

NEIGHBOR INFORMATIONAL MEETING



Hello, Neighbors!

You will be receiving a notice of public hearing from the City of Los Angeles regarding our Conditional Use Permit application for alcohol sales under case number ZA-2026-1613-CUB.

The new Trader Joe's will be at 620 S. Lincoln Boulevard, next to the Smart and Final.

This application is only for the interior work and sale of alcohol in the Trader Joe's market from 8:00 am to 10:00 pm, but you may also have questions about other positive changes coming to the site.



We welcome you to a neighbor informational ZOOM meeting to say hello and answer any questions you may have:

Monday, July 20th at 6:00 pm.

Information to join:

<https://us02web.zoom.us/j/82339807401>

Meeting Passcode: 823005

Hope to see you there!



Neighborhood Informational Zoom

ZA-2026-1613-CUB

620 S. Lincoln Blvd.

Venice, CA 90291

7.20.2026

Items discussed tonight

- Zoom Webinar Format
- Introduce our Trader Joe's team
- Conditional Use Permit application
- Location
- Planning Approvals on Site
- What is a CDO (the prior approval)?
- Answering Questions
- Contact Information



Address: 620 S LINCOLN BLVD

APN: 4243029022

PIN #: 111B145 763

Tract: TR 22995

Block: None

Lot: 1

Arb: None

Zoning: [Q]C2-1-CDO

General Plan: General Commercial



Project scope and request

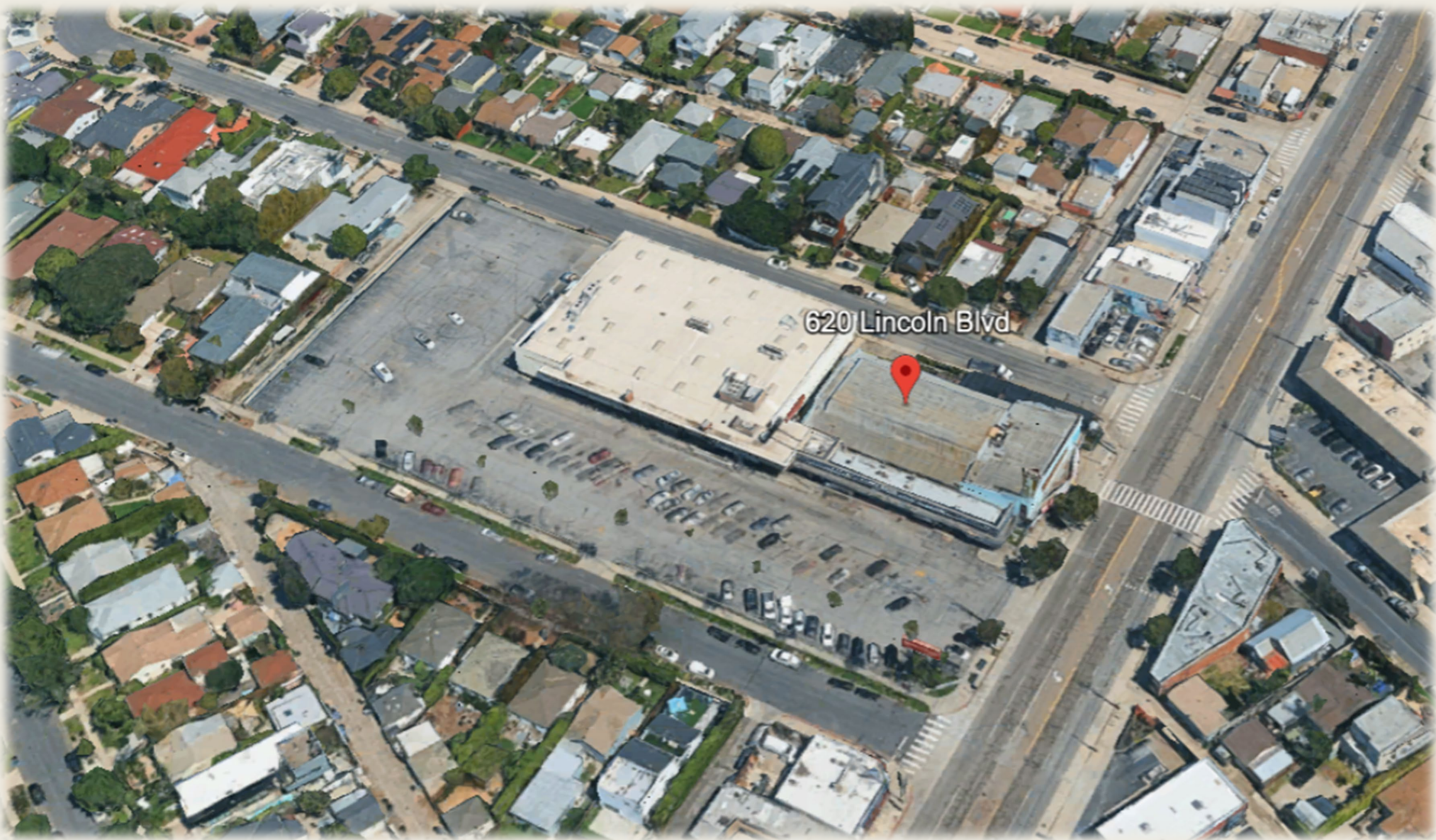
Scope of Work: This filing is for interior tenant improvements alcohol sales for a Trader Joe's Market.

