

PROJECT DESCRIPTION:

12204 VENICE
1364 S.F.

CHANGE OF USE FROM RETAIL TO
RESTAURANT

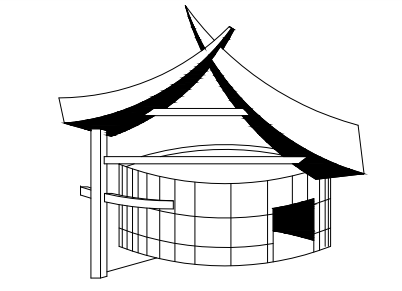
12206 VENICE
1294 S.F.

CHANGE OF USE FROM RETAIL TO
TO RESTAURANT

TOTAL = 2,658 S.F.

LOT 16 AND 17
TRACK - EAST OCEAN PARK TRACT
APN - 4235023002 & 4235023001
BLOCK - NONE
LOT AREA: 16,500
BUILDING AREA: 13,122
FAR: 0.80
PARKING REQUIRED/PROVIDED: 0
(PER ZI 2489)
ZONE - C2-1

INTERIOR DINING: 110 SEATS
EXTERIOR DINING: 6 SEATS
TOTAL: 116 SEATS



NEWMAN
BUILDING
DESIGNS
6529 VISTA DEL MAR
L.A. CA 90291
(310) 384-9473
NEWMANBUILDINGDESIGNS@GMAIL.COM

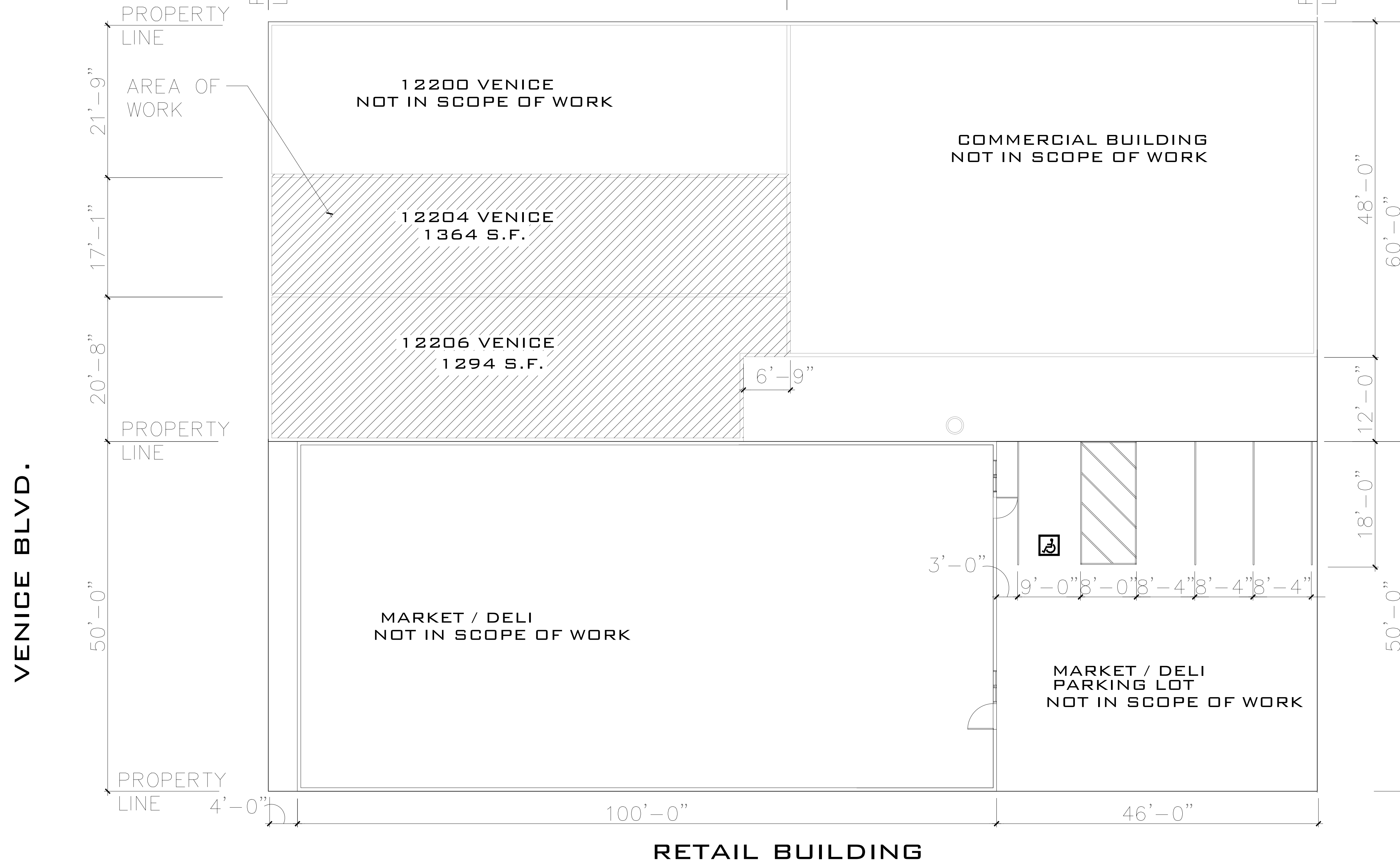
CUB PLANS 8/18/21

GRANDVIEW BLVD.

