RATED DOOR AND DOOR FRAME.
- PROVIDE NEW 3'-0" WIDE DOOR AND FRAME (BOTH 90 MIN. FIRE RATED) WITH LEVER HARDWARE, SELF-CLOSER & NEW GASKETING AND MAGNETIC HOLD OPEN DOOR DEVICE CONNECTED TO THE BUILDING FIRE LIFE SAFETY SYSTEM.
- PROVIDE NEW 3'-0" WIDE DOOR AND FRAME (BOTH 45 MIN. FIRE RATED) WITH LEVER HARDWARE, SELF-CLOSER & NEW SMOKE GASKETING.
- PROVIDE NEW BLDG. STD. WOOD STUD & GYPSUM BOARD WALL CONST. (90 MIN. FIRE RATED), MATCH EXIST.
- PROVIDE NEW BLDG. STD. METAL STUD & GYPSUM BOARD WALL IN-FILL CONST. (90 MIN. FIRE RATED), MATCH EXIST.
- PROVIDE NEW BLDG. STD. WOOD STUD & GYPSUM BOARD WALL IN-FILL CONST. MATCH EXIST.
- PROVIDE NEW PAIR OF 1'-6" WIDE DOORS AND FRAME (BOTH 60 MIN. FIRE RATED) WITH LEVER HARDWARE, SELF-CLOSER & NEW SMOKE GASKETING.
- PROVIDE NEW BLDG. STD. FULL HEIGHT WOOD STUD AND GYPSUM BOARD TYPICAL DESIGNING WALL CONST. FROM STRUCTURAL FLOOR SLAB BELOW TO STRUCTURAL FLOOR SLAB ABOVE WITH BATT INSULATION, ACOUSTICAL SEALANT AND SOUND BOOTHS AT RETURN AIR WALL OPENINGS.
- PROVIDE NEW 1'-1/2" WALL MOUNTED HANDRAIL AT +34" A.F.F. WITH EXTENSIONS (12" AT TOP OF STAIRS & 12" AT STAIR TREAD WIDTH AT BOTTOM OF STAIRS). TOP BOTH SIDES OF STAIRS AT ALL FLOORS. INTERIOR EXIST STAIRS HAVE THE UPPER APPROACH AND THE LOWER TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. PROVIDE NEW CLEAR VISUAL CONTRAST STRIPES ON ALL TREADS FOR THE EXIST. EXTERIOR STAIRS AS INDICATED ON THE PLAN.

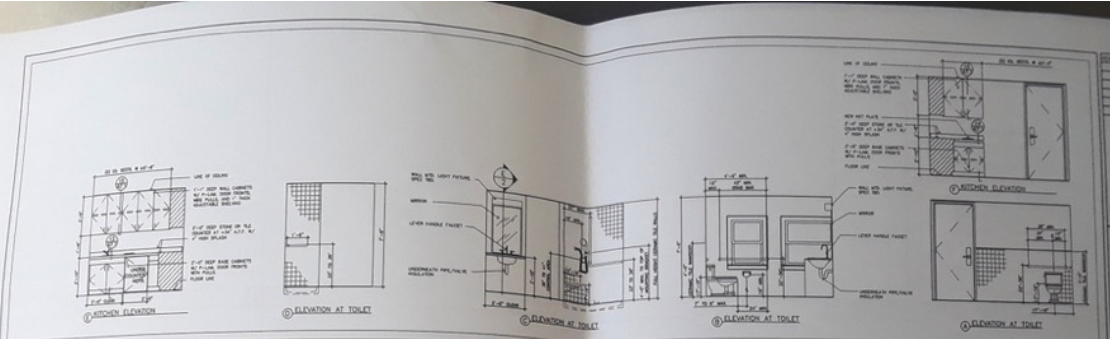
- PROVIDE NEW 3'-0" WIDE DOOR AND FRAME (BOTH 20 MIN. FIRE RATED) WITH LEVER HARDWARE, SELF-CLOSER & SMOKE GASKETING.
- EXIST. 3'-0" WIDE DOOR AND FRAME (BOTH 20 MIN. FIRE RATED) WITH LEVER HARDWARE, SELF-CLOSER RELOCATED. PROVIDE NEW SMOKE GASKETING OR PROVIDE NEW (SEE PLAN).
- PROVIDE NEW 3'-0" WIDE DOOR AND FRAME WITH LEVER HARDWARE.
- PROVIDE NEW PLAST. LAM. BASE & WALL CABINET WITH STONE (T.B.D.) COUNTERTOP (8 3/4" A.F.F.) & 4" HIGH BACKSPASH, NEW COUNTER HOT PLATE. SINK WITH LEVER HANDLE FAUCET RELOCATED AND NEW SPOCK CONTROLLED GARBAGE DISPOSAL.
- PROVIDE NEW ADA APPROVED WATER CLOSET.
- 3'-0" AND/OR 3'-4" LONG GRAB BAR CONCEALED MOUNTED STAINLESS STEEL. SMOOTH FINISH AT +34" A.F.F.
- PROVIDE NEW BUILT-IN LAVATORY COUNTERTOP AT +34" A.F.F. WITH UNDER-COUNTER MTD. LAVATORY WITH LEVER HANDLE FAUCET.
- NEW SHOWER STALL W/ SEAT AT +10" A.F.F. MAX. & GRAB BARS AT +38" MAX.
- NEW EXHAUST FAN TO HAVE ENERGY STAR DESIGNATION.
- PROVIDE NEW SURFACE WALL MOUNTED SIGNAGE THAT IDENTIFIES "HANDICAPPED ACCESSIBLE ENTRY". LOCATE SIGN 60 INCHES TO CENTERLINE OF SIGN ABOVE FINISHED SIDEWALK SURFACE.
- PROVIDE NEW PUSH BUTTON FOR AUTOMATIC DOOR OPENING FOR DISABLED ACCESS AT +48" A.F.F. MAX.
- EXIST. EMERGENCY EGRESS WINDOW: NET CLEAR OPENING AREA = 13 SQ.FT. (5.7 MIN. SQ.FT. REQ'D.) NET CLEAR OPENING WIDTH = 48" INCHES (20" INCHES MIN. REQ'D.) NET CLEAR OPENING HEIGHT = 30" INCHES (24" INCHES MIN. REQ'D.) WINDOW SILL HEIGHT = 24" INCHES (14" INCHES MAX. REQ'D.)

- EXIST. EMERGENCY EGRESS WINDOW: NET CLEAR OPENING AREA = 38 SQ.FT. (5.7 MIN. SQ.FT. REQ'D.) NET CLEAR OPENING WIDTH = 48" INCHES (20" INCHES MIN. REQ'D.) NET CLEAR OPENING HEIGHT = 31" INCHES (24" INCHES MIN. REQ'D.) WINDOW SILL HEIGHT = 24" INCHES (14" INCHES MAX. REQ'D.)
- EXIST. EMERGENCY EGRESS WINDOW: NET CLEAR OPENING AREA = 18 SQ.FT. (5.7 MIN. SQ.FT. REQ'D.) NET CLEAR OPENING WIDTH = 37" INCHES (30" INCHES MIN. REQ'D.) NET CLEAR OPENING HEIGHT = 37" INCHES (30" INCHES MIN. REQ'D.) WINDOW SILL HEIGHT = 27" INCHES (14" INCHES MIN. REQ'D.)
- NEW NET STANDPIPE (INTERCONNECTED) WITH TAMPER & FLOW VALVES & HOSE CONNECTION.
- PROVIDE NEW WOOD RAUP CONST. (SEE STRUCTURAL).
- PROVIDE NEW WALL MOUNTED HANDRAILS AT +34".
- NEW NET STANDPIPE (INTERCONNECTED) WITH TAMPER & FLOW VALVES & HOSE CONNECTION WITHIN EXIST STAIR SHAFT (CLASS 1).
- EXIST. 3'-0" WIDE WOOD DOOR WITH NET FRAME (BOTH 20 MIN. FIRE RATED) WITH LEVER HARDWARE (LOCKETS), SELF-CLOSER & SMOKE GASKETING TO REMAIN (TYPE UNIT DOOR I.O.R.).  
NOTE: INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 903. IN ADDITION PROVIDE DETAILS SHOWING APPLICATION IN ACCORDANCE WITH SECTION 903.B.M. AND TABLE 903.B.
- NOTE: A COPY OF THE LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

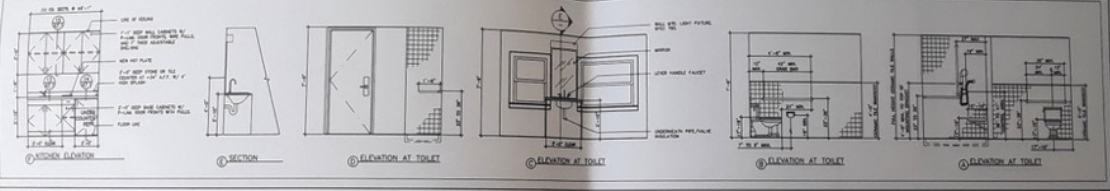
**1ST FLOOR CONSTRUCTION PLAN GENERAL & KEY NOTES**

SCALE: 3/16" = 1'-0"