Request: As allowed under section 13B.2.2 of Chapter 1A 12.24 W 1 of the LAMC, a Class 2 Conditional Use to permit the sale and dispensing of a full line of alcohol for off-site consumption in conjunction with a 12,585 square-foot grocery store, with hours of operation from 8 A.M. to 10 P.M. daily and located in the [Q]C2-1-CDO and [Q]P-1-CDO Zones.

Project scope – Prior Entitlements

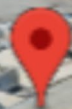
Improvements previously approved under DIR 2021-3309-CDO-WPI include parking lot restriping with 34 additional spaces, landscaping, historic façade restoration, and shell readiness for supermarket use.

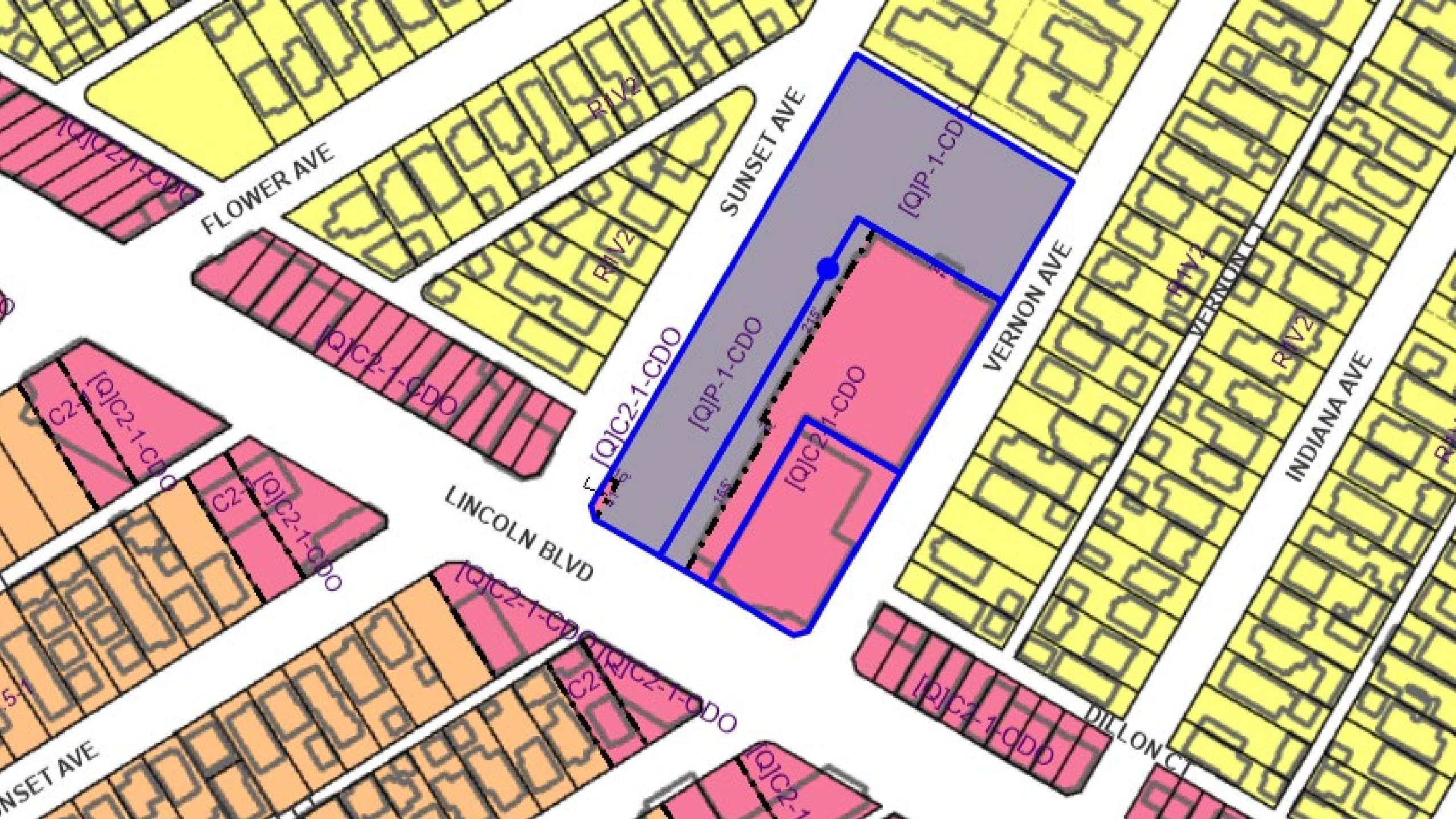
Building permit has been issued for this shell, exterior and site improvement work.

