



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org



Land Use & Planning Committee (LUPC) STAFF REPORT July 30, 2026

City Case No:	ZA-2026-1891-CUB
CEQA Case No:	ENV-2026-1892-EAF
Related City Case No(s):	ADM-2025-6567-CEX, ADM-2026-868-VSO (case documents included below)
Address of Project:	901 Abbot Kinney Blvd (at Brooks Ave)
Applicant/Property Owner:	Mark Somen, Norrsken Los Angeles, LLC 901 AK Owners, LLC
Applicant's Representative:	Abhi Kalra, Crest Real Estate
Standard of Review:	LAMC for Conditional Use Permits for Alcoholic Beverages
Coastal Zone:	Single Permit Jurisdiction
City Hearing:	Not yet scheduled
Email for City Planner:	Eveline.Bravo-Ayala@lacity.org
LUPC Staff assigned:	Mark Mack

I. Detailed Project Description:

This project is for interior tenant improvements and for a Conditional Use Beverage (CUB) Permit for the sale and dispensation of a full line of alcohol in a campus center that was the former iconic Ray and Charles Eames design office on 5 lots (16, 17, 18, 19, & 20) at 901 Abbot Kinney Blvd in an existing 1-story & 2-story member's only office campus.

The use is a private, members-only 10,260 sf creative office campus containing 179 indoor seats and 71 outdoor seats on an uncovered outdoor patio with incidental live entertainment. Hours of operation are

proposed to be 7 am to 12 am midnight Sunday to Wednesday, and 7 am to 1 am Thursday to Saturday. Up to 36 special events per year to 2 am.

Access is restricted to vetted members who are nominated and selected through a formal curation process. The ancillary uses--a cafeteria, lounge, and the proposed on-site alcohol service--are not open to the general public, which significantly limits the potential for nuisance activity commonly associated with bars or restaurants that serve walk-in patrons. Access to the site is controlled at all entry points, and no general public access is permitted at any time. All members and guests are subject to a code of conduct, and access privileges may be revoked for non-compliance. The request also consists of live entertainment for occasional private events.

The hours are appropriate given the members-only access model, which eliminates walk-in public access at all hours. Because all patrons are known individuals who have agreed to the campus's code of conduct, and because on-site security monitors access throughout operating hours, the nuisance risks typically associated with late-night alcohol service like public drunkenness, loitering, disorderly conduct, and unpredictable crowd behavior are structurally mitigated.

The Applicant also requests a provision of a limited number of annual events (three per month = 36) that shall extend the operating hours until 2 a.m., only on the nights of the special events. Special events are limited in frequency and subject to additional permitting and oversight, ensuring they remain occasional and well-managed. All special events shall be accompanied by Temporary Special Event Permits, obtained from the LAPD. Valet operations will be provided during periods of high occupancy and programming events to manage parking demand and reduce any impact on surrounding streets during late-night hours.

No queuing, lines, or exterior congregation areas are proposed or anticipated.

The Applicant, Norskken, requests a Conditional Use Beverage permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption across the entire campus in conjunction with its members-only office operations. The campus includes private offices, meeting rooms, lounge spaces, a coffee bar, a members-only cafeteria, event and programming rooms, and an outdoor patio/garden. The campus concept is designed to bring together founders, scientists, technologists, creators, investors, policymakers, and institutional builders in a collaborative professional environment.

The subject property is located at 901 Abbot Kinney Blvd within one of Los Angeles's most recognized creative and commercial corridors. The site is improved with two existing structures: Building A, a one-story steel-framed building of approximately 10,352 sf, and Building B, a two-story steel-framed building of approximately 3,448 sf, for a combined campus totaling approximately 13,800 sf of existing office space. The project involves interior tenant improvement of both buildings (portion of Building A for 6,812 sf and entirety of Building B for 3,448 sf) to establish a private, members-only creative office campus of 10,260 sf to be known as "901 Abbot Kinney."

The project's immediate neighborhood includes 8 alcohol establishments, 7 within 600 'of the site and 1 between 600-1000 'of the site, with 4 of them limited to Beer and Wine sales. Within the 600 feet radius we also find 5 sensitive land uses, such as Westminster Elementary School, a preschool, a church, a museum and a dog park, as well as approximately 170 dwelling units. Adjacent and abutting are offices and a workshop.

20 parking spaces will be maintained on site.

Filing Requirements

The following materials shall be submitted in conjunction with the completed form:

- ☒ Architectural Plans (including, but not limited to, Site Plans, Floor Plans, and Elevations)
 - If submitting hard copies, provide one set of 11x17 reduced-sized plans.
 - If submitting virtually, submit one PDF through the [OAS](#).
- ☒ Copy of related LADBS Clearance Summary Worksheet(s) (CSW) associated with the proposed project work scope(s)

THIS SECTION TO BE COMPLETED BY THE OWNER/APPLICANT

Project Address: 901, 902, 951 and 1001 S ABBOT KINNEY BLVD

Legal Description (Lot, Block, Tract): Lot 17, VAC ORD 829 (VEN), VAC 20140084285, Lot 18, Lot 19, LOT 20, BLOCK T, TRACT OCEAN PARK VILLA TRACT NO. 2

Zone: C2-1-CA **Community Plan:** VENICE

Proposed Scope of Work:

CORE AND SHELL IMPROVEMENTS FOR EXISTING 1-STORY AD 2-STORY OFFICE BUILDINGS

Related 15-Digit Building Permit Number(s): 25016-10000-31134

Note: If there is related work to be pulled under a separate permit, please include it in the above project description so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: ABHI KALRA

Address: 11150 W OLYMPIC BLVD, STE 200, LOS ANGELES, CA 90064

Phone Number: 310 666 9597 **E-mail Address:** abhi@crestrealestate.com

Signature: 

VSO: ADM-2026-868-VSO



CITY OF LOS ANGELES
Department of City Planning – Project Planning
City Hall | 200 N. Spring Street, Room 721 | Los Angeles, CA 90012

DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Zone Specific Plan (Ordinance 175,693)

Case Number	ADM-2026-868-VSO	Date: February 24, 2026
Project Address	901 South Abbot Kinney Boulevard	
Zoning: C2-1-CA	Subarea: North Venice	
Project Description	The project consists of the remodel of existing office buildings, maintaining 20 parking spaces on-site.	
Related Case	PCIS No. 25016-10000-31134 ADM-2025-6567-CEX	
Existing Use: Office	Proposed Use: No change	
Applicant Name	Abhi Kalra	
Applicant Address	11150 W Olympic Blvd, Suite 700, Los Angeles, CA 90064	

The project qualifies for an Administrative Clearance, a Specific Plan Project Permit Compliance is not required (pursuant to Section 8 of the Specific Plan) for at least one of the reasons below:

In the DUAL JURISDICTION

- ☐ Improvement to an existing single- or multi-family structure that is **not** on a Walk Street

In the SINGLE JURISDICTION

- ☐ Improvement to an existing single- or multi-family structure that is **not** on a Walk Street
- ☐ New construction of one single-family dwelling unit, and not more than two condominium units, **not** on a Walk Street
- ☐ New construction of four or fewer units, **not** on a Walk Street
- ☐ Demolition of four or fewer dwelling units; HCIDLA Mello Clearance:

ANYWHERE in the Coastal Zone

- ☒ Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (<10%)

This application has been reviewed by the staff of the Coastal Project Planning Division, and the proposed project complies with the provisions of the Venice Coastal Zone Specific Plan including all development requirements contained in Section 9, 10.F, and 13, as evidenced below:

North Venice Subarea Development Regulations			
Section	Regulation	Proposed Project	
9.C. Roof Access Structure	10 ft. max. above Flat Roof (30 feet); Area ≤ 100 square feet	No roof access structure proposed.	☒
10.F.2. Density	Max. 2 dwelling units	No density proposed.	☒
10.F.3. Height	Flat Roof – 30 feet; Varied Roofline – 35 feet provided that any portion of the roof that exceeds 30' is set back from the req'd front yard at least 1' in depth for every foot in height above 30'	Project maintains a varied roofline of 23 feet 8 inches and a flat roof of 23 feet 2 inches.	☒
10.F.4. Front Yard	Minimum 5 feet; Observe LADBS setback	N/A	☒
10.F.5. Access	Alley	Vehicular access provided	☒