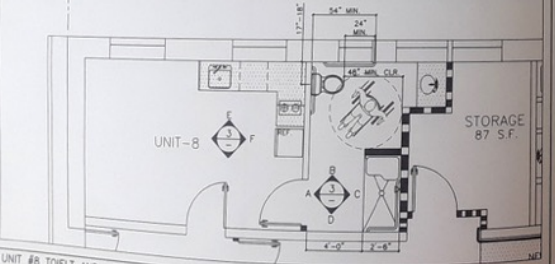
**DISABLED ACCESS, UPDATED TO EXISTING APARTMENT BUILDING**  
 417 OCEAN FRONT WALK  
 VENICE, CA 90291  
**1ST FLOOR CONSTRUCTION PLAN**  
 DATE: 05-18-11  
 DRAWN: AD  
 CHECKED: JLS  
 PROJECT NO.: 05-100-11  
 SHEET NO.: A2.2



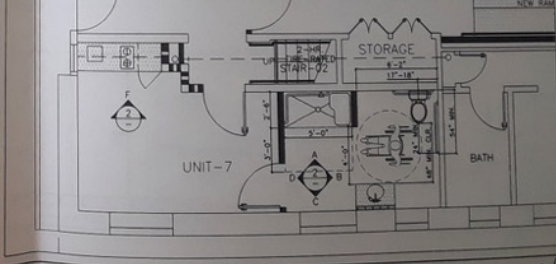
UNIT #8 TOILET AND KITCHEN ELEVATIONS SCALE: 1/4" = 1'-0"



UNIT #7 TOILET AND KITCHEN ELEVATIONS SCALE: 1/4" = 1'-0"

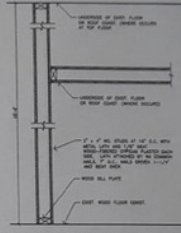
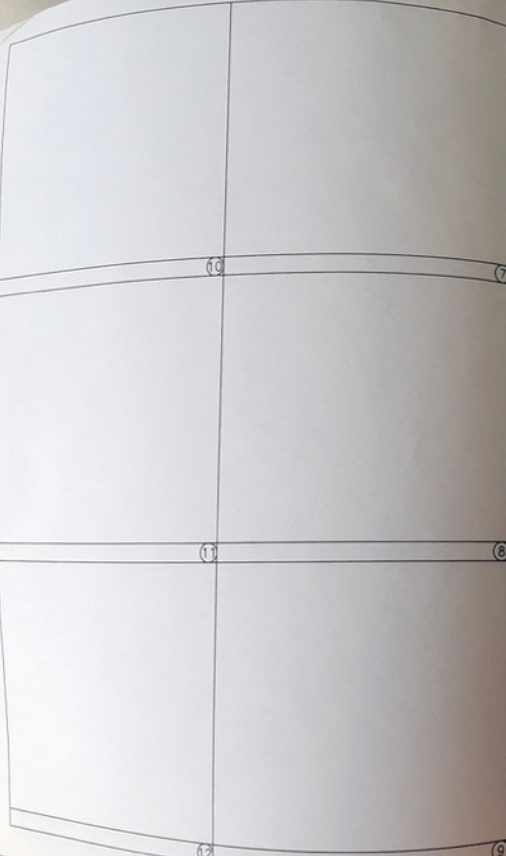


UNIT #8 TOILET AND KITCHEN ENLARGED PLAN SCALE: 1/2" = 1'-0"

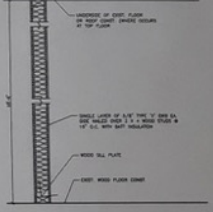


UNIT #7 TOILET AND KITCHEN ENLARGED PLAN SCALE: 1/2" = 1'-0"

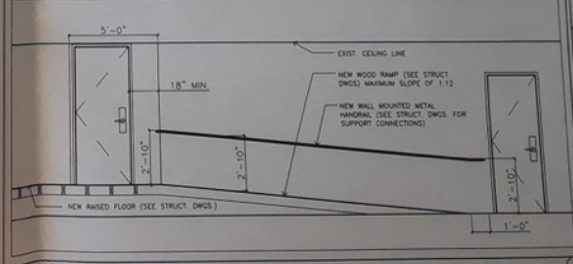
DISABLED ACCESS, UPDATED TO EXISTING APARTMENT BUILDING EXISTING OCEAN FRONT WALK VENICE, CA 90291  
 INTERIOR ELEVATIONS  
 Date: 08-18-14  
 Drawn: AD 20100  
 Scale: 1/4"  
 Sheet No.: A3.1



(4) TWO HOUR RATED PARTITION N.T.S. 1



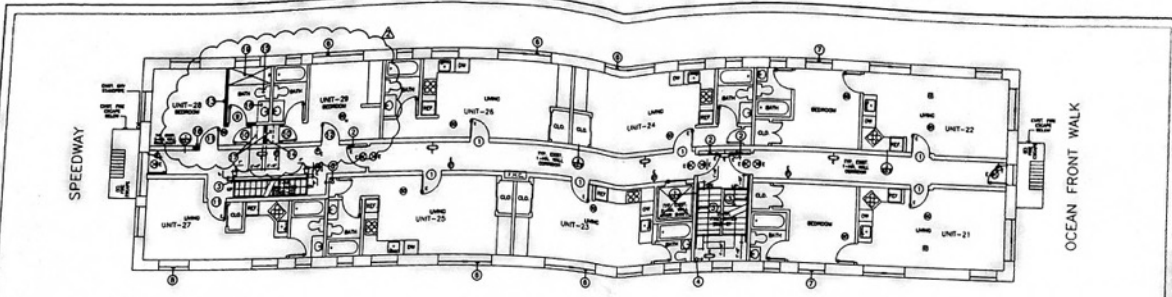
(5) ONE HOUR RATED PARTITION N.T.S. 2



(9) INTERIOR RAMP SECTION SCALE 1/2" = 1'-0" 3

Project Name: <b>DISABLED ACCESS (UPDATED) TO EXISTING APARTMENT BUILDING</b> Location: <b>417 W. FRONT STREET WALK, MENLO PARK, CA 94028</b>
Interior Sections and Details Sheet: <b>09-10-14</b> Date: <b>06/10/14</b> Drawn by: <b>E.S.</b> Check by: <b>E.S.</b> Sheet No.: <b>A3.2</b>





AREA SUMMARY	NATURAL VENTILATION		NATURAL LIGHT	
	REQD.	PROV'D.	REQD.	PROV'D.
UNIT 21-1 LIVING	238 SQ.FT.	17 SQ.FT. (7.1%)	24 SQ.FT. (10.1%)	24 SQ.FT.
UNIT 21-1 BEDROOM	119 SQ.FT.	8 SQ.FT. (6.7%)	12 SQ.FT. (10.1%)	12 SQ.FT.
UNIT 21-1 BATH	82 SQ.FT.	17 SQ.FT. (20.7%)	10 SQ.FT. (12.2%)	10 SQ.FT.
UNIT 21-1 KITCHEN	111 SQ.FT.	8 SQ.FT. (7.2%)	11 SQ.FT. (9.9%)	10 SQ.FT.
UNIT 21-1 LIVING	237 SQ.FT.	18 SQ.FT. (7.6%)	23 SQ.FT. (9.7%)	18 SQ.FT.
UNIT 21-1 BEDROOM	119 SQ.FT.	10 SQ.FT. (8.4%)	12 SQ.FT. (10.1%)	12 SQ.FT.
UNIT 21-1 BATH	82 SQ.FT.	17 SQ.FT. (20.7%)	10 SQ.FT. (12.2%)	10 SQ.FT.
UNIT 21-1 KITCHEN	111 SQ.FT.	8 SQ.FT. (7.2%)	11 SQ.FT. (9.9%)	10 SQ.FT.
UNIT 21-1 LIVING	237 SQ.FT.	18 SQ.FT. (7.6%)	23 SQ.FT. (9.7%)	18 SQ.FT.
UNIT 21-1 BEDROOM	119 SQ.FT.	10 SQ.FT. (8.4%)	12 SQ.FT. (10.1%)	12 SQ.FT.
UNIT 21-1 BATH	82 SQ.FT.	17 SQ.FT. (20.7%)	10 SQ.FT. (12.2%)	10 SQ.FT.
UNIT 21-1 KITCHEN	111 SQ.FT.	8 SQ.FT. (7.2%)	11 SQ.FT. (9.9%)	10 SQ.FT.
8 UNITS	3,729 SQ.FT.			

**2ND FLOOR PLAN CONSTRUCTION PLAN**  
 & ROOMS  
 NOTE SHADDED AREAS INDICATE NEW CONST.  
 NOTE EXISTING STAIRS ARE TO REMAIN (1 1/2" TREADS & 7" RISERS).  
 PROVIDE CONTRASTING STRIPS FOR HANDICAP WHERE NONE EXISTS.



