

BIGGA PIZZERIA

533 ROSE AVE, VENICE, CA 90291

CONVERSION OF AN EXISTING 1,630 S.F. COMM./RES. BUILDING TO A 1,264 S.F. RESTAURANT WITH 374 S.F. OF SERVICE FLOOR AREA W/ 4 ON-SITE PARKING SPACES

PROJECT INFORMATION

ADDRESS	533 ROSE AVE, VENICE, CA 90291		
APN #	4240-005-007		
ZONING	C4-1		
MAX. HEIGHT	25'-0" FROM LOWEST NATURAL GRADE WITHIN 5' OF BUILDING		
LOT SIZE	2,972 S.F.	OCCUPANCY	GROUP A
EXISTING USE	COMMERCIAL & RESIDENTIAL	OCCUPANCY CALCULATION	ASSEMBLY WITHOUT FIXED SEAT/16 S.F. / 15 = 46.1 KITCHENS, COMMERCIAL: 438.7 S.F. / 200 = 46.2
PROPOSED USE	RESTAURANT	TOTAL	46.3 = 49 OCCUPANTS
PROJECT DESCRIPTION	CONVERSION OF A VACANT COMMERCIAL/RESIDENTIAL BUILDING TO A 1,264 S.F. RESTAURANT ACCOMMODATING 32 PATRONS WITH 32 INTERIOR SEATS. THE RESTAURANT WOULD INCLUDE THE ON-SITE SALE OF BEER AND WINE AND HAVE HOURS OF OPERATION FROM 9AM TO 1 AM DAILY. PROVIDE 2 ADDITIONAL PARKING SPACES SHALL BE PROVIDED ON SITE FOR A TOTAL OF 4 PARKING SPACES (ONE OF THE 4 SPACES SHALL BE H/O). PARKING COMPLETS WITH VCSZP SECTION 13: EXISTING PARKING CREDITS 3; ON SITE PARKING 4; TOTAL PARKING 7 SPACES.		
REQUEST	1. PURSUANT TO SECTION 21082.1(C)(3) OF THE CALIFORNIA PUBLIC RESOURCES CODE, ADOPT THE SECOND RECONSIDERATION OF THE MITIGATED NEGATIVE DECLARATION (MND) FOR THE ABOVE REFERENCED PROJECT. 2. PURSUANT TO SECTION 12.24 W/1 A CONDITIONAL USE PERMIT TO ALLOW THE ON-SITE SALE AND DISPENSING OF BEER AND WINE ONLY IN CONJUNCTION WITH A 1,264 S.F. RESTAURANT ACCOMMODATING 32 PATRONS. 3. PURSUANT TO SECTION 12.24 W/27 A CONDITIONAL USE TO PERMIT A RESTAURANT WITH EXTENDED HOURS OF OPERATION FROM 9AM TO 1AM DAILY IN LIEU OF THE 11PM MAXIMUM FOR COMMERCIAL CORNER DEVELOPMENTS. 4. PURSUANT TO SECTION 4412.20.2 OF THE MUNICIPAL CODE, A COASTAL DEVELOPMENT PERMIT FOR THE CHANGE OF USE OF A VACANT BUILDING FROM RETAIL/RESIDENTIAL (TV REPAIR AND A DWELLING UNIT) TO A 1,264 S.F. RESTAURANT WITH INTERIOR SEATING FOR 32 PATRONS IN THE SINGLE PERMIT AREA OF THE CALIFORNIA COASTAL ZONE. 5. PURSUANT TO SECTION 11.5.7 OF THE MUNICIPAL CODE, A PROJECT PERMIT COMPLIANCE DETERMINATION WITH THE VENICE COASTAL ZONE SPECIFIC PLAN. 6. PURSUANT TO GOVERNMENT CODE SECTIONS 65590 AND 65590.1 A METRO ACT COMPLIANCE REVIEW FOR PROJECTS IN THE COASTAL ZONE (THE METRO ACT IS A STATEWIDE LAW WHICH REQUIRES LOCAL GOVERNMENTS TO COMPLY WITH CERTAIN REQUIREMENTS DESIGNED TO PRESERVE AND INCREASE THE SUPPLY OF AFFORDABLE HOUSING IN THE COASTAL ZONE).		



EXISTING BUILDING PERSPECTIVE

RENDERING OF PROPOSED RESTAURANT

CONTEXTUAL ELEVATION



VICINITY MAP



SHEET INDEX

A1	COVERSHEET
A1.1	VOLUNTARY CONDITIONS OF APPROVAL
A2	SITE PLAN
A3	DEMO PLAN
A4	GROUND FLOOR PLAN
A5	ROOF PLAN
A6	ELEVATIONS
A7	SECTIONS

TYPE OF CONSTRUCTION	PROJECT SIZE	AREAS	SQ. FT.
EXISTING F.A.R.	0.55 F.A.R. (1,630 SQ.FT./ 2,972 SQ.FT.)	TOTAL AREA OF EXISTING BUILDING =	1,630.29 SQ.FT.
PROPOSED F.A.R.	0.43 F.A.R. (1,264 SQ.FT./ 2,972 SQ.FT.)	SUBTOTAL AREA TO REMAIN =	382.96 SQ.FT.
LOT COVERAGE	43% (1,264 SQ.FT./ 2,972 SQ.FT.)	AREA OF ADDITION =	1,219.81 SQ.FT.
PARKING FOR EXISTING USE UNDER CURRENT CODE		AREA OF PROPOSED RESTAURANT =	1,263.55 SQ.FT.
PARKING FOR NEW USE UNDER CURRENT CODE			
PARKING FOR 1 SPACE / 50 S.F. OF SERVICE FLOOR AREA			
NEW PARKING TO BE PROVIDED:	374 S.F. / 50 = 7.48 = 7 SPACES REQUIRED	PARKING PROVIDED	7
EXISTING PARKING TO REMAIN:		NEW PARKING CREDIT FOR EXISTING USE:	-6
		EXISTING PARKING TO REMAIN:	+2
		TOTAL PARKING PROVIDED:	3



BIGGA

533 ROSE AVE,
VENICE, CA 90291

DATE	ISSUE/REVISION

COVERSHEET

A1