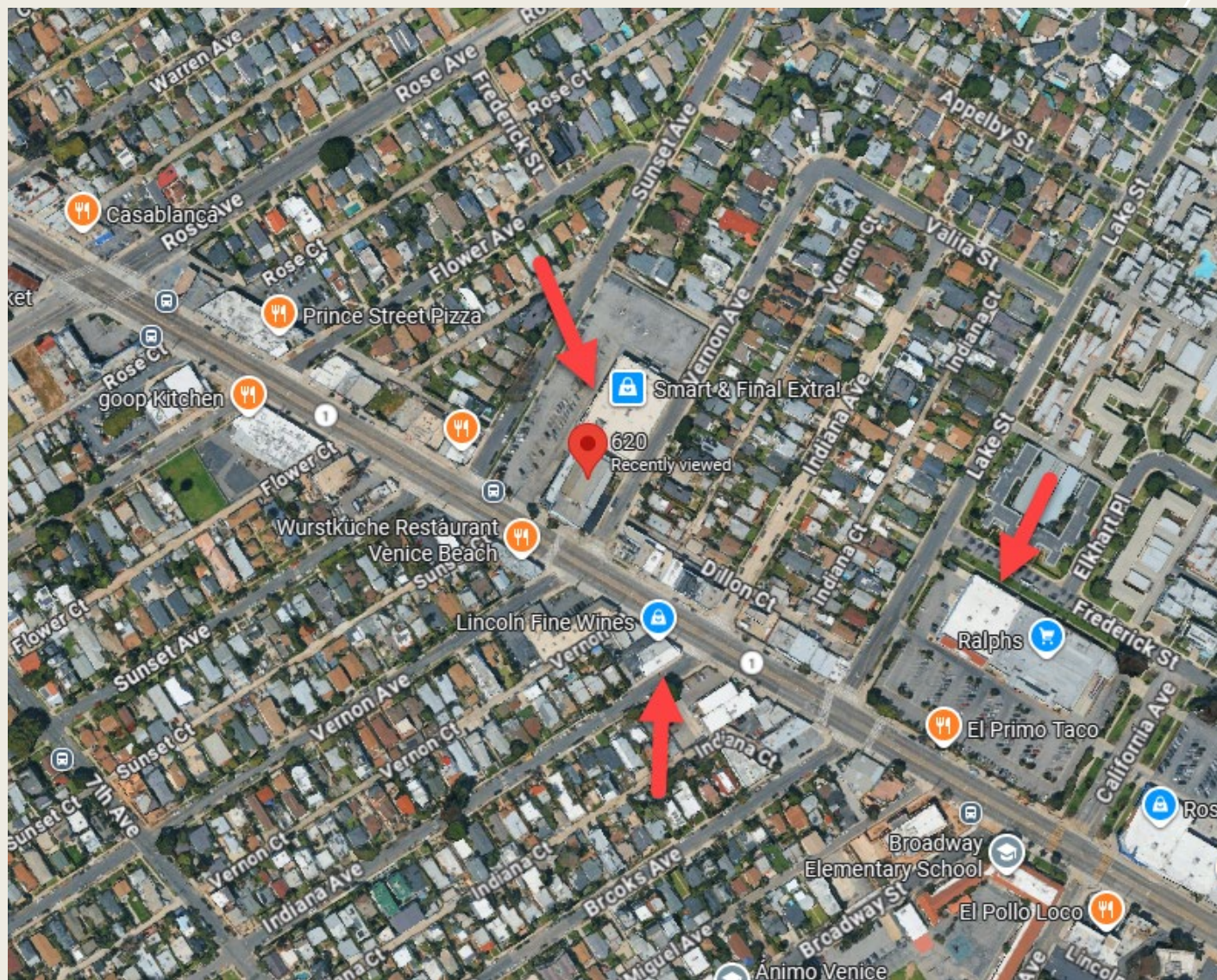


620 Lincoln Blvd

620 Lincoln Blvd

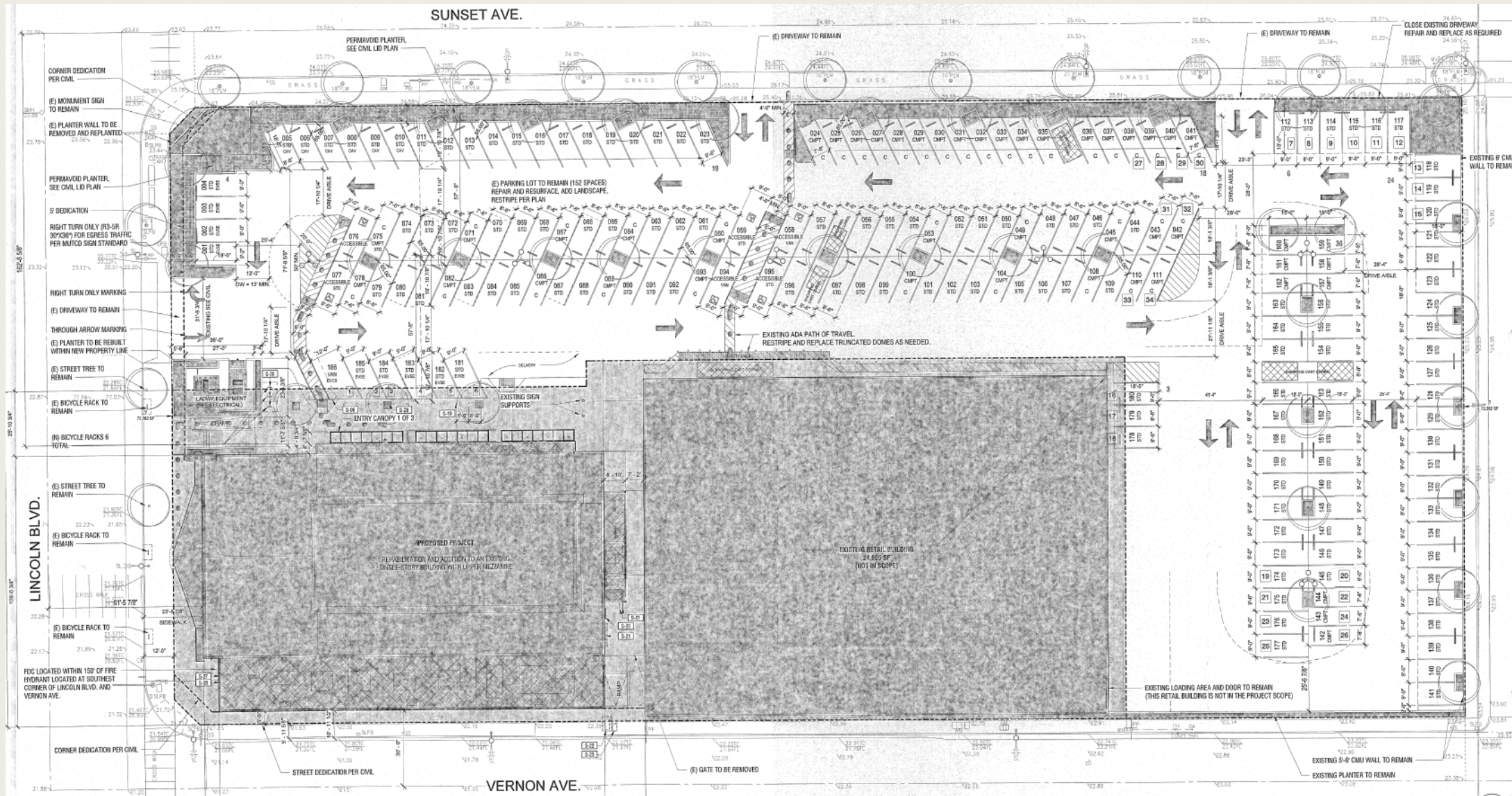


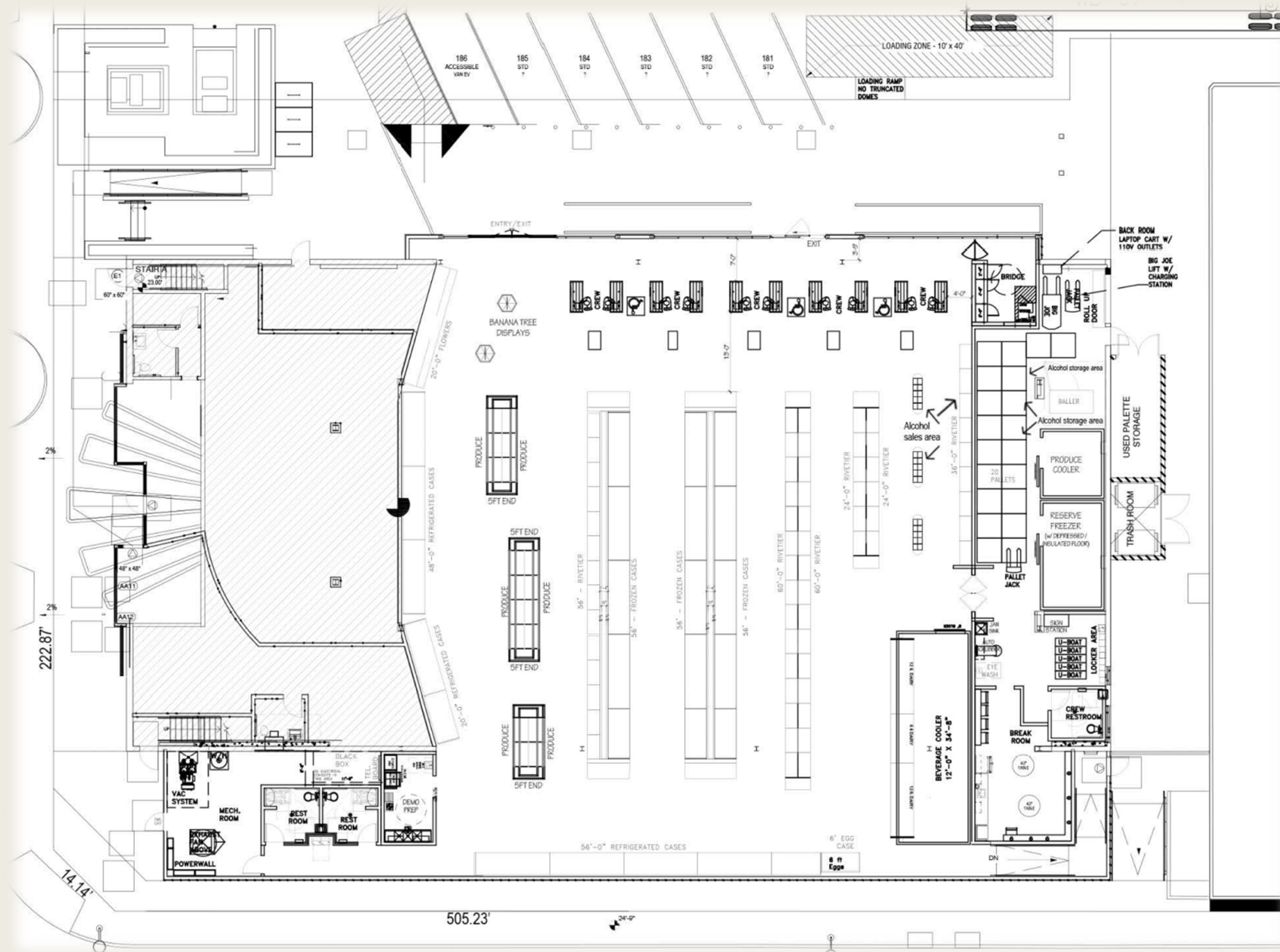




Off-site sales within
1,000 feet of site







thank you

Margaret Taylor, Planning Consultant for Trader Joe's

818 398 2740

margaret@apex-la.com

John McCall, Regional Vice President

JMcCall@TraderJoes.com

From: Margaret Taylor margaret@apex-la.com

Subject: Trader Joe's Outreach Summary

Date: July 21, 2026 at 11:44 AM

To: mehrnoosh.mojallali.vncupc@gmail.com, Mehrnoosh mehrnoosh@mehrnoosh.com, Robin Rudisill robin.rudisill.vncupc@gmail.com

Cc: dan@djklawgroup.com



Good morning, Robin and Mehrnoosh,
Please feel free to forward to David Feige, as his email address is not on the VNC website.