- SYMBOLS LEGEND:**
- (1) EXIST. WALL MOUNTED FIRE WORK.
  - (1-1) EXIST. SURFACE WALL MOUNTED EMERGENCY LIGHT.
  - (1-2) EXIST. CEILING SURFACE MOUNTED EMERGENCY LIGHT.
  - (1-3) EXIST. CEILING SURFACE MOUNTED CUT SW.
  - (1-4) EXIST. CEILING SURFACE MOUNTED SHOCK DETECTOR.
  - (1-5) EXIST. SURFACE WALL MOUNTED ENLIGHTEN SIGN.
  - (1-6) EXIST. SURFACE WALL MOUNTED FIRE PULL ALARM.
  - (1-7) EXIST. SURFACE WALL MOUNTED STROKE LIGHT.

**2ND FLOOR CONSTRUCTION PLAN**

- GENERAL NOTES:**
- ALL TRADES TO INSPECT EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BIDS. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS WITH THE WORK.
  - TYPICAL REPAIR AND PATCH ALL SURFACES WHERE WALLS HAVE BEEN REMOVED OR SCURRED FROM DEMOLITION.
  - CONTRACTOR TO COORDINATE MILLWORK INSTALLATION AND PROVIDE ADEQUATE FIRE RESISTANT SUPPORT BACKING INSIDE WALLS WHERE MILLWORK IS TO BE INSTALLED.
  - WHERE NEW WORK ADJACENT EXISTING, SUCH NEW WORK SHALL BE PROPERLY INTEGRATED WITH THE EXISTING TO INSURE UNIFORM APPEARANCE. NEW SURFACES SHALL ALIGN WITH EXISTING ADJACENT SURFACE.
  - FURNITURE IS SHOWN FOR REFERENCE ONLY & IS N.I.C.
  - "O" = DEMO, "R" = EXIST. TO REMAIN, "N" = RELOCATED, "N" = NEW TO MATCH EXIST.

- CONSTRUCTION PLAN KEY NOTES:**
- EXIST. 3'-0" WIDE WOOD DOOR WITH MET. FRAME (BOTH 90 MIN. FIRE RATED) WITH LEVER HARDWARE (LOCKSET), SELF-CLOSER & SMOKE GASKETING TO REMAIN (TYP. UNIT DOOR U.O.C.).
  - EXIST. 3'-0" WIDE DOOR AND DOOR FRAME (BOTH 20 MIN. FIRE RATED) WITH LEVER HARDWARE & SELF-CLOSER, SMOKE-DETECTOR ACTUATED MAGNETIC HOLD OPEN DEVICE AND SMOKE GASKETING. RE-LABEL EXIST. DOOR TO 90 MIN. FIRE RATED IF POSSIBLE, IF NOT PROVIDE NEW 90 MIN. FIRE RATED DOOR AND DOOR FRAME.
  - PROVIDE NEW 1-1/2" WALL MOUNTED HANDRAIL AT 434" A.F.F. WITH EXTENSORS (12" AT TOP OF STAIR & 12" AT STAIR TREAD WIDTH AT BOTTOM OF STAIRS). TIP BOTH SIDES OF STAIRS AT ALL FLOORS. WITHDRAW EXIST. STAIRS HAVE THE UPPER APPROACH AND THE LOWER TREADS MARKED BY A STRIP SHOWING CLEAR VISUAL CONTRAST. PROVIDE NEW CLEAR VISUAL CONTRAST STRIPS ON ALL TREADS FOR THE EXIST. EXTERIOR STAIRS AS INDICATED ON THE PLAN.
  - NEW MET. STAMPPIPE (INTERCONNECTED) WITH TAMPPIER & FLOW VALVES & HOSE CONNECTION WITHIN EXIST. STAIR SHAFT (CLASS 3).
  - NEW MET. STAMPPIPE (INTERCONNECTED) WITH TAMPPIER & FLOW VALVES & HOSE CONNECTION (CLASS 3).
  - EXIST. EMERGENCY EGRESS WINDOW:  
 NET CLEAR OPENING AREA = 13 SQ.FT. (5.7 MIN. SQ.FT. REQ'D.)  
 NET CLEAR OPENING WIDTH = 48" INCHES (20" INCHES MIN. REQ'D.)  
 NET CLEAR OPENING HEIGHT = 30" INCHES (24" INCHES MIN. REQ'D.)  
 WINDOW SILL HEIGHT = 24" INCHES (44" INCHES MAX. REQ'D.)
  - EXIST. EMERGENCY EGRESS WINDOW:  
 NET CLEAR OPENING AREA = 38 SQ.FT. (3.7 MIN. SQ.FT. REQ'D.)  
 NET CLEAR OPENING WIDTH = 48" INCHES (20" INCHES MIN. REQ'D.)  
 NET CLEAR OPENING HEIGHT = 37" INCHES (24" INCHES MIN. REQ'D.)  
 WINDOW SILL HEIGHT = 24" INCHES (44" INCHES MAX. REQ'D.)

- EXIST. EMERGENCY EGRESS WINDOW:  
 NET CLEAR OPENING AREA = 13 SQ.FT. (5.7 MIN. SQ.FT. REQ'D.)  
 NET CLEAR OPENING WIDTH = 37" INCHES (20" INCHES MIN. REQ'D.)  
 NET CLEAR OPENING HEIGHT = 30" INCHES (24" INCHES MIN. REQ'D.)  
 WINDOW SILL HEIGHT = 24" INCHES (44" INCHES MAX. REQ'D.)
- NEW 2'-8" WIDE WOOD DOOR WITH LEVER HARDWARE (PRIVATE LOCK). MATCH EXISTING BATHROOM DOOR IN UNIT 28.
- EXIST. 3'-0" WIDE WOOD DOOR WITH LEVER HARDWARE (LATCHSET). MATCH EXISTING UNIT DOORS.
- EXIST. 3'-0" WIDE WOOD DOOR WITH MET. FRAME (BOTH 90 MIN. FIRE RATED) WITH LEVER HARDWARE (LATCHSET), SELF-CLOSER & SMOKE GASKETING TO REMAIN OR RELOCATED (SEE 80-1).
- NEW 3'-0" WIDE WOOD DOOR WITH MET. FRAME (BOTH 90 MIN. FIRE RATED) WITH LEVER HARDWARE (LATCHSET), SELF-CLOSER & SMOKE GASKETING. MATCH EXISTING UNIT DOORS.
- PROVIDE NEW BLIND (5/8") WOOD STUDS AND GYPSUM BOARD CONST. 1/2" BATT INSULATION. MATCH EXIST.
- PROVIDE NEW BLIND (5/8") FULL HEIGHT WOOD STUDS AND GYPSUM BOARD CONST. TOWARD FLOOR SLAB ABOVE 4.5" BATT INSULATION, ACOUSTICAL SEALANT AND SOUND BOOTS AT RETURN AIR WALL OPENINGS.
- PROVIDE NEW LOW FLOW WATER CLOSET. MATCH EXISTING UNIT WATER CLOSURES.
- PROVIDE NEW LAV & SINK. MATCH EXISTING UNIT LAVS & VANITIES.
- PROVIDE NEW BOD. & SHELF.
- PROVIDE NEW BLDG. STD. WOOD STUD & GYPSUM BOARD WALL CONST. (2-HR. MIN. FIRE RATED). MATCH EXIST.
- NEW BUILT-IN SHOWER.

**2ND FLOOR CONSTRUCTION PLAN GENERAL & KEY NOTES**

SCALE: 3/16" = 1'-0"

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

**DISABLED ACCESS UPDATED TO EXISTING APARTMENT BUILDING**  
 4117 OCEAN FRONT WALK  
 OCEANVIEW, CA 90291  
**2ND FLOOR CONSTRUCTION PLAN**  
 Date: 08-18-14  
 Scale: AS NOTED  
 Sheet No. 03  
 Job No. 2014-10  
**A2.3**

On Nov 16, 2018, at 3:35 PM, Debbie Lawrence <debbie.lawrence@lacity.org> wrote:  
 Hi Margaret,  
 The ZA denied the project, which included the removal of 30 kitchens in the project description. There would be no new plans, because the case was appealed. I don't think it has been scheduled for appeal yet, but I do see that the case file is with the Commission office.  
 Debbie

Case Number:   Format: AA-YYYY-1234 Example: ZA-2011-3269 [Advanced Search Help](#)

**Case Number:** ZA-2015-629-CDP-ZV-ZAA-SPP-MEL-1A  
**Case Filed On:** 10/22/2018  
**Accepted for review on:**  
**Assigned Date:** 11/14/2018  
**Staff Assigned:** JULIET OH  
**Hearing Waived / Date Waived :** /  
**Hearing Location:**  
**Hearing Date / Time:**  
**ZA Action:**  
**ZA Action Date:**  
**End of Appeal Period:**  
**Appealed:** No  
**BOE Reference Number:**  
**Case on Hold?:** No

**Primary Address**

Address	CNC	CD
417 S OCEAN FRONT WALK 90291	Venice	11

[View All Addresses](#)

**Project Description:** CHANGE OF USE FROM AN (E) 32-UNIT APARTMENT BUILDING TO AN APARTMENT-HOTEL COMPRISED OF 2 DWELLING UNITS AND 30 GUEST ROOMS

**Requested Entitlement:** PURSUANT TO LAMC 12.20.2, APPLICANT REQUESTS A COASTAL DEVELOPMENT PERMIT AND MELLO ACT COMPLIANCE TO ALLOW FOR THE CHANGE OF USE FROM AN (E) 32-UNIT APT BLDG TO AN APARTMENT-HOTEL COMPRISED OF 2 DWELLING UNITS AND 30 GUEST ROOMS; AND PURSUANT TO LAMC 12.27, APPLICANT REQUESTS A ZONE VARIANCE TO ALLOW AN APARTMENT-HOTEL IN THE R3 ZONE; AND TO WAIVE THE REQUIREMENT TO [PROVIDE](#) A LOADING SPACE ON THE SAME LOT AS THE TRANSIENT OCCUPANCY RESIDENTIAL BLDG; AND PURSUANT TO LAMC 12.28, APPLICANT REQUESTS A ZONING ADMINISTRATOR'S ADJUSTMENT TO MAINTAIN (E) NON-CONFORMING 0-FT FRONT YARD AND 3.5-FT SIDE YARD SETBACKS; AND PURSUANT TO LAMC 11.5.7, APPLICANT REQUESTS A MAJOR PROJECT PERMIT COMPLIANCE TO ALLOW THE PROPOSED CHANGE OF USE WITHIN THE VENICE COASTAL SPECIFIC PLAN AREA.

