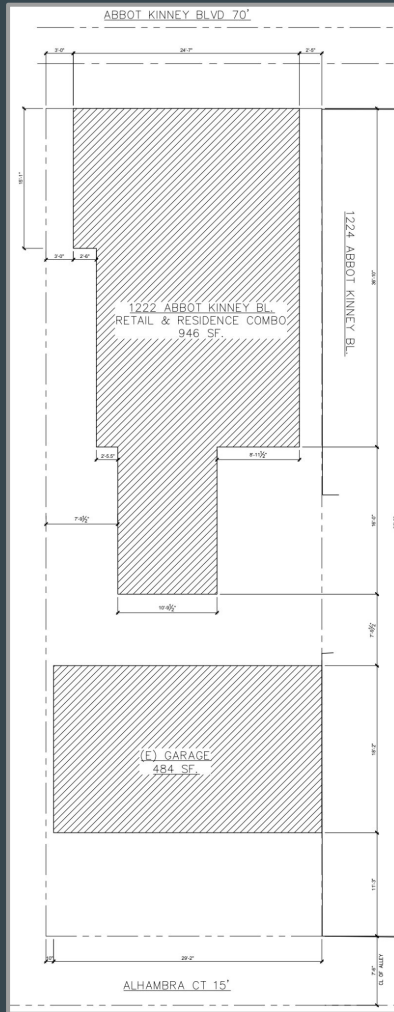


1222 Abbot Kinney Blvd

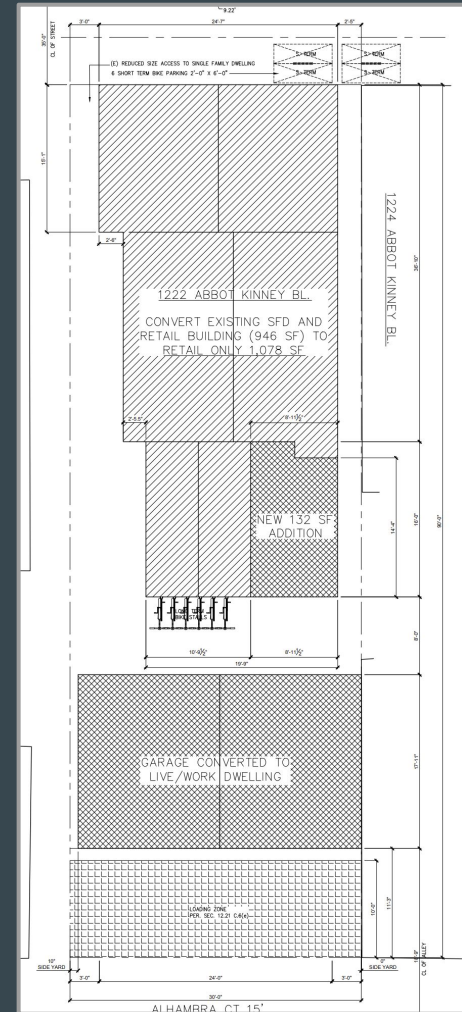


Overview

- Existing - Combined Retail/Dwelling Use
- No Residential Tenant in over 40 years
- Addition to Retail Space
- Convert garage to Dwelling
- Property has been vacant except for pop-ups
- AB 2097-Eligible
- ZAA (x2), CDP, SPPC

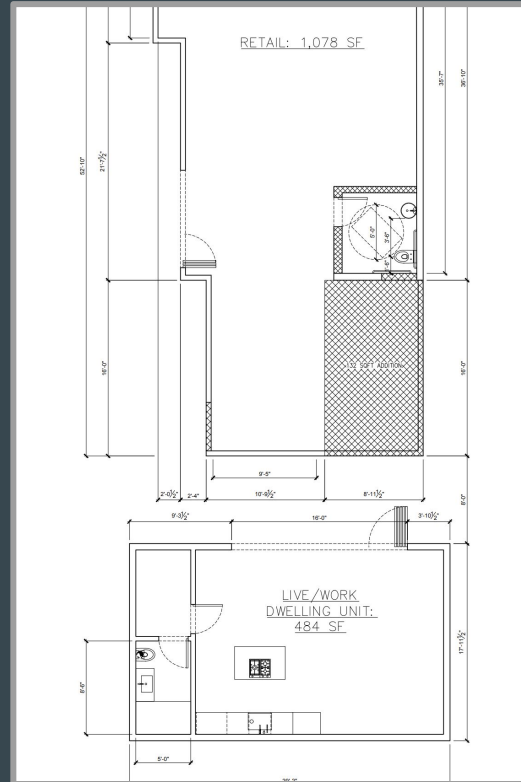
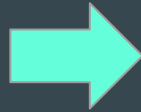
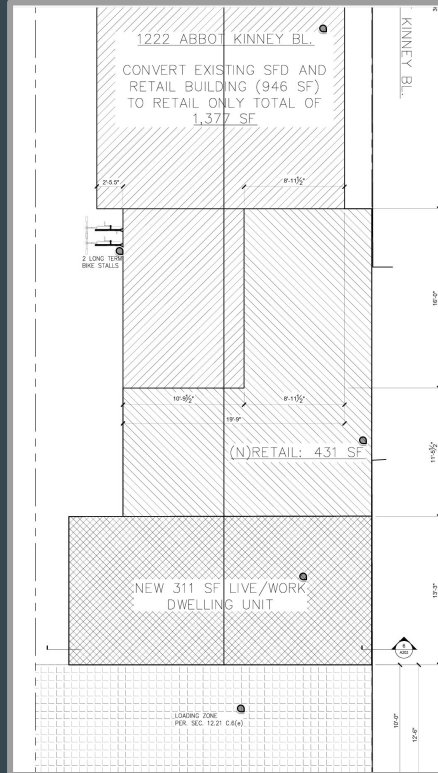