CITY OF LOS ANGELES
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		from existing curb cut on Abbot Kinney Boulevard.	
11.B.2 Abbot Kinney Blvd Ground Floor Commercial Dev.	a. @ ground flr, continuous & unarticulated glass curtain walls shall not be permitted. Facades of bldgs. shall be divided into individual store fronts. b. large expanses of glass shall be divided into units not larger than 6' wide separated by mullions. c. no store front windows shall be lower than 12" above sidewalk grade. Windows shall have a solid base surfaced w/ high quality materials (ceramic tile, marble, granite, limestone, slate, brick, wood or similar materials. Top of the window shall not extend to the ceiling height, & shall be capped w/ an architectural feature.	Project provides glass doors with separate glass units and no store fronts are provided.	☒
13. Parking	SF – 2-3 spaces per unit pending width MF – 2 spaces plus 1 guest pending width	Project maintains all existing parking spaces on-site.	☒

The proposed project must comply with all other regulations of its subject zone and all other provisions of the Los Angeles Municipal Code (LAMC) and must receive approval from the Los Angeles Department of Building and Safety (LADBS). This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Luis Lopez

Luis Lopez, Venice Unit
(213) 978-1359

Motion:

The Venice Neighborhood Council recommends approval of the project at 901 Abbot Kinney Blvd, with the following conditions (for any of the requested conditions that are not included in the ZA determination, the applicant will prepare a "side letter" to the ZA committing to them for as long as the CUB is in effect and being utilized, with a "cc" to the VNC and the Council Office):

- 1) The applicant shall preserve the Frank Israel exterior facade element on Brooks Ave and incorporate information regarding Charles and Ray Eames as well as Frank Israel and his association with the building on the historical plaque.
- 2) Outdoor music shall be limited to ambient levels during school hours and prohibited after 10:00 pm. "Ambient music" shall mean pre-recorded background music played at a volume low enough to permit normal conversation, intended solely to enhance the atmosphere of the establishment and not to serve as entertainment or a draw. Ambient music shall not include any live performance, disc jockey, karaoke, amplified vocals, or any music that causes patrons to gather, watch, or dance. Outdoor ambient music shall not cause the noise level on any adjacent property to exceed the ambient noise level by more than five (5) decibels as measured per LAMC Sec. 111.02 and shall comply with the presumed ambient levels of LAMC Sec. 111.03.
- 3) Alcohol service shall remain incidental to the office/food use, not a bar or nightclub, as conditioned per the Type 57 ABC License (Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold.)
- 4) Temporary Special Events* shall not occur during school hours.
- 5) Temporary Special Events shall be capped at 24 per year (reduced from 36 in current application), with no more than five (~20%) on Sunday-Wednesday.
- 6) For Temporary Special Events held between Sunday-Wednesday, outdoor amplified music shall follow the same limits as typical days except that outdoor amplified music above ambient level may occur from the end of the school day until midnight.
- 7) For every Temporary Special Event, sufficient off-site parking and security shall be provided to meet projected demand.
- 8) A permit from the LAPD will be obtained for each Temporary Special Event.
- 9) All proposed new trees shall be selected from the VNC Venice Best Practices Native Plant List.
- 10) Total number of Indoor Seats to be reduced from 179 to 131, and total number of Outdoor Seats to be reduced from 71 to 56. Reduction from 250 to 187 (~25%) overall.

** Temporary Special Event is defined as a private, membership- or invitation-based gathering of the establishment's members and their invited guests, held on a limited and occasional basis in furtherance of the establishment's function as a community, cultural, and entrepreneurship hub. Temporary Special Events may include, but are*

not limited to, member and guest meet-and-greets and networking receptions; panel discussions, lectures, and entrepreneurship, educational, or cultural talks; curated dinners and dinner conversations; art exhibitions and installations; temporary retail, culinary, or creative pop-ups; and live or recorded musical performances (including disc jockey (DJ) sets, acoustic and instrumental performances including but not limited to guitar, piano, and saxophone, and performances across a range of musical styles), together with other social, professional, cultural, or artistic programming of a similar nature.

**Moved by Mark Mack, seconded by Jalal Awan & Jen Kurland, unanimous approval.
8-0-0. (SW absent)**

II. Pros & Cons of Project:

Positive aspects of project:

These are historically significant building complexes, where Ray and Charles Eames made their epochal designs, ranging from educational movies and iconic furniture to exhibition and architecture. Their multifaceted and collaborative work environment became the model for a workplace where rationality, technically advanced and emotional work melted together in the Pacific breeze.

The project uses the existing structures and proposes a private complex for gathering and working. The project will probably have minimal impacts of disturbance or nuisance to the immediate neighborhood since it is very contained and gated. It was previously used as offices with private parking areas.

Negative aspects of project:

While the original exterior design of the Eames office is somewhat retained, the Frank Israel Remodel done in the 1980's will be erased. This is one of the few buildings that remains of the work of the late designer in Los Angeles, that added a witty postmodern facade treatment onto the original building.

The proposed remodel would erase the traces of layered history that is in place in the eclectic neighborhood of Venice. The overly sterile treatment of the new design is antithetical to Venice's visual background and character. The overly stripped down original surfaces are being united by a very monotone white paint.

Private club use is not compatible with the ghost of the building

Intensity of use – more seats, more people

Parking

Extended operating hours

Private vs public for Venice – openness vs gated

III. Neighborhood Outreach/Summary of Community Input:

Especially impressive and appreciated is the sensitivity to, consideration of, and outreach done with the Westminster Elementary School. Many conditions were tailored to completely reduce impacts to the school. In addition, the applicant met with the school administration and discussed offering special programs/mentoring for students.

The outreach flyer below was delivered to the following addresses:

1. 1003 Abbot Kinney Boulevard (adjacent metal works - East)
2. 920 Abbot Kinney Boulevard (across from property), also received a support letter from the owner of this property.
3. 915 Electric Ave (adjacent commercial at the rear)
4. 826 Hampton Dr (Taco shop)
5. 303 Brooks Ave (residential across LADWP substation)
6. 311 Brooks Ave (residential across LADWP substation)

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.

Summary of Community Input

Favorable comments from Neighbors:

2 letters of support were received:

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

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,



P. Yedidsion
Evoque Equity
py@marketblock.com

Yan Chan

Owner, 1041 Abbot Kinney Boulevard
Venice, CA 90291

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:

My name is Yan Chan, and I own the property at 1041 Abbot Kinney Boulevard, a few doors down from 901 Abbot Kinney. I am writing to add my voice in support of the tenant improvement and Conditional Use Beverage permit proposed for the members-only creative office campus at that address.

A project like this is a good fit for the street. Abbot Kinney has always drawn people who make and build things, and a well-run campus for that kind of work will bring the right energy to the block during the day, while giving the businesses nearby another set of neighbors and customers.

What stands out to me is that the plan keeps the existing building in place instead of tearing it down to start over. I made a similar choice at 1041. Rather than rebuild, I kept the structure as it was and worked through the entitlements to convert it from office to retail with a core-and-shell tenant improvement. Going through that process taught me how much is gained by reusing what is already here. It holds onto the scale and feel of the boulevard, and I am glad to see the team at 901 taking the same route.

I hope the City will approve the CUB entitlement and the tenant improvement at 901 Abbot Kinney Boulevard. I am happy to answer any questions about this letter or to speak to my support in person.

Sincerely,



Yan Chan

Owner, 1041 Abbot Kinney Boulevard
yan.chan@lancasterholding.com



4 August 2026

Mark Mack
Chair, Land Use and Planning Committee
Venice Neighborhood Council

RE: ZA-2026-1891-CUB / ENV-2026-1892-EAF
Location: 901 Abbot Kinney Boulevard, Venice, CA

Dear Mr. Mack and Members of the Land Use and Planning Committee;

I write to urge the Council to prevent the destruction of Frank Israel's façade at 901 Abbot Kinney Boulevard. This façade is among the last remaining examples of Israel's architecture in Los Angeles, and the only remaining example of his work with a significant public presence in the city.