**Applicant:**

**Representative:**

1 Case Documents found for Case Number: ZA-2015-629-CDP-ZV-ZAA-SPP-MEL-1A

Type ↑	Scan Date	Signed	
<b>Initial Actions (1)</b> <span style="float: right;">ⓘ</span>			
Determination Letter	11/05/2018		<a href="#">View</a>



CONSTRUCTION GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES... 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES... 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES...

NEW CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES... 2. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES... 3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES...

DEMOLITION NOTES

1. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES... 2. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES... 3. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES...

GREEN BUILDING CODE NOTES (CONT.)

1. ALL GREEN BUILDING CODE NOTES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES... 2. ALL GREEN BUILDING CODE NOTES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES... 3. ALL GREEN BUILDING CODE NOTES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES...

SHEET INDEX

Table with columns for sheet number and title. Includes sheets for ARCHITECTURE, PROJECT INFO, PROJECT TEAM, and INTERIOR ENVIRONMENT NOTES.

Vertical sidebar containing project information, change of use details, and general notes. Includes text like 'CHANGE OF USE SHEET INDEX PROJECT' and '417 OCEAN FRONT WALK'.

FIRE LIFE SAFETY (FIRE ALARM) NOTE:

1. ALL FIRE LIFE SAFETY (FIRE ALARM) NOTES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES...

ULTRA FLUSH WATER CLOSET NOTE:

1. ALL ULTRA FLUSH WATER CLOSET NOTES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES...

GREEN BUILDING CODE NOTES

1. ALL GREEN BUILDING CODE NOTES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES...

INTERIOR ENVIRONMENT NOTES:

1. ALL INTERIOR ENVIRONMENT NOTES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES...

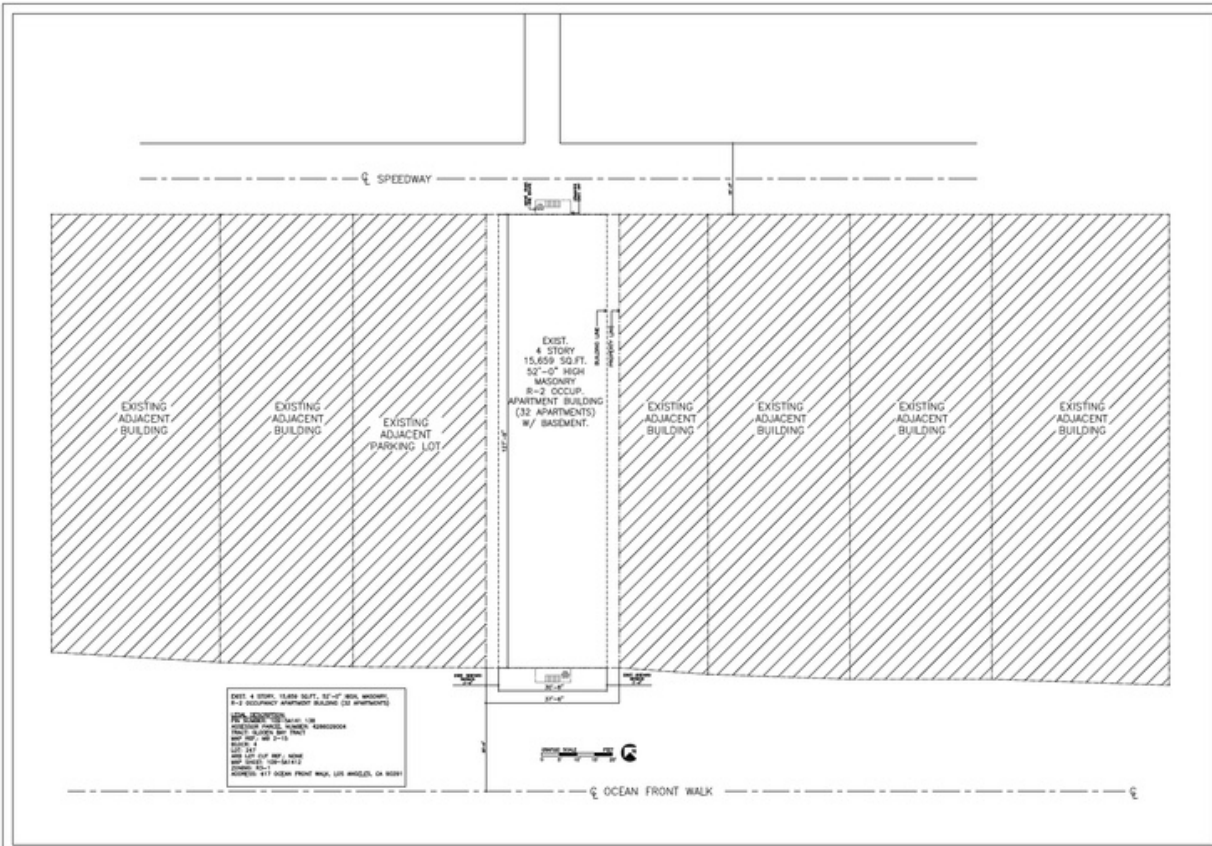
SEISMIC GAS SHUT-OFF NOTE:

1. ALL SEISMIC GAS SHUT-OFF NOTES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES...

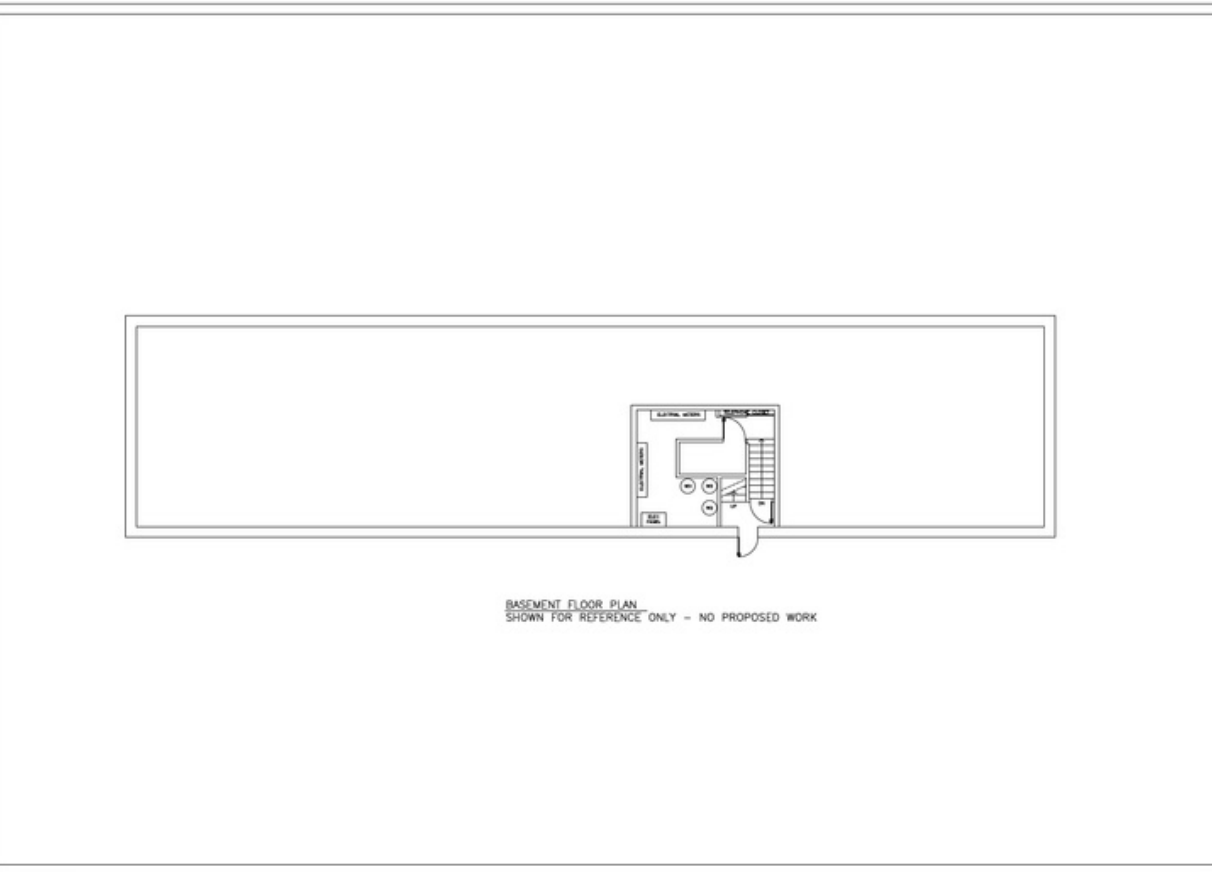
417 S. OCEAN FRONT WALK







PLOT PLAN SCALE: 3/32" = 1'-0" **A1.1**



BASEMENT FLOOR PLAN **A2.0**

CONSULTING  
 PROJECT ARCHITECTS  
 1000 ALABAMA AVENUE  
 SUITE 200  
 OAKLAND, CA 94612  
 TEL: 415.763.1100  
 FAX: 415.763.1101  
 WWW: PAAARCHITECTS.COM

