
901 S. Abbot Kinney Blvd, Venice, CA 90291

ZA-2026-1891-CUB

The property owner has applied to the City of Los Angeles for a Conditional Use Permit for an interior only tenant improvement to existing office with on-site food service to allow the sale and dispensation of a full line of alcohol at an existing 1-story and 2-story member's only office campus (two buildings) of 10,260 sqft. No change of use is proposed.

You're receiving this courtesy notice because you're nearby.

Questions or comments?

Reach us directly at: steven@crestrealestate.com & abhi@crestrealestate.com. We would be happy to speak with you and answer any questions.

Additionally, please note the project is on the Venice Neighborhood Council - Land Use & Planning Committee's Public Hearing agenda for Thursday July 30th, 2026 at 6 PM.

Meeting agenda and attendance details can be found at <https://www.venicenc.org/committees/viewCommittee/land-use-&-planning-committee>



Provided as a courtesy to nearby residents by / on behalf of the applicant. This is not an official legal notice from the City of Los Angeles; refer to the City's mailed notice for formal hearing details.

Evoque Equity
239 S Beverly Drive, 2nd Floor, Beverly Hills, CA 90212

07.29.2026

City of Los Angeles
Department of City Planning
Office of Zoning Administration
200 N. Spring Street, Los Angeles, CA 90012

Re: Letter of Support for 901 Abbot Kinney Boulevard, Venice, CA 90291
Conditional Use Beverage (CUB) Permit Case No. ZA-2026-1891-CUB

To whom it may concern:

Our partners own and operate a few properties along Abbot Kinney Boulevard, spanning residential, retail, office, and mixed-use buildings. I am writing to lend my support to the tenant improvement and Conditional Use Beverage permit proposed for the members-only creative office campus at 901 Abbot Kinney Boulevard.

Having managed a range of uses on this street for many years, I have a good sense of what keeps it healthy. Abbot Kinney is at its best when its residential, retail, and workplace tenants stay in balance, each one supporting the others. A thoughtfully run office campus adds daytime activity and a steady base of patrons for the shops and restaurants nearby, and it does so quietly and reliably. This is precisely the kind of tenant the boulevard benefits from.

I am also glad to see the project reuse the building already on the site rather than replace it. We have made a practice of adaptive reuse, updating older buildings for new tenants and uses while keeping what makes them worth saving. It is the more responsible path, and it protects the varied, human-scaled character that sets Abbot Kinney apart. The approach proposed at 901 reflects that same thinking.

For these reasons, I am pleased to support the application and encourage the City to approve it. I would welcome the chance to discuss my support further if that would be helpful.

Sincerely,

Parham

P. Yedidsion
Evoque Equity
py@marketblock.com

Colin Wellman

Owner, 920 Abbot Kinney Boulevard
Venice, CA 90291

July 29, 2026

City of Los Angeles

Department of City Planning

Office of Zoning Administration

200 N. Spring Street, Los Angeles, CA 90012

Re: Letter of Support - 901 Abbot Kinney Boulevard, Venice, CA 90291
Conditional Use Beverage (CUB) Permit Case No. ZA-2026-1891-CUB

To whom it may concern:

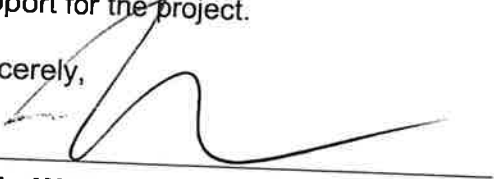
I am the owner of the property located at 920 Abbot Kinney Boulevard, directly across the street from the proposed project at 901 Abbot Kinney Boulevard. I am writing to express my full and enthusiastic support for the proposed tenant improvement and the associated Conditional Use Beverage permit for the private, members-only creative office campus at 901 Abbot Kinney.

Thoughtfully curated ventures of this kind, creative office campuses that bring together entrepreneurs, technologists, designers, and other professionals are precisely the sort of use that belongs on Abbot Kinney Boulevard. The corridor has long been defined by its creative and entrepreneurial energy, and a well-run members-only campus of this nature will strengthen that character, support the surrounding businesses, and add to the daytime vitality of the street. Uses like this are welcome here.

I am especially pleased that the project preserves the existing structures rather than proposing new construction. Preservation of our historic buildings is one of the most important things we can do to protect the legacy of Abbot Kinney, and I am glad to see it reflected in this project.

For these reasons, I respectfully urge the City to approve the requested Conditional Use Beverage permit and the associated tenant improvement at 901 Abbot Kinney Boulevard. Please do not hesitate to contact me should any questions arise regarding this letter or my support for the project.

Sincerely,



Colin Wellman

Owner, 920 Abbot Kinney Boulevard