Israel was a key member of the L.A. School of architects, a loosely affiliated group that also included Frank Gehry, Craig Hodgetts, Thom Mayne, Eric Owen Moss, and Michael Rotondi, whose work in the 1980s and '90s helped to define the architectural character of Venice and put the West Side of Los Angeles in the international spotlight. During his brief but influential career (he succumbed to AIDS-related complications at age fifty in 1996), Israel produced only a handful of projects in Los Angeles and realized just one – 901 Abbot Kinney – in Venice. Today, only one other example of Israel's architecture, the Weisman Foundation in Holmby Hills, is accessible to the public.

Though his catalog of completed buildings was small, Israel's influence on the Los Angeles architectural scene was enormous. His work was widely published during his lifetime, and has been documented in five monographs (including my own, *Franklin D. Israel: A Life in Architecture* [Getty, 2025]). The preservation of Israel's archive of models, drawings, and papers by the Getty Research Institute further attests to the significance of his life and work and the importance of preserving what remains of his architectural legacy in the city.

901 Abbot Kinney was completed in 1990. It was a breakthrough design for Israel and remains his most significant commercial project. Here, he deployed the method of incremental transformation of vernacular building stock that contributes so significantly to the architectural vitality and uniqueness of Venice and for which he was rightly celebrated. The project drew significant attention from the international architectural press upon its completion in 1990 and was one of only three buildings to be included in *Time* magazine's "Best of the '90s" list (30 December 1990).

Beyond Israel's contributions, the property at 901 Abbot Kinney was home to the Eames Office from 1943 until 1989. Before the Eames's long tenure, the complex served LA's once-extensive streetcar system. The Eameses' architectural contributions to the building were minimal. Their most significant

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knowlton.osu.edu

modification was to add the stenciled “901” to the brick façade. “It was a workshop, pure and simple,” remarked former Eames employee Deborah Sussman.

Israel was brought in to revamp the property at 901 for Bright & Associates, a branding and identity firm that designed the sports pictograms for the 1984 Olympics. In his design, he worked to respect the legacy of the Eameses while at the same time accommodating the needs of his clients and expressing his own architectural ambitions. The result ranks among the most significant works of commercial architecture in Venice.

Israel’s façade incorporates the Eameses’ trademark “901” in a respectful gesture to the property’s storied past. At the same time, the distinctive steel framework he added at the entry speaks to the exuberance of speculative architecture in Los Angeles in the late 20th century. These features, as well as other elements that remain from Israel’s design, should be recognized as significant contributions to Venice’s architectural legacy and preserved for future generations.

Thus, I urge the committee to do all it can to prevent the loss of this important example of late-20th century architecture. I also urge any architects charged with working on this building to proceed with the same level of care, inventiveness, and respect for both the distinctive character of Venice and the legacy of Los Angeles design that Frank Israel employed to make this façade the significant contribution to the architectural heritage of Venice that it is.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd", followed by a long horizontal flourish.

Todd Gannon, PhD, AIA
Professor of Architecture

August 13, 2026

Mark Mack, Chair
Land Use & Planning Committee (LUPC)
Venice Neighborhood Council

**Re: 901 Abbot Kinney Blvd.
ZA-2026-1891-CUB; ENV-2026-1892-EAF**

To Mark Mack,

I am writing on behalf of the Los Angeles Conservancy to strongly encourage the preservation of the Frank Israel's architectural interventions on the Bay Cities Garage Building at 901 Abbott Kinney Boulevard. We commend the Land Use & Planning Committee in providing oversight of the proposed project and fully support the following condition of approval: "The applicant shall preserve the Frank Israel exterior facade element on Brooks Ave and incorporate information regarding Charles and Ray Eames as well as Frank Israel and his association with the building on the historical plaque."

This simple, vernacular brick warehouse has long played an important role in Los Angeles' architecture and design scenes. Between 1943 and 1988, the building served as the offices of legendary designers Charles and Ray Eames. Architecture critic Reyner Banham once commented on the important role the building played in the Modern Movement, noting that "Visiting architecture freaks tried to make the Eameses' office in Venice their first port of call, exploiting their good nature to secure introductions before going on to investigate the rest of the scene." When Ray Eames passed away in 1988, she instructed that the building be sold and the interior office carefully dismantled, with an enormous part of the Eames collection bequeathed to the Library of Congress.

In 1990, graphic designer Keith Bright moved into the vacant space, drawn to the Eames connection, and hired architect Frank Israel to design the new



office space. Israel responded by creating an interior streetscape, a progression of interior volumes that provided the design firm with a new creative workplace, while leaving the exposed roof trusses and brick walls largely intact. On the exterior, Israel added dramatic sculptural steel elements inspired by Bright's bold designs. Sadly, some of Israel's exterior interventions have been removed, but the central steel sign and main entrance remain highly intact.

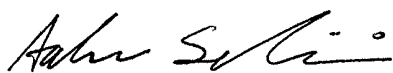
The Frank Israel interventions date from an intensely productive and creative period in his career. His contributions to the Los Angeles architectural scene were tragically abridged due to his early passing in 1996 due to complications from AIDS – he was only 50 at the time. Despite his struggles with the disease in his later years, the early 90s were highlighted by numerous commissions, publications and exhibitions. Israel is notably included as one of “L.A. Ten,” a loosely affiliated cadre of architects who pushed the boundaries of design and style in the 1980s and 90s

The Conservancy acknowledges the opportunity to interpret multiple layers of Venice's history and its contributions through this single site. We contend that the both the connection to Charles and Ray Eames and the interventions by Frank Israel are worthy of recognition. We would further encourage the restoration of lost elements of Israel's design, especially the recreation of the triangular canopy on the flank of Building B. If we can be of any assistance in interpreting this space or providing guidance on appropriate treatments, please feel free to reach out to me directly at asalimian@laconservancy.org or at (213) 430-4203.

About the Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 5,000 member households throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Sincerely,



Andrew Salimian
Director of Advocacy



Concerns expressed by Stake holders:

28 July 2026

Mr. Mark Mack

Chair, Land Use & Planning Committee

Venice Neighborhood Council

Re: ZA-2026-1891-CUB | ENV-2026-1892-EAF

Location: 901 Abbot Kinney Boulevard, Venice, CA

Dear Chair Mack and Members of the Land Use & Planning Committee,

I am writing as a member of the Executive Committee of Docomomo_US—the national chapter of Docomomo_International—dedicated to the documentation, advocacy, and preservation of consequential modern architecture, sites, and landscapes. I write to express concern regarding the proposed modifications to 901 Abbot Kinney Boulevard included in the current Conditional Use Permit application.

This site holds an extraordinary place in American design history, shaped by multiple 20th-century designers. For decades, it served as the studio and office of Charles and Ray Eames. In 1990, it was thoughtfully transformed by the studio of Franklin D. Israel. This layering of design legacies makes 901 Abbot Kinney not only a Venice landmark, but a singular document of mid-to-late 20th-century American design.

The current proposal systematically erases Frank Israel's contributions—a mature and essential voice in Southern California's avant-garde architectural history, and one receiving renewed, accelerated scholarly attention. In place of Israel's dynamic intervention, the applicant proposes an undistinguished, hermetic elevation. This design uses a shallow narrative of "restoration" as a pretext to strip away the rich texture, tectonic complexity, and layered history that define the building's character. Furthermore, the applicant does not seem to have demonstrated why the proposed program requires the removal of these historic elements.

I urge the Venice Neighborhood Council and the LUPC to recommend that any project approval be contingent upon the following:

1. Retention and integration of Franklin D. Israel's 1990 interventions.
2. Recognition of and sensitive treatment to, the site's historical association with the Eames Office.

Thank you for your time and leadership in protecting Venice's unique architectural heritage.

Sincerely,

Eric R. Keune, AIA, LEED AP, L.F.A.