**CHANGE OF USE**  
 417 OCEAN FRONT WALK  
 VENICE, CA 90291

**PLOT PLAN**  
 Date: 03-23-17  
 Scale: AS NOTED  
 Drawn by: E.S.  
 Job #: 2014-03  
 Sheet No.: **A1.1**

CONSULTING  
 PROJECT ARCHITECTS  
 1000 ALABAMA AVENUE  
 SUITE 200  
 OAKLAND, CA 94612  
 TEL: 415.763.1100  
 FAX: 415.763.1101  
 WWW: PAAARCHITECTS.COM

**CHANGE OF USE**  
 417 OCEAN FRONT WALK  
 VENICE, CA 90291

**BASEMENT FLOOR PLAN**  
 Date: 03-23-17  
 Scale: AS NOTED  
 Drawn by: E.S.  
 Job #: 2014-03  
 Sheet No.: **A2.0**

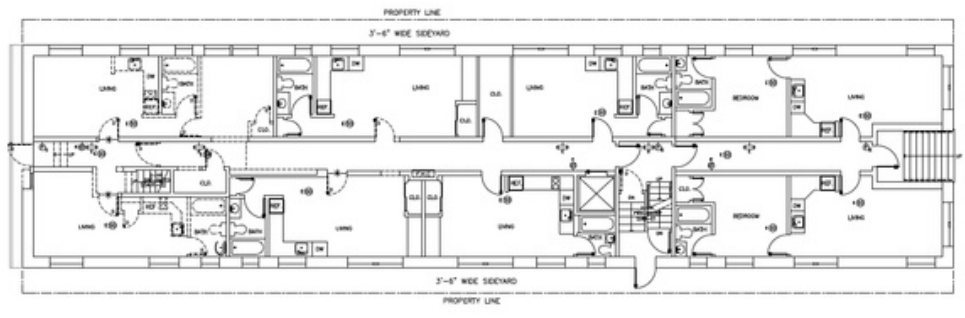
NO.	DATE	BY	CHKD.



**CHANGE OF USE**  
 417 OCEAN FRONT WALK  
 VENICE, CA 90291

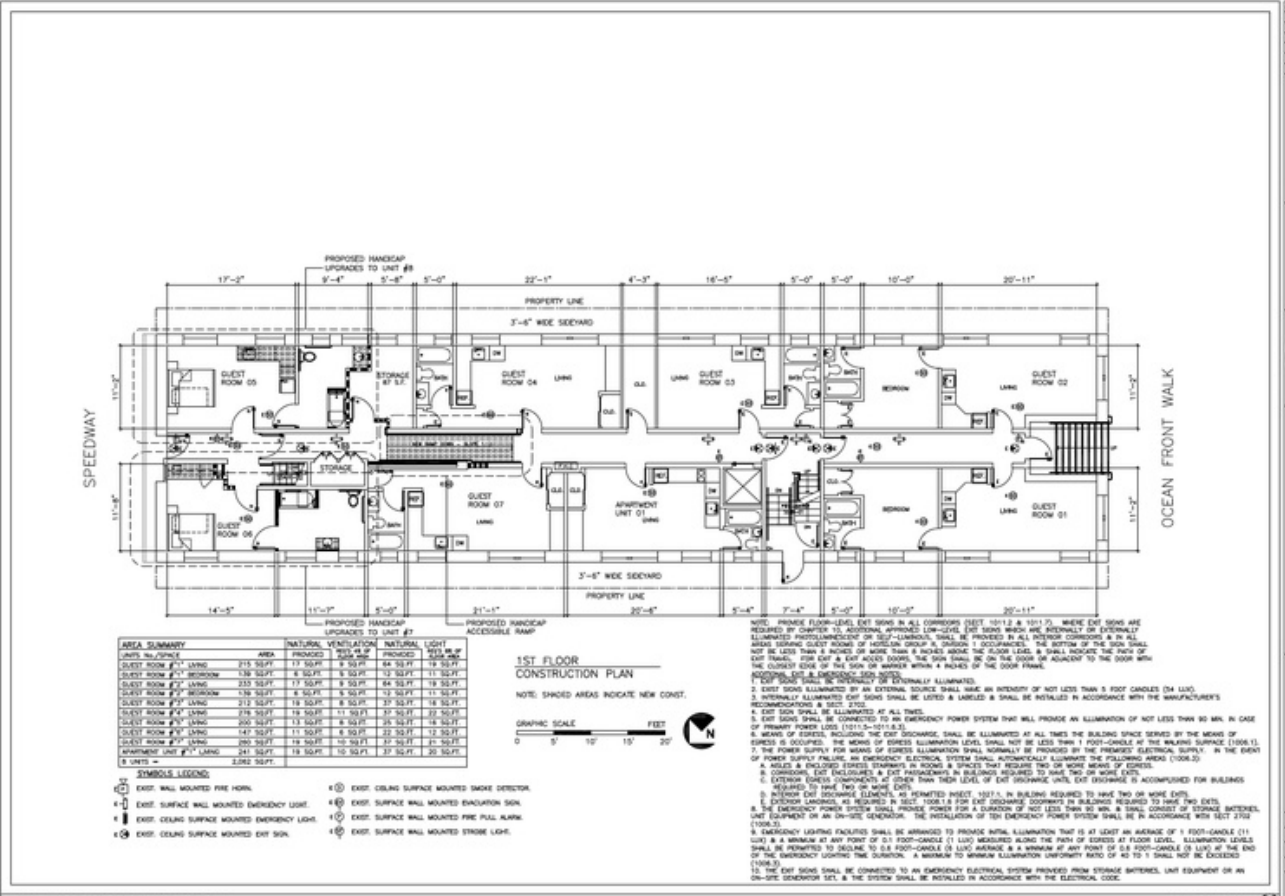
**1ST FLOOR DEMOLITION PLAN**

DATE: 03-29-17  
 DRAWN BY: MAB  
 CHECKED BY: MAB  
 DATE: 03-29-17  
 SCALE: 1/4" = 1'-0"



**DEMOLITION PLAN**  
**1ST FLOOR**  
 NOTE: DOTTED LINES INDICATE EXIST.  
 CONST. TO BE REMOVED FOR HANDICAP UPGRADES

GRAPHIC SCALE: FEET  
 0 5 10 15 20



AREA SUMMARY	AREA	NATURAL VENTILATION		NATURAL LIGHT	
		PROPOSED	EXISTING	PROPOSED	EXISTING
UNITS (sq. FT.)	215	17	8	44	19
GUEST ROOM #1 (sq. FT.)	215	17	8	44	19
GUEST ROOM #2 (sq. FT.)	138	8	5	17	11
GUEST ROOM #3 (sq. FT.)	235	17	8	44	19
GUEST ROOM #4 (sq. FT.)	138	8	5	17	11
GUEST ROOM #5 (sq. FT.)	215	17	8	44	19
GUEST ROOM #6 (sq. FT.)	215	17	8	44	19
GUEST ROOM #7 (sq. FT.)	215	17	8	44	19
GUEST ROOM #8 (sq. FT.)	215	17	8	44	19
GUEST ROOM #9 (sq. FT.)	215	17	8	44	19
APARTMENT UNIT #1 (sq. FT.)	141	11	5	23	13
STORAGE UNIT #1 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #2 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #3 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #4 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #5 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #6 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #7 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #8 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #9 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #10 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #11 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #12 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #13 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #14 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #15 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #16 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #17 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #18 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #19 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #20 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #21 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #22 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #23 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #24 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #25 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #26 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #27 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #28 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #29 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #30 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #31 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #32 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #33 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #34 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #35 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #36 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #37 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #38 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #39 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #40 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #41 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #42 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #43 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #44 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #45 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #46 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #47 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #48 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #49 (sq. FT.)	200	13	6	35	16
STORAGE UNIT #50 (sq. FT.)	200	13	6	35	16

- SYMBOLS LEGEND**
- 1. EXIST. WALL MOUNTED FIRE HOSE
  - 2. EXIST. SURFACE WALL MOUNTED EMERGENCY LIGHT
  - 3. EXIST. CEILING SURFACE MOUNTED EMERGENCY LIGHT
  - 4. EXIST. CEILING SURFACE MOUNTED EXIT SIGN
  - 5. EXIST. CEILING SURFACE MOUNTED SMOKE DETECTOR
  - 6. EXIST. SURFACE WALL MOUNTED EVACUATION SIGN
  - 7. EXIST. SURFACE WALL MOUNTED FIRE PULL ALARM
  - 8. EXIST. SURFACE WALL MOUNTED TROUBLE LIGHT

**1ST FLOOR CONSTRUCTION PLAN**

NOTE: SHADDED AREAS INDICATE NEW CONST.