I spoke with Mehrnoosh last night and this morning. She asked me to forward an outreach summary for the Trader Joe's at 620 S. Lincoln Boulevard.

The attached Neighborhood Meeting flyer for July 20th was mailed to all owners and occupants within a 300-foot radius on July 11, 2026.

We hosted the Neighborhood meeting via Zoom Webinar.

Trader Joe's CUB 620 Lincoln

823 3980 7401

Webinar Hosted By:

Margaret Taylor, Margaret@apex-la.com

Start: 07/20/2026 05:53:03 PM

End: 07/20/2026 07:13:17 PM

Attendees: 27 (including 5 from our team – 3 panelists and 2 support staff)

Duration: 81

Total participation minutes: 1566 (time spent from all attendees during the meeting)

Attending on behalf of the Trader Joe's Team on video as panelists:

- Margaret Taylor, Apex LA (Planner, Applicant Representative)
- John McCall, Regional Vice President Trader Joe's
- Alton Klein, Director of Construction for this Region

After an introduction of the team, we shared the attached powerpoint.

After the powerpoint, we answered questions.

Trader Joe's Question Topics:

- Security
- Homeless
- Number of Deliveries and Delivery Route
- Employee Parking and Customer Parking – Discouraging parking in neighborhood
- Percentage of alcohol sales/floor area sales
- Interior construction / opening timeline estimates
- Hours of Operation

General Site Question Topics (Outside our project scope, but provided information on how process works and details if we knew them):

- Historic Fox Theatre Building Rehabilitation / Renovation
- Seismic Safety for Fox Theatre Rehabilitation
- Aesbestos / Toxins – how handled by Building Permit/Qualified Contractors and Inspections
- Landscaping (parking lot and street trees)
- Parking Redesign and Number of Parking Spaces Increasing
- Existing Tenants

- Existing tenants
- Building Shell, Fox renovation and construction / timeline

Closed with thank you for participating and contact information:

Margaret Taylor, Planning Consultant for Trader Joe's

818 398 2740

margaret@apex-la.com

John McCall, Regional Vice President

JMcCall@TraderJoes.com

Kind regards,

Margaret Taylor, MBA, AICP

APEX LA

C: 818.398.2740

margaret@apex-la.com

**Neighborhood
Meeting 7 20 26.pdf**
5.3 MB



**Trader Joes Neighbor
Info Mtg Flyer -...**
289 KB



From: Margaret Taylor margaret@apex-la.com
Subject: RE: Trader Joe's Outreach Summary
Date: July 21, 2026 at 1:12 PM
To: Robin Rudisill robin.rudisill.vnclupc@gmail.com
Cc: mehrnoosh.mojallali.vnclupc@gmail.com, Mehrnoosh mehrnoosh@mehrnoosh.com, dan@djklawgroup.com

Hi, Robin,

I am attaching the participation report.