Executive Committee, Docomomo_US

Principal, w.Erk Studio, Lincoln, MA

July 28, 2026

3440 wesley street
culver city, california 90232

t: 424.258.6200

studio@morphosis.net
www.morphosis.com

Dear Members of the Venice Neighborhood Council,

I am writing to urge the Council to retain Frank Israel's façade at 901 Abbot Kinney Boulevard, one of the few remaining public markers of that influence in Venice.

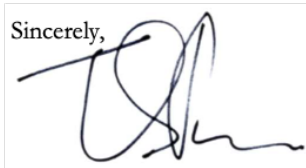
Frank was a central figure in Los Angeles architecture, and his influence on the city's design culture shaped a generation of architects working here. He was intelligent, socially engaged, and deeply connected to the cultural life of this city — qualities that came through directly in his work: energetic, responsive to the people and circumstances around it. His work at 901 Abbot Kinney, in its particular materialization, remains one of the public traces of his presence in Venice.

The building belongs to an important history of architecture and design in Venice. It served for many years as the Eames Office and was later reworked by Frank Israel. That sequence is itself characteristic of Los Angeles. Iconic buildings here have often found their value through successive acts of reinterpretation.

Los Angeles has repeatedly failed to recognize the architectural culture produced here. Important work disappears incrementally, through alterations that may appear minor but collectively erase the specificity of the city. Venice has developed through layers of occupation, adaptation, and invention. Those layers give the neighborhood its identity. The removal of the façade would eliminate a surviving trace of Frank's work and diminish the historical legibility of the building.

I ask the Council to discourage its removal and support its incorporation into any future use of the property.

Sincerely,

A handwritten signature in black ink, appearing to be 'Thom Mayne', written over a light blue grid background.

Thom Mayne, FAIA
Founding Partner, Morphosis Architects

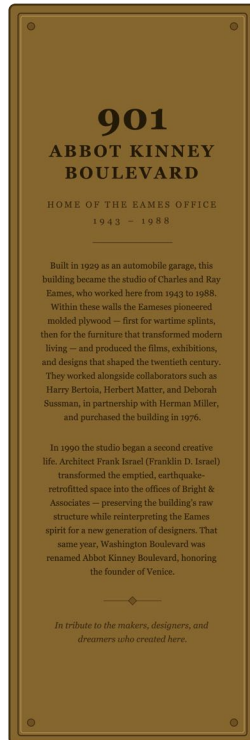
Suggestions from initial LUPC presentation by Applicant:

Many stakeholders suggested to keep the current facade elements as they are, F. Israel facade elements and the original brick facade of the Library building. It was also suggested to place a historical placard on the side of the building.

See below for content and placement of plaque.

Proposed Commemorative Plaque on Property:

See [attached images](#) showing the location and a preliminary draft of the plaque, 16" x 48" vertical bronze plaque, at eye level height (top of plaque at 5'-6" from grade). Draft contents are described below. This may be adjusted slightly as we coordinate further with the Eames Foundation but gives a good picture of what is being proposed.



901 Abbot Kinney Boulevard, Venice.
Home of the Eames Office | 1943 to 1988

Built in 1912 as an automobile garage, this building became the studio of Charles and Ray Eames, who worked here from 1943 to 1988. Within these walls the Eameses pioneered molded plywood, first for wartime splints and later for the furniture that transformed modern living, and they produced the films, exhibitions, and designs that shaped the twentieth century. They worked alongside collaborators such as Harry Bertoia, Herbert Matter, and Deborah Sussman, in partnership with Herman Miller, and purchased the building in 1976.

In 1990 the studio began a second creative life. Architect Frank Israel (Franklin D. Israel) transformed the emptied, earthquake retrofitted space into the offices of Bright & Associates, preserving the building's raw structure while reinterpreting the Eames spirit for a new generation of designers. That same year, Washington Boulevard was renamed Abbot Kinney Boulevard, honoring the founder of Venice.

In tribute to the makers, designers, and dreamers who created here.

Placement of Plaque:



Placard
Placement

IV. Findings re. Entitlements:

For your use in determining the entitlements, here is the link to the City Planning Prefix (approving entity) and Suffix (entitlements) Report where you can look up the City Case No. coding abbreviations:

<https://planning.lacity.gov/resources/prefix-suffix-report>

CUB only entitlement: CUB Findings, as prepared by Applicant

Finding 01: The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The subject property is located at 901 Abbot Kinney Boulevard in Venice, California, within one of Los Angeles's most recognized creative and commercial corridors. The site is improved with two existing structures: Building A, a one-story steel-framed building of approximately 10,352 square feet, and Building B, a two-story steel-framed building of approximately 3,448 square feet, for a combined campus totaling approximately 13,800 square feet of existing office space. The project involves interior tenant improvement of both buildings (portion of Building A for 6,812 SQFT and entirety of Building B for 3,448 SQFT) to establish a private, members-only creative office campus of 10,260 SQFT known as "901 Abbot Kinney."

The Applicant, Norrsken, requests a Conditional Use Beverage permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption across the entire campus in conjunction with its members-only office operations. The campus includes private offices, meeting rooms, lounge spaces, a coffee bar, a members-only cafeteria, event and programming rooms, and an outdoor patio/ garden. The campus concept is designed to bring together founders, scientists, technologists, creators, investors, policymakers, and institutional builders in a collaborative professional environment.

Rather than functioning as a general coworking space open to the public, 901 Abbot Kinney operates through a selective membership model. The campus is envisioned to open with members selected through a nomination and committee process. The on-site cafeteria will serve members-only, cafeteria-style food, and the accessory sale of alcoholic beverages will function as a complementary amenity to the office and programming experience, not as the primary use.

The project will also offer a cultural and intellectual programming component through its event rooms, including panel discussions, fireside chats, in-house DJ programming, and periodic live music events. Valet operations associated with on-site parking will be made available during periods of high occupancy and programming events, further mitigating any potential impact on street parking in the surrounding neighborhood.

Abbot Kinney Boulevard and the surrounding Venice neighborhood have long served as a hub for creative, entrepreneurial, and intellectual activity. The improvement of this existing office campus will activate an underutilized commercial site and provide a collaborative professional environment that attracts innovative professionals to the corridor, increases daytime pedestrian activity along Abbot Kinney Boulevard, and contributes to the economic vitality of the Venice community. As such, the project will perform a function and provide a service that is beneficial to the community, city, and region. Alcohol service is clearly incidental and subordinate to the primary office and programming use and does not function as a standalone or independent use.

Finding 02: The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The subject property is located at the northeasterly corner of Abbot Kinney Boulevard and Brooks Avenue within the Venice Community Plan area. The site is zoned C2-1-CA and is improved with two existing one and two-story steel-framed office structures totaling approximately 13,800 square feet out of which the Applicant, Norrsken will occupy 10,260 square feet. No new floor area is being added as part of this application. The project involves interior tenant improvement only, preserving the existing building footprints and massing.

The CUB scope encompasses the two buildings – Building A and Building B. Building A (6,812 SF) is used primarily for office functions and provides 86 indoor seats in areas where alcohol may be served. Building B (3,448 SF) houses the cafeteria, lounge, and event spaces, with designated alcohol service areas comprising the ground-floor cafeteria (46 indoor seats), the second-floor lounge (47 indoor seats), and an adjacent uncovered outdoor dining area (71 outdoor seats), for a Building B subtotal of 93 indoor and 71 outdoor seats. The total campus seat count is 179 indoor and 71 outdoor seats (250 total). All seats are individually numbered on the submitted floor plans, and alcohol storage is located in designated lockable areas within each building.

The proposed use is a private, members-only creative office campus. Access is restricted to vetted members who are nominated and selected through a formal curation process. The ancillary uses include a cafeteria, lounge, and on-site alcohol service are not open to the general public, which significantly limits the potential for nuisance activity commonly associated with bars or restaurants that serve walk-in patrons. Access to the site is controlled at all entry points, and no general public access is permitted at any time. All members and guests are subject to a code of conduct, and access privileges may be revoked for non-compliance. The request also consists of live entertainment for occasional private events.