Existing



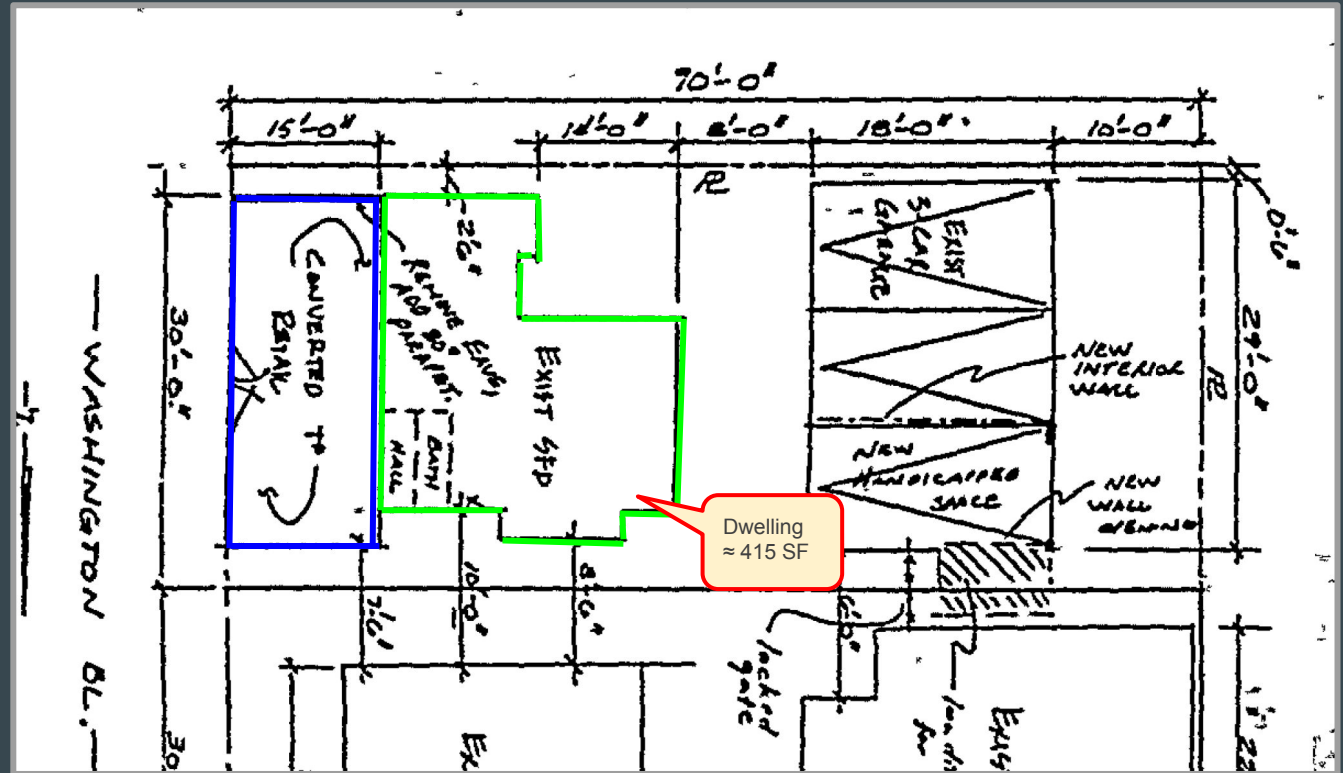
Proposed

Expanded Dwelling Unit Since LUPC



1985 Building Permit

768 SF is size of entire original building, per ZIMAS, but front was converted to retail.



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