150'-0"

74'-2"

75'-10"



KUO
12204 VENICE BLVD.
LOS ANGELES, CA. 90066

CHANGE OF USE TO RESTAURANT
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SITE PLAN

Date 8/18/21 Scale Per Plan
Sheet

X - 2

SITE PLAN

1/8" = 1'-0"

INTERIOR DINING

1 2204 VENICE
52 SEATS

1 2206 VENICE
58 SEATS

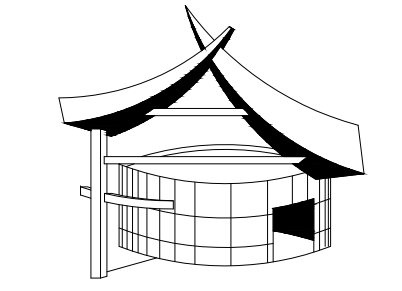
SUB - TOTAL: 1 10

EXTERIOR DINING

SUB TOTAL: 6 SEATS

GRAND TOTAL: 1 16

SEATING



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1 2204 VENICE BLVD.
LOS ANGELES, CA. 90066

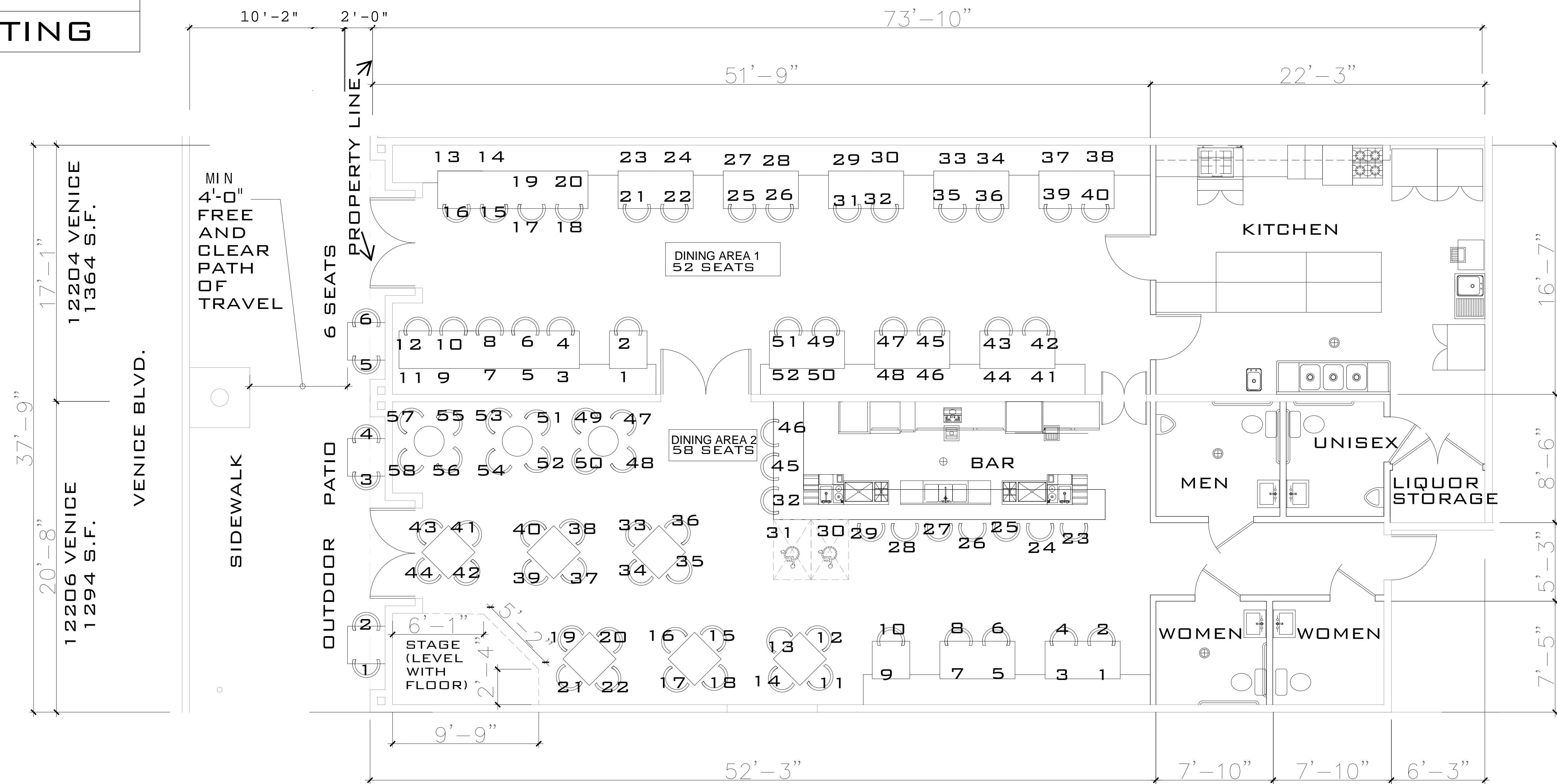
CHANGE OF USE TO RESTAURANT

KUO
1 2204 VENICE BLVD.
LOS ANGELES, CA. 90066

FLOOR PLANS

Date 8/18/21 Scale Per Plan
Sheet

X - 1



FLOOR PLAN

1/4" = 1'-0"