Proposed hours of operation are 7:00 a.m. to 12 a.m. (midnight), on all days of the week – Sunday through Saturday. The hours are appropriate given the members-only access model, which eliminates walk-in public access at all hours. Because all patrons are known individuals who have agreed to the campus's code of conduct, and because on-site security monitors access throughout operating hours, the nuisance risks typically associated with late-night alcohol service like public drunkenness, loitering, disorderly conduct, and unpredictable crowd behavior, all of which are structurally mitigated. The Applicant also requests, a provision of a limited number of 36 annual events (three per

month) that shall extend the operating hours until 2 a.m., only on the nights of the special events. Special events are limited in frequency and subject to additional permitting and oversight, ensuring they remain occasional and well-managed. All special events shall be accompanied by Temporary Special Event Permits, obtained by LAPD. Valet operations will be provided during periods of high occupancy and programming events to manage parking demand and reduce any impact on surrounding streets during late-night hours. No queuing, lines, or exterior congregation areas are proposed or anticipated.

Programming will include an in-house DJ twice per week and indoor live music twice per month. No dancing has been requested or is proposed as part of this application; therefore, a CUX application is not required. All sound and music under the control of the applicant will comply with the City's Noise Ordinance (LAMC Section 112.01 et seq.) and will not be audible beyond the property line. The project includes a controlled, office environment which is fundamentally different in operational character from typical alcohol-serving establishments in the area.

Staffing is anticipated to range from 5 to 25 employees on-site at any given time. Security personnel and CCTV monitoring will be provided during all hours of operation. No exterior signage advertising the availability of alcohol will be visible from the street. The outdoor dining area is located entirely on private property; no revocable permit is required. As of the date of this filing, no prior citations or violations have been issued by the Los Angeles Police Department related to this property or operator.

The operational conditions that will be imposed through this approval including responsible beverage service training (STAR/LEAD/RBS) for all employees, electronic age verification, a community complaint log with a publicly posted telephone number and email address, camera surveillance covering all interior and exterior areas, and a requirement that a qualified manager be on duty at all times will ensure the use is conducted with due regard for the character of the surrounding neighborhood.

As conditioned, the operation will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

Finding 03: The project substantially conforms with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The subject property is located within the Venice Community Plan area and is zoned C2-1-CA. The C2 zone is a general commercial zone that permits a broad range of commercial uses, including offices and the accessory sale and on-site consumption of alcoholic beverages subject to the appropriate entitlement. The General Plan Framework Element's commercial land use designations are intended to promote economic well-being, support neighborhood-serving uses, and encourage compatible development consistent with the character of the surrounding area. Abbot Kinney is a highly active, mixed-use commercial corridor characterized by retail, restaurant, and office uses with extended evening activity. The proposed sales and dispensing of alcohol sales in conjunction with the office building is consistent with this established pattern of use and intensity.

The proposed project does not deviate from the height, setback, floor area, or other development standards of the Los Angeles Municipal Code. No new construction is

proposed; the project consists entirely of interior tenant improvement within the existing campus structures. The existing office use of the property is maintained and enhanced.

The Los Angeles Municipal Code authorizes the Zoning Administrator to grant the requested conditional use in zones corresponding to the applicable Plan land use designation. Pursuant to LAMC Section 12.24 W.1, the Zoning Administrator may authorize the sale and dispensing of alcoholic beverages for on-site consumption, subject to the required findings and conditions of approval. Approval of this request would further the goals of the Venice Community Plan to promote the economic well-being of the community, activate underutilized commercial properties, and support compatible uses along the Abbot Kinney Boulevard corridor.

The project substantially conforms with the purpose, intent, and provisions of the General Plan, the Venice Community Plan, and any applicable specific plan.

Supplemental Findings:

Finding 01: The proposed use will not adversely affect the welfare of the pertinent community.

The approval of the conditional use request will not adversely affect the welfare of the Venice community. The private members-only office campus is a permitted use in the C2 zone, and the sale and dispensing of a full line of alcoholic beverages is proposed strictly as a subordinate and incidental amenity to the office and programming experience, not as the primary purpose of the establishment. Access to all campus facilities, including the cafeteria, lounges, event rooms, and alcohol service areas, is restricted to approved members only, inherently limiting the potential for disturbances commonly associated with public-facing alcohol establishments. Because the project does not introduce walk-in alcohol availability, it does not contribute to the conditions typically associated with neighborhood nuisance or overconcentration concerns.

The operational character of 901 Abbot Kinney is oriented around professional and intellectual engagement: working, meeting, collaborating, attending programming, eating, and socializing in the context of a high-quality office membership. Gross revenue from alcohol sales is not anticipated to exceed gross revenue from food sales on a quarterly basis, consistent with the accessory nature of the beverage service. While the campus will offer in-house DJ programming twice per week and live music twice per month, these events are exclusively for members and will be conducted in compliance with the City's Noise Ordinance (LAMC Section 112.01 et seq.).

Valet operations during high-occupancy events will help manage parking demand and patron flow in a manner that reduces any potential impact on the surrounding neighborhood. Security will be on-site at all times during operating hours, and all employees involved in alcohol service will complete STAR, LEAD, or RBS training within the first six months of employment. These measures collectively ensure that the proposed use will not adversely affect the welfare of the pertinent community.

Finding 02: The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of Los Angeles City Planning | CP13-7773 [1.20.2026] Page 7 of 7 the City involved, giving consideration to applicable State laws and to the

California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

The subject site is located within Census Tract – Ocean Park Villa Tract Number 2, which currently holds [] existing on-sale and [] off-sale alcohol licenses, compared to an allowable allocation of [] on-sale and [] off-sale licenses under the California Department of Alcoholic Beverage Control's census-tract-based allocation formula. While the tract reflects a concentration above the ABC allocation baseline, this is consistent with the established commercial character of Venice Beach, which attracts millions of annual visitors and is one of the most commercially active beach communities in Los Angeles. The existing density of licenses reflects strong visitor and resident demand along this corridor.

The proposed use is meaningfully distinct from the majority of alcohol-serving establishments in the surrounding area. It is not open to the general public. Alcohol is served exclusively to a known, vetted group of professionals in a controlled campus environment. Most ABC licenses in the area are issued in connection with restaurants, bars, or retail establishments that serve the general public on a walk-in basis. The proposed license (Type 57 ABC License) functions as an amenity within a private workplace or a member's only office, more analogous to a private club or institutional campus than to a traditional public-facing alcohol establishment. The proposed sales of alcoholic beverages does not contribute to walk-in alcohol availability in the area, which is the primary concern underlying undue concentration analysis.

Under applicable case law and ABC guidelines, concentration of alcohol licenses is not considered "undue" where the approval of an additional license serves the public convenience or necessity and does not negatively impact the surrounding area. The proposed project will provide a high-quality, controlled environment for a select group of professionals, contribute to the economic vitality of the Abbot Kinney corridor, and will not function as a public-facing bar or restaurant. As conditioned, the approval of this application will not result in or contribute to an undue concentration of alcohol-serving establishments in the area.

Finding 03: The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

The subject property is located on Abbot Kinney Boulevard, a commercially designated corridor in Venice. The surrounding land uses include a mix of commercial, retail, and office uses along Abbot Kinney Boulevard, with residential uses located in the blocks adjacent to the corridor. The site's location within a well-established commercial zone provides an appropriate context for the proposed use.