NOTE: PROVIDE FLOOR-LEVEL EXIT SIGNS IN ALL CORRIDORS (SECT. 1011.2 & 1011.3). WHERE EXIT SIGNS ARE REQUIRED BY CHAPTER 10, ADDITIONAL APPROVED LOW-LEVEL EXIT SIGNS WHICH ARE INTERNALLY OR EXTERNALLY ILLUMINATED PHOTO-LUMINESCENT OR SELF-LUMINESCENT, SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS & IN ALL AREAS SERVING GUEST ROOMS OF HOTEL/INN GROUP 1, CATEGORY 1 OCCUPANCIES. THE BOTTOM OF THE SIGN SHALL NOT BE LESS THAN 8 INCHES OR MORE THAN 8 INCHES ABOVE THE FLOOR LEVEL & SHALL INDICATE THE PATH OF EXIT TRAVEL. FOR EXIT & EXIT-AIDED DOORS, THE SIGN SHALL BE ON THE DOOR OR ADJACENT TO THE DOOR WITH THE CLOSEST EDGE OF THE SIGN OF MINIMUM WIDTH 4 INCHES BY THE DOOR FRAME.

1. EXIST. CEILING SURFACE MOUNTED EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED.

2. EXIST. SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 6 FOOT-CANDELS (24 LUX).

3. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LITTED & LABELED & SHALL BE RETAILED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS & SECT. 1008.2.

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.5-1011.6.3).

6. MEANS OF EGRESS, INCLUDING THE EXIT OCCURRENCE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDELE AT THE WALKING SURFACE (1008.1).

7. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREEMPTED ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS (1008.2):

- A. AREAS & ENCLOSED EGRESS CORRIDORS IN ROOMS & SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
- B. CORRIDORS, EXIT ENCLOSURES & EXIT PASSAGeways IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- C. EXTERIOR EGRESS CORRIDORS AT GREATER THAN FLOOR LEVEL OF EXIT OCCURRENCE LEVEL, EXIT ENCLOSURES IN ACCOMPANIED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- D. EXTERIOR EXIT ENCLOSURE ELEMENTS AS PERMITTED IN SECT. 1011.1, IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
- E. EXTERIOR EGRESS CORRIDORS AS PERMITTED IN SECT. 1011.1 FOR EXIT ENCLOSURE CORRIDORS IN BUILDINGS REQUIRED TO HAVE TWO EXITS.
- F. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MIN. & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECT. 2702 (1008.3).

8. EMERGENCY LIGHTING ENCLOSURES SHALL BE DESIGNED TO PROVIDE MIN. ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDELE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDELE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DEGRADE TO 0.6 FOOT-CANDELE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.6 FOOT-CANDELE (6 LUX) AT THE END OF THE EMERGENCY LIGHTING TRAIL. A MINIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED (1008.3).

9. THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.

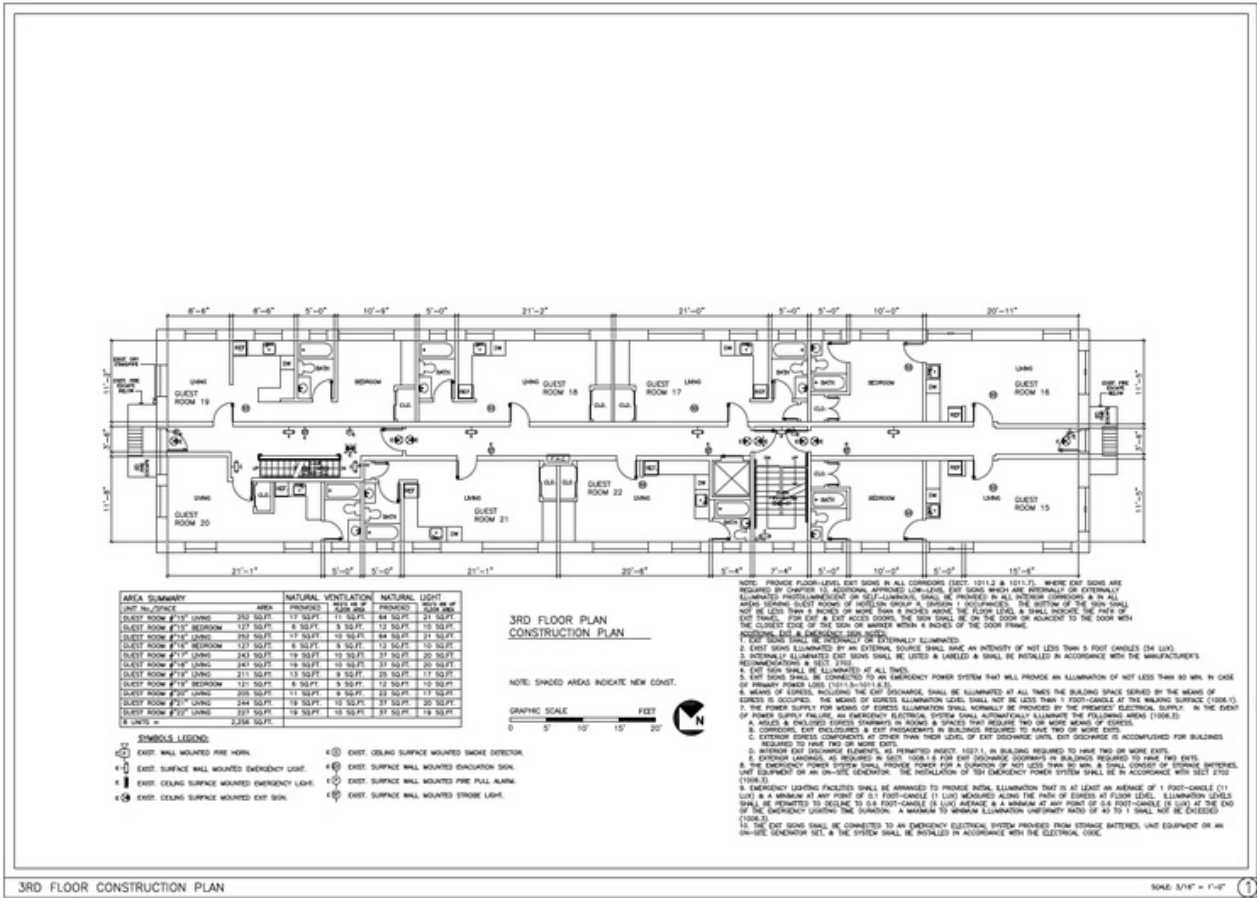
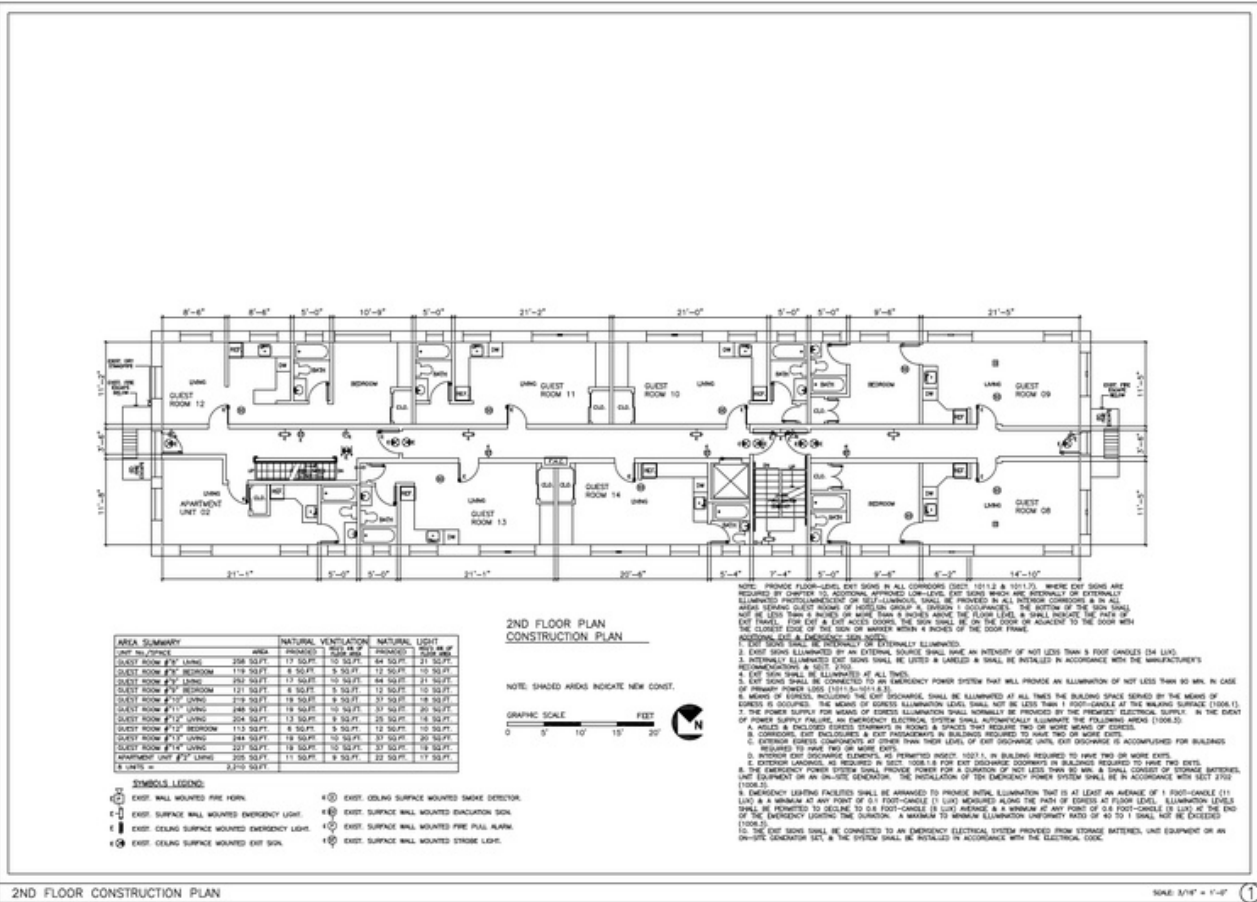
1ST FLOOR CONSTRUCTION PLAN