Concerns re: Trader Joe's:

- Parking in residential street
 - Advised that site is increasing parking and will be over-parked per code, employees will have an identified area in parking lot away from entrances
- Delivery trucks requested to not route on Vernon or Indiana
 - Regional VP took note and following up on this item, offered to connect directly with concerned resident and shared his email address to everyone on zoom
- Hours 8 am to 10 pm – Why later than other stores?
 - Advised maximum hours, very hard and expensive to change later
- Security and Homeless
 - VP advised training procedures, hire security when needed
 - Activation of the site, lighting will improve
 - Trader Joe's has an excellent reputation with LAPD at their markets
- What is percentage of alcohol sales
 - Alcohol is a relatively small percentage of shelf space and sales. Needed because Trader Joe's loses customers who chose to buy all of their groceries at one time in one place. Expected with supermarkets, so if don't have alcohol sales, the impact is loss of total customers.
- Will renovated historic building be safe (seismic/asbestos/toxins from prior uses)?
 - Explained construction/permitting and prior approval reviews – part of shell/prior grants/permit, contractor expertise, and inspection requirements

There were also general questions about traffic, status of other tenants and overall site that were answered (if known) and advised if it was not known or way outside our scope as tenant.

I also advised of the Venice NC Board meeting tonight and we shared the public hearing notice in the presentation, so people will recognize the hearing mailer they receive.

Kind regards,

Margaret Taylor, MBA, AICP

APEX LA
C: 818.398.2740
margaret@apex-la.com

From: Robin Rudisill <robin.rudisill.vnclupc@gmail.com>
Sent: Tuesday, July 21, 2026 12:37 PM
To: Margaret Taylor <margaret@apex-la.com>
Cc: mehrnoosh.mojallali.vnclupc@gmail.com; Mehrnoosh <mehrnoosh@mehrnoosh.com>; dan@djklawgroup.com

amc@apexla.com

Subject: Re: Trader Joe's Outreach Summary

Hi Margaret and Mehrnoosh,

Thank you for this. I'll post it.

Do you have a record of who attended from the public?

Also, I'd like to know if any concerns were expressed.

Thank you!

Best,
Robin

On Jul 21, 2026, at 11:44 AM, Margaret Taylor <margaret@apex-la.com> wrote:

Best,
Robin Rudisill
Vice Chair/Secretary
Land Use & Planning Committee
Venice Neighborhood Council

**Trader Joe
Neighborhood...**



Trader Joe's CUB 620 Lincoln Neighborhood Information Meeting – Zoom Webinar

Participant Report:

Topic	Start time	End time	Participants
Trader Joe's CUB 620 Lincoln	7/20/2026 17:53	7/20/2026 19:13	27

Name (original name)	Duration (minutes)	Guest	In waiting room
Margaret Taylor (Apex LA, Host)	81	No	No
Ivan Taylor	78	Yes	No
Alyshia (they/them)	78	Yes	No
Dan Kramer (TJ Representative)	78	Yes	No
Ron	78	Yes	No
Lisa	78	Yes	No
Carrie Vandenberg	78	Yes	No
Alton Klein (TJ Panelist Construction)	78	Yes	No
Melissa	76	Yes	No
Jeremy Reed	56	Yes	No
Diane Greenseid	76	Yes	No
Stephen Cooper	37	Yes	No
David Area Resident	74	Yes	No
Paige King	52	Yes	No
rachel	7	Yes	No
Mike S	68	Yes	No
matthew fox	58	Yes	No
steven	72	Yes	No
Michael	58	Yes	No
Chris L	26	Yes	No
lindalombardi	69	Yes	No
John McCall (TJ Panelist)	69	Yes	No
Judy McFadden	68	Yes	No
rachel	67	Yes	No
Jeremy Reed	17	Yes	No