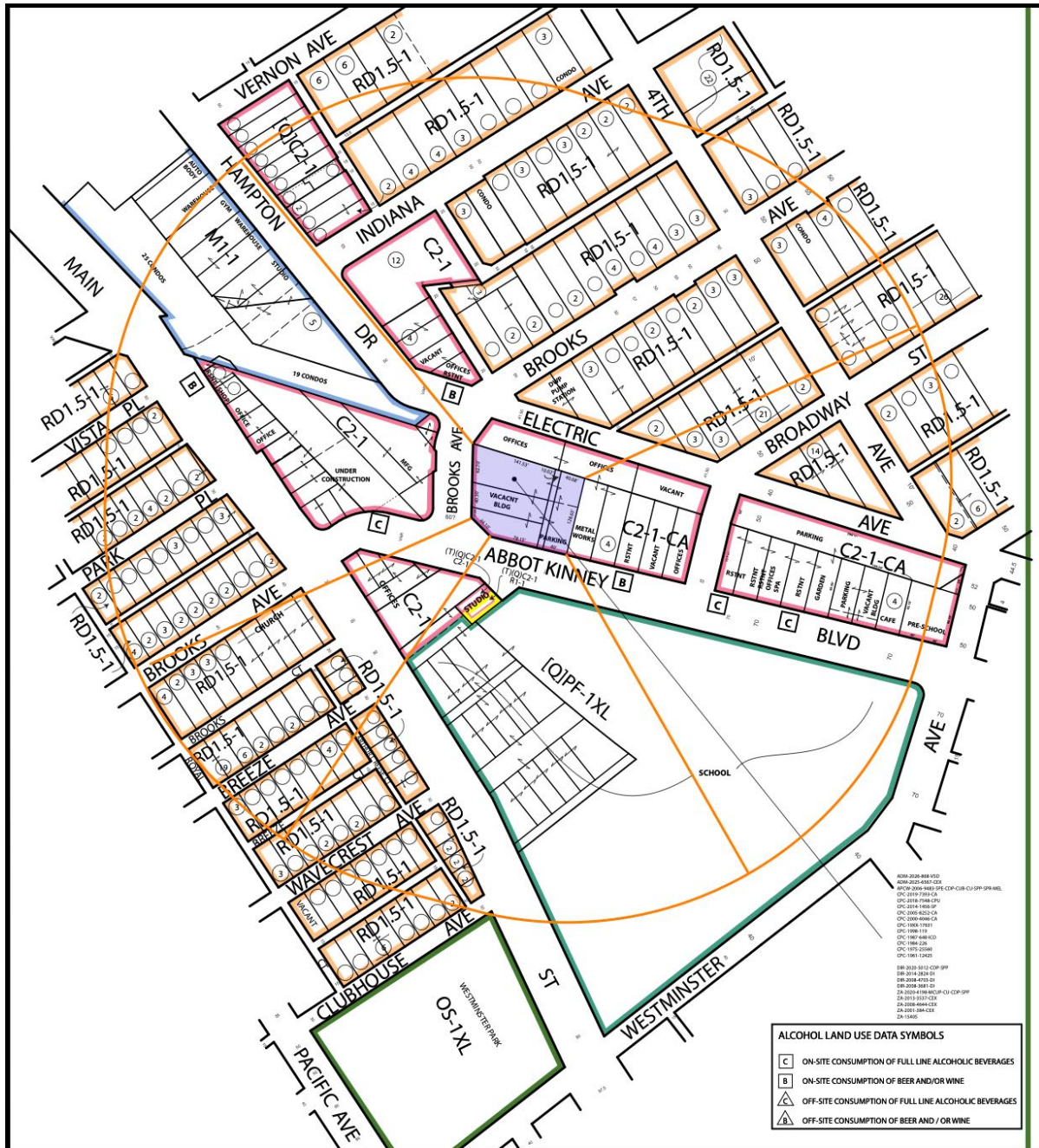
The proposed alcohol service is strictly accessory to the office and programming use and

is available only to members during the campus's operating hours. While the campus will operate until midnight on all nights of the week, the members-only access model is the critical distinguishing factor. Because there is no walk-in public access, and because all patrons are known, vetted individuals subject to a code of conduct, the nuisance risks typically associated with late-night alcohol service like including noise, loitering, and disorderly conduct are all, structurally mitigated. On-site security will monitor access and patron behavior throughout all hours of operation.

All music and programming under the control of the applicant will be managed in compliance with the City's Noise Ordinance and shall not be audible beyond the property line. Sound mitigation measures will be incorporated into the campus design as appropriate. Loitering is not anticipated given the controlled-access membership model. Valet operations during high-occupancy and programming events will ensure that patron arrival and departure is managed in a manner that minimizes any impact on adjacent streets and residential areas.

The Applicant will maintain a community complaint log with a publicly posted phone number and email address, and all complaints will be responded to within 24 hours. Camera surveillance will cover the interior, entrances, exits, and exterior areas of the entire campus. These measures, taken together with the operational conditions imposed through this approval, ensure that the proposed use will not detrimentally affect nearby residentially zoned communities.

Radius Map:



CONDITIONAL USE (CLASS 2 - CUB)



Quality Mapping Service

14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

THOMAS BROTHERS
Page: 671 Grid: G5

LEGAL
LOT: 17 - 20
TRACT: OCEAN PARK VILLA
TRACT NO. 2
M B 4-48

CONTACT: CREST REAL ESTATE

ASSESSOR PARCEL NUMBER: 4286-012-043

SITE ADDRESS: 901 ABBOT KINNEY

CD: 11
CT: 2733.00
PA: 329 - VENICE
USES: FIELD

CASE NO:
SCALE: 1" = 100'
D.M.: 109-5A143, 108A143,
108B145

PHONE: 310-994-6657



DATE: 04-13-2026
Update:

NET AC: 0.54
QMS: 26-064



APRIL 13, 2026

QMS#26-064

PROJECT LOCATION:**901 ABBOT KINNEY****LIST OF ALCOHOL ESTABLISHMENTS WITHIN 600 FEET OF THE SITE**

1	ADO	796 MAIN ST	BEER/WINE- ON SITE
2	TACOS POR FAVOR	826 HAMPTON DR	BEER/WINE- ON SITE
3	FELIX TRATTORIA LLC	1021-23 ABBOT KINNEY BLVD	FULL LINE- ON SITE
5	CPIF 812 MAIN LLC	881 ABBOT KINNEY BLVD	FULL LINE- ON SITE PORTABLE BAR LICENSE CONTROLLED CABINET PERMIT
6	NEIGHBOR	1031 ABBOT KINNEY BLVD	FULL LINE- ON SITE CATERER'S PERMIT
7	ALISA	1009 S ABBOT KINNEY BLVD #A	BEER/WINE- ON SITE

LIST OF ALCOHOL ESTABLISHMENTS WITHIN 600 TO 1,000 FEET OF THE SITE

1	ALL'ANTICO VINAIO	1121 ABBOT KINNEY BLVD #4-5	BEER/WINE- ON SITE
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SENSITIVE LAND USES WITHIN 0-600 FEET OF THE SITE

1	WESTMINSTER AVENUE ELEMENTARY SCHOOL	11010 ABBOT KINNEY
2	ECOLE CLAIRE FONTAIN SCHOOL	1047, 1051 ABBOT KINNEY
3	TWENTIETH CHURCH OF CHRIST	132 BROOKS AVE
4	WESTMINSTER DOG PARK	1234 PACIFIC AVE
5	VENICE HERITAGE MUSEUM	1234 PACIFIC AVE

RESIDENTIAL WITHIN 0-600 FEET OF THE SITE

	Situs Address	Land Use	Units
1	108 BREEZE AVE A, VENICE, CA 90291-3360	TRIPLEX	3
2	112 BREEZE AVE, VENICE, CA 90291-3331	SFR	1
3	116 BREEZE AVE, VENICE, CA 90291-3331	SFR	1
4	118 BREEZE AVE, VENICE, CA 90291-3331	SFR	1
5	120 BREEZE AVE, VENICE, CA 90291-3331	SFR	1
6	122 BREEZE AVE, VENICE, CA 90291-3331	SFR	1
7	124 BREEZE AVE, VENICE, CA 90291-3331	QUADRUPLX	4
8	130 BREEZE AVE, VENICE, CA 90291-3331	SFR	1
9	115 WAVECREST AVE, VENICE, CA 90291-3369	SFR	1
10	117 WAVECREST AVE, VENICE, CA 90291-3369	SFR	1
11	119 WAVECREST AVE, VENICE, CA 90291-3369	DUPLEX	2
12	121 WAVECREST AVE, VENICE, CA 90291-3369	SFR	1