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

1ST FLOOR CONSTRUCTION PLAN  
 DATE: 03-23-17  
 DRAWN BY: E.S.  
 CHECKED BY: S.H.  
 SHEET NO.: A2.2

**CHANGE OF USE**  
 417 OCEAN FRONT WALK  
 VENICE, CA 90291





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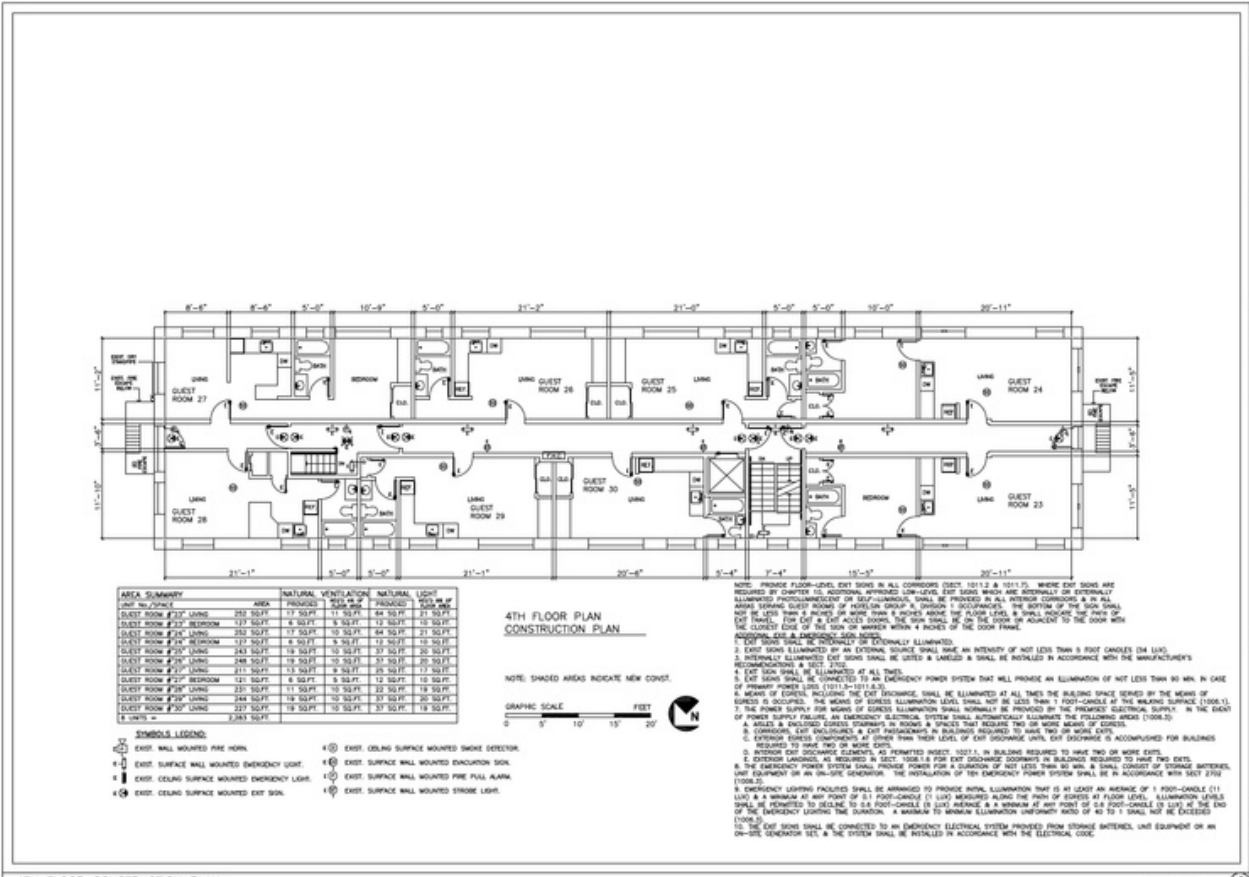
**CHANGE OF USE**  
2ND FLOOR CONSTRUCTION PLAN

DATE: 03-22-17  
DRAWN BY: E.S.  
CHECKED BY: B.W.S.  
JOB #: 2016-10  
SHEET NO.: A2.3

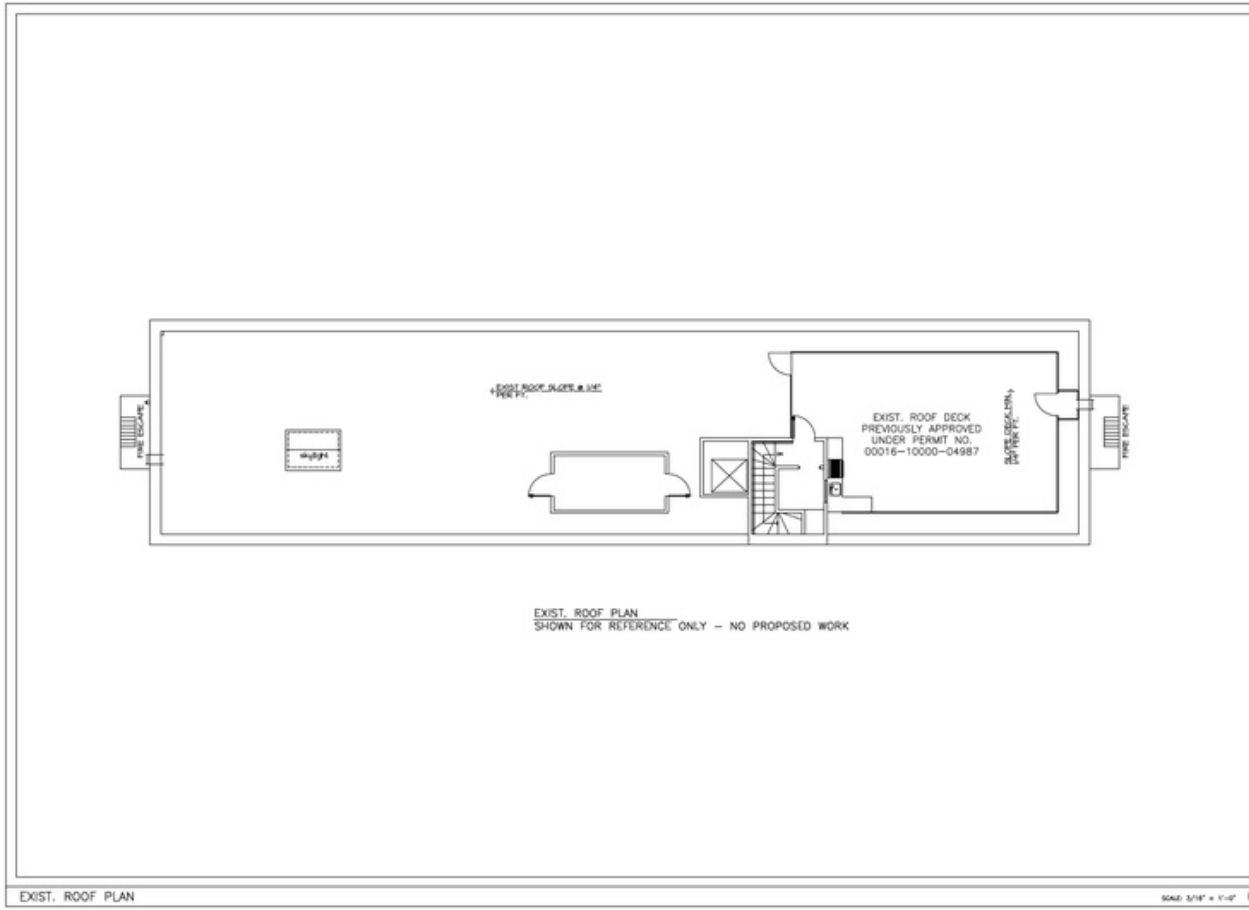
417 OCEAN FRONT WALK  
VENICE, CA 90291

**CHANGE OF USE**  
3RD FLOOR CONSTRUCTION PLAN

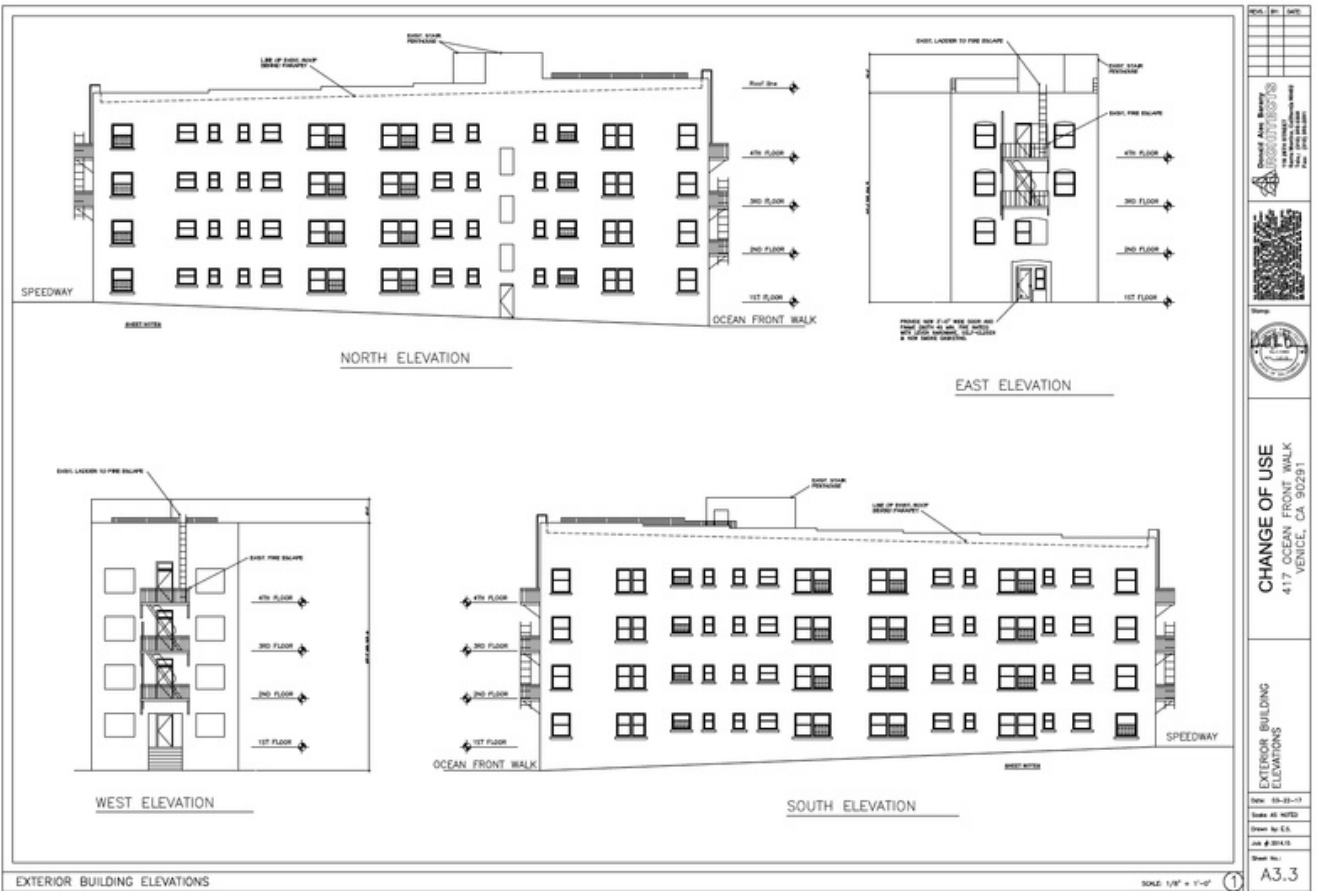
DATE: 03-22-17  
DRAWN BY: E.S.  
CHECKED BY: B.W.S.  
JOB #: 2016-10  
SHEET NO.: A2.4



4TH FLOOR CONSTRUCTION PLAN  
 CHANGE OF USE  
 417 OCEAN FRONT WALK  
 VENICE, CA 90291  
 SCALE: 3/16" = 1'-0"  
 A2.5



4TH FLOOR CONSTRUCTION PLAN  
 CHANGE OF USE  
 417 OCEAN FRONT WALK  
 VENICE, CA 90291  
 SCALE: 3/16" = 1'-0"  
 A2.6



From: margaret molloy <[mmmolloy@earthlink.net](mailto:mmmolloy@earthlink.net)>  
 Subject: Re: Re Survey LA  
 Date: October 29, 2016 at 11:44:04 PM PDT  
 To: Ken bernstein <[ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org)>

Mr Bernstein,

Thank you for this information.

I contacted Janet Hansen several months ago regarding 2 Breeze Avenue in Venice.

It was one of the slides you showed at your presentation.

This 32-unit apartment building is characterized as a hotel in Survey LA.

The original construction permit and all Certificates of Occupancy show that it was build and permitted as an apartment building.

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From: margaret molloy <[mmmolloy@earthlink.net](mailto:mmmolloy@earthlink.net)>  
Subject: Re: re Apartment-Hotels & Adaptive Re-use  
Date: March 11, 2017 at 2:09:12 PM PST  
To: Janet Hansen <[janet.hansen@lacity.org](mailto:janet.hansen@lacity.org)>, "[craig.weber@lacity.org](mailto:craig.weber@lacity.org)"  
<[craig.weber@lacity.org](mailto:craig.weber@lacity.org)>

Janet,

In the past I asked that the description of 2 Breeze as a hotel in SurveyLA be changed. All documentation including the original construction permit was for an apartment building and all Certificates of Occupancy were also. These are available online at LADBS. I sent you copies of those documents, attached again here.

Carl Lambert, owner of 2 Breeze, used the SurveyLA description to justify his application for an after-the-fact change-of-use permit to convert a 32-unit Rent Stabilized apartment into a hotel. He had operated that building as an illegal hotel for many years before this application.

Venice has several illegal hotels. This is a very serious issue.

Information on these illegal conversions was submitted to the California Coastal Commission and many other agencies prior to the November 4, 2015 hearing on the 2 Breeze conversion application.

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From: Janet Hansen <[janet.hansen@lacity.org](mailto:janet.hansen@lacity.org)>  
Subject: Re: re Venice  
Date: July 6, 2016 at 1:29:25 PM PDT  
To: margaret molloy <[mmmolloy@earthlink.net](mailto:mmmolloy@earthlink.net)>

Hi Margaret - We are still working with the Getty to get editing capabilities in HistoricPlacesLA so have not yet made any changes to the data therein. Hopefully within a couple of months. Sara has been brought on board to help with data editing and maintaining the data over time. Yes we have a consultant preparing the Hotels theme for us. He has a Ph.D. in history and is also a licensed architect who worked in historic preservation for decades before retiring. This theme is still in process but I can send you a copy when it is complete. This is part of the citywide Historic Context statement in development as part of SurveyLA (see <http://preservation.lacity.org/survey/historic-context>) and is paid for with SurveyLA money from various sources, including state and federal grants. By the way we have received the state grant to develop the African American context, development of



which will still start in September. Please let me know if you have any additional questions.

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**From:** Melissa Jones <melissa.jones@lacity.org>  
**Subject: Re: Question re CHC-2018-3235-HCM**  
**Date:** October 17, 2018 at 11:41:48 AM PDT  
**To:** margaret molloy <mmmolloy@earthlink.net>  
**Cc:** Ken Bernstein <ken.bernstein@lacity.org>, Janet Hansen <janet.hansen@lacity.org>, Laddie Williams <cwilli7269@gmail.com>, Naomi Nightingale <nightingalenaomi@yahoo.com>, Mike Bravo <miguel@bravo1.la>

Hi Margaret,

I am attaching our partial list of historic preservation resources, which includes historical consultants. There might be other historic preservation consulting firms not on this list that may be qualified.

I spoke with Janet regarding updates to SurveyLA and she let me know that we still do not have editing capabilities; this will happen with the new version of the software.

Thank you.

Best regards,  
Melissa

That list includes: Roger Brevoort.

## Biltmore By the Sea, Apartment Hotel

October 1, 2015

Report by  
Roger Brevoort  
Director of Preservation Services

# HISTORIC CONSULTANTS

256 S. Robertson Blvd. #2401  
Beverly Hills, CA 90211  
877-268-8481 \* 213-232-4089 fax  
[www.HistoricConsultants.com](http://www.HistoricConsultants.com)

Biltmore By the Sea 417 Ocean Front RB 10-1-15.pdf

Tools

Biltmore By the S... x



9 / 12



2 Breeze Avenue, the Venice Breeze Hotel, 1930, was identified as being a hotel, but has the same form, and is the same building type as the Biltmore by the Sea.