14549 Archwood Street, #301 • Van Nuys, CA 91405 • (818) 997-7949 • Fax (818) 997-0351 • qmapping@qesqms.com



13	123 WAVECREST AVE, VENICE, CA 90291-3369	DUPLEX	2
14	125 WAVECREST AVE, VENICE, CA 90291-3369	SFR	1
15	127 WAVECREST AVE, VENICE, CA 90291-3369	SFR	1
16	120 WAVECREST AVE, VENICE, CA 90291-3337	SFR	1
17	124 WAVECREST AVE, VENICE, CA 90291-3337	SFR	1
18	126 WAVECREST AVE, VENICE, CA 90291-3337	SFR	1
19	128 WAVECREST AVE, VENICE, CA 90291-3337	SFR	1
20	130 WAVECREST AVE, VENICE, CA 90291-3337	SFR	1
21	119 CLUBHOUSE AVE, VENICE, CA 90291-3368	SFR	1
22	121 CLUBHOUSE AVE, VENICE, CA 90291-3368	SFR	1
23	129 CLUBHOUSE AVE, VENICE, CA 90291-3368	DUPLEX	2
24	1001 MAIN ST, VENICE, CA 90291-3334	SFR	1
25	1003 MAIN ST, VENICE, CA 90291-3334	SFR	1
26	1009 MAIN ST, VENICE, CA 90291-3334	SFR	1
27	1011 MAIN ST, VENICE, CA 90291-3334	SFR	1
28	1015 MAIN ST, VENICE, CA 90291-3394	SFR	1
29	1101 MAIN ST, VENICE, CA 90291-3335	SFR	1
30	„ CA	RESIDENTIAL LOT	
31	1107 MAIN ST, VENICE, CA 90291-3335	DUPLEX	2
32	133 CLUBHOUSE AVE, VENICE, CA 90291-3368	DUPLEX	2
33	411 BROOKS AVE, VENICE, CA 90291-3037	SFR	1
34	407 BROOKS AVE, VENICE, CA 90291-3037	SFR	1
35	403 BROOKS AVE, VENICE, CA 90291-3037	TRIPLEX	3
36	414 BROOKS AVE, VENICE, CA 90291-3038	DUPLEX	2
37	412 BROOKS AVE, VENICE, CA 90291-3088	QUADRUPLEX	4
38	402 BROOKS AVE, VENICE, CA 90291-3038	TRIPLEX	3
39	407 BROADWAY ST, VENICE, CA 90291-3344	SFR	1
40	918 4TH AVE, VENICE, CA 90291-3032	RESIDENTIAL LOT	
41	914 4TH AVE, VENICE, CA 90291-3032	SFR	1
42	410 INDIANA AVE, VENICE, CA 90291	APARTMENT	22
43	919 5TH AVE, LOS ANGELES, CA 90019-2020	APARTMENT	26
44	405 BROADWAY ST, VENICE, CA 90291-3344	SFR	1
45	406 BROOKS AVE, VENICE, CA 90291-3038	CONDOMINIUM	1
46	408 BROOKS AVE, VENICE, CA 90291-3038	CONDOMINIUM	1
47	410 BROOKS AVE, VENICE, CA 90291-3038	CONDOMINIUM	1
48	1004 ELECTRIC AVE, VENICE, CA 90291-3322	APARTMENT	14
49	410 BROADWAY ST, VENICE, CA 90291-3345	SFR	1
50	408 BROADWAY ST, VENICE, CA 90291-3345	TRIPLEX	3
51	404 BROADWAY ST, VENICE, CA 90291-3345	SFR	1
52	402 BROADWAY ST, VENICE, CA 90291-3345	DUPLEX	2
53	401 WESTMINSTER AVE, VENICE, CA 90291-3374	DUPLEX	2
54	1043 ABBOT KINNEY BLVD, VENICE, CA 90291-3386	QUADRUPLEX	4
55	403 WESTMINSTER AVE, VENICE, CA 90291-3374	APARTMENT	6
56	706 HAMPTON DR, VENICE, CA 90291-3019	SFR	1
57	708 HAMPTON DR, VENICE, CA 90291-3019	SFR	1
58	710 HAMPTON DR, VENICE, CA 90291-3019	SFR	1
59	712 HAMPTON DR, VENICE, CA 90291-3019	SFR	1
60	716 HAMPTON DR, VENICE, CA 90291-3019	DUPLEX	1
61	718 HAMPTON DR, VENICE, CA 90291-3019	SFR	1
62	720 HAMPTON DR, VENICE, CA 90291-3019	SFR	1
63	317 INDIANA AVE, VENICE, CA 90291-3022	DUPLEX	2
64	321 INDIANA AVE 4, VENICE, CA 90291	QUADRUPLEX	4
65	325 INDIANA AVE, VENICE, CA 90291	QUADRUPLEX	4
66	331 INDIANA AVE, VENICE, CA 90291-3022	TRIPLEX	3



67	333 INDIANA AVE, VENICE, CA 90291-3022	SFR	1
68	339 INDIANA AVE, VENICE, CA 90291-3022	DUPLEX	2
69	345 INDIANA AVE, VENICE, CA 90291-3022	SFR	1
70	330 VERNON AVE, VENICE, CA 90291-2637	DUPLEX	2
71	328 VERNON AVE, VENICE, CA 90291-2637	DUPLEX	2
72	322 VERNON AVE, VENICE, CA 90291-8624	APARTMENT	6
73	316 VERNON AVE, VENICE, CA 90291-8623	APARTMENT	6
74	349 INDIANA AVE, VENICE, CA 90291-3022	CONDOMINIUM	1
75	351 INDIANA AVE, VENICE, CA 90291-3022	CONDOMINIUM	1
76	347 INDIANA AVE, VENICE, CA 90291-3022	CONDOMINIUM	1
77	714 HAMPTON DR 1, VENICE, CA 90291-3019	SFR	1
78	714 HAMPTON DR 2, VENICE, CA 90291-3019	SFR	1
79	805 HAMPTON DR, VENICE, CA 90291-3020	STORES & RESIDENTIAL	5
80	700 MAIN ST, VENICE, CA 90291-2308	CONDOMINIUM	25
81	815 HAMPTON DR, VENICE, CA 90291	CONDOMINIUM	10
82	330 INDIANA AVE, VENICE, CA 90291-3023	SFR	1
83	334 INDIANA AVE, VENICE, CA 90291-3023	TRIPLEX	3
84	338 INDIANA AVE, VENICE, CA 90291-3023	SFR	
85	344 INDIANA AVE B, VENICE, CA 90291	TRIPLEX	2
86	346 INDIANA AVE, VENICE, CA 90291-3023	DUPLEX	2
87	352 INDIANA AVE, VENICE, CA 90291-3023	DUPLEX	2
88	354 INDIANA AVE, VENICE, CA 90291-3023	DUPLEX	2
89	345 BROOKS AVE 3, VENICE, CA 90291	TRIPLEX	3
90	339 BROOKS AVE, VENICE, CA 90291	TRIPLEX	3
91	335 BROOKS AVE, VENICE, CA 90291-3035	SFR	1
92	331 BROOKS AVE 3, VENICE, CA 90291-3087	QUADRUPLEX	4
93	325 BROOKS AVE, VENICE, CA 90291-3035	SFR	1
94	321 BROOKS AVE, VENICE, CA 90291-3035	DUPLEX	2
95	315 BROOKS AVE, VENICE, CA 90291-3035	DUPLEX	2
96	311 BROOKS AVE, VENICE, CA 90291-3035	DUPLEX	2
97	303 BROOKS AVE, VENICE, CA 90291-3035	SFR	1
98	818 HAMPTON DR, VENICE, CA 90291	QUADRUPLEX	4
99	337 BROOKS AVE, VENICE, CA 90291	QUADRUPLEX	4
100	303 1/2 BROOKS AVE, VENICE, CA 90291	TRIPLEX	3
101	317 BROOKS AVE, VENICE, CA 90291-3035	SFR	
102	326 INDIANA AVE, VENICE, CA 90291	CONDOMINIUM	3
103	804 HAMPTON DR, VENICE, CA 90291	APT	12
104	320 INDIANA AVE, VENICE, CA 90291	TRIPLEX	3
105	346 BROOKS AVE, VENICE, CA 90291-3036	TRIPLEX	3
106	340 BROOKS AVE, VENICE, CA 90291	TRIPLEX	3
107	338 BROOKS AVE, VENICE, CA 90291-3036	DUPLEX	2
108	334 BROOKS AVE, VENICE, CA 90291-3036	SFR	1
109	332 BROOKS AVE, VENICE, CA 90291-3036	DUPLEX	2
110	326 BROOKS AVE, VENICE, CA 90291-3036	SFR	1
111	320 BROOKS AVE, VENICE, CA 90291-3036	SFR	1
112	316 BROOKS AVE, VENICE, CA 90291-3036	TRIPLEX	3
113	317 BROADWAY ST A, VENICE, CA 90291-3342	DUPLEX	2
114	305 BROADWAY ST, VENICE, CA 90291-3342	APARTMENT	21
115	301 BROADWAY ST, VENICE, CA 90291-3342	TRIPLEX	3
116	924 ELECTRIC AVE, VENICE, CA 90291-3040	TRIPLEX	3
117	914 ELECTRIC AVE, VENICE, CA 90291-3040	DUPLEX	2
118	1007 ABBOT KINNEY BLVD, VENICE, CA 90291	QUADRUPLEX	4
119	798 MAIN ST, VENICE, CA 90291-3216	SFR	1
120	796 MAIN ST, VENICE, CA 90291-3216	SFR	1

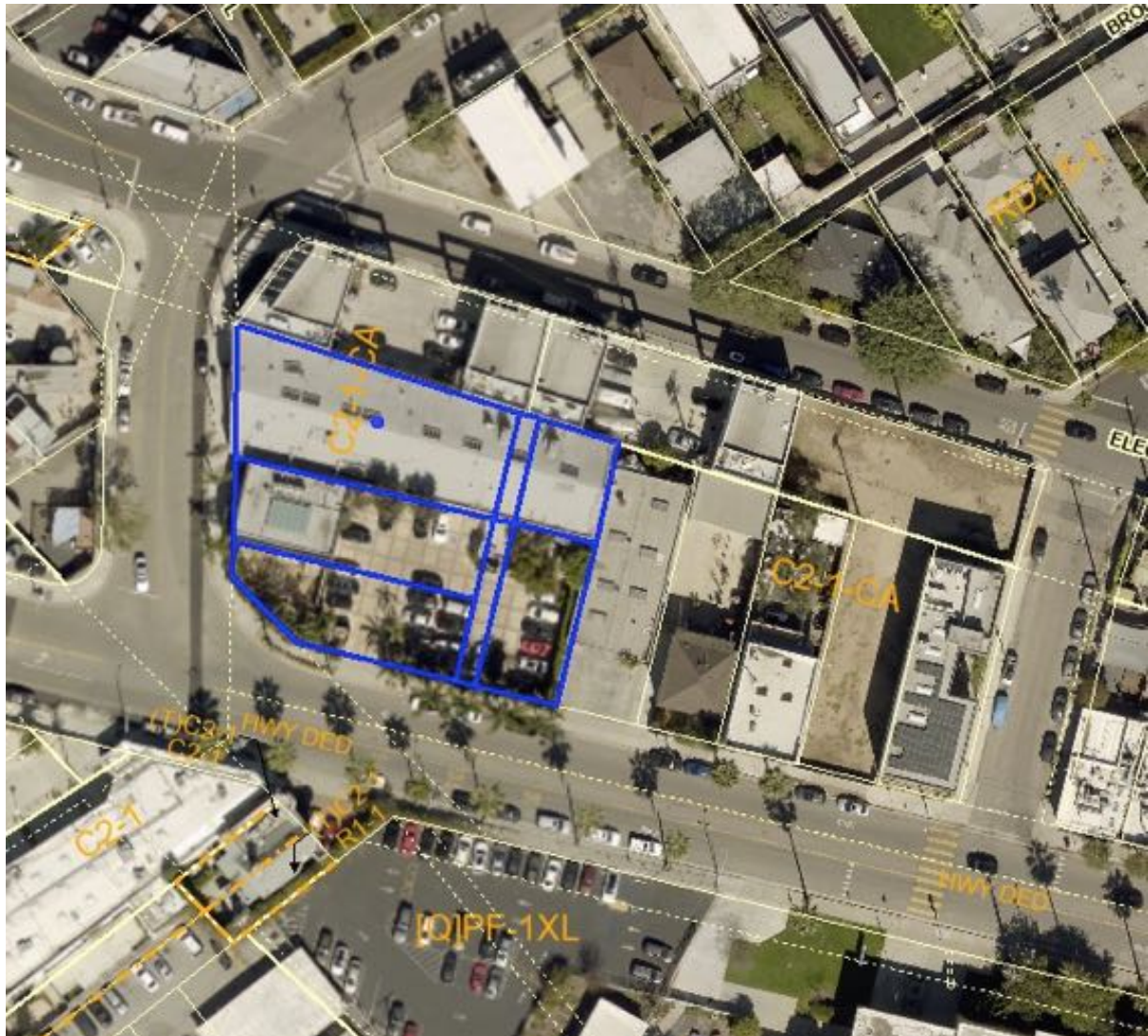


121	110 BROOKS AVE, VENICE, CA 90291-3290	QUADRUPLEX	4
122	112 BROOKS AVE, VENICE, CA 90291-3214	DUPLEX	2
123	116 BROOKS AVE 1, VENICE, CA 90291-3256	TRIPLEX	3
124	120 BROOKS AVE, VENICE, CA 90291	TRIPLEX	3
125	124 BROOKS AVE, VENICE, CA 90291-3214	SFR	
126	115 BREEZE AVE, VENICE, CA 90291-3357	APARTMENT	6
127	123 BREEZE AVE, VENICE, CA 90291-3316	SFR	1
128	125 BREEZE AVE, VENICE, CA 90291-3316	DUPLEX	2
129	127 BREEZE AVE, VENICE, CA 90291-3316	SFR	1
130	129 BREEZE AVE, VENICE, CA 90291-3316	SFR	1
131	913 MAIN ST, VENICE, CA 90291-3333	SFR	1
132	121 BREEZE AVE, VENICE, CA 90291-3316	DUPLEX	2
133	109 BREEZE AVE, VENICE, CA 90291	APARTMENT	19
134	915 MAIN ST, VENICE, CA 90291-3333	SFR	1
135	917 MAIN ST, VENICE, CA 90291-3333	SFR	1
136	118 VISTA PL, VENICE, CA 90291-3224	DUPLEX	2
137	120 VISTA PL, VENICE, CA 90291-3224	SFR	
138	126 VISTA PL, VENICE, CA 90291-3224	SFR	1
139	130 VISTA PL, VENICE, CA 90291-3224	SFR	1
140	132 VISTA PL, VENICE, CA 90291-3224	SFR	1
141	797 MAIN ST, VENICE, CA 90291-3215	DUPLEX	2
142	135 PARK PL, VENICE, CA 90291-3284	DUPLEX	2
143	133 PARK PL, VENICE, CA 90291-3284	SFR	1
144	125 PARK PL, VENICE, CA 90291-3284	DUPLEX	2
145	123 PARK PL 4, VENICE, CA 90291-3286	QUADRUPLEX	4
146	121 PARK PL, VENICE, CA 90291-3284	DUPLEX	2
147	117 PARK PL, VENICE, CA 90291-3284	SFR	1
148	115 PARK PL, VENICE, CA 90291-3284	SFR	1
149	110 PARK PL, VENICE, CA 90291-3223	SFR	1
150	112 PARK PL, VENICE, CA 90291-3223	SFR	1
151	116 PARK PL, VENICE, CA 90291-3223	SFR	1
152	118 PARK PL, VENICE, CA 90291-3285	QUADRUPLEX	4
153	124 PARK PL, VENICE, CA 90291	TRIPLEX	3
154	128 PARK PL, VENICE, CA 90291-3223	SFR	1
155	132 PARK PL, VENICE, CA 90291-3223	SFR	1
156	134 PARK PL, VENICE, CA 90291-3223	TRIPLEX	3
157	825 MAIN ST, VENICE, CA 90291-3217	DUPLEX	2
158	135 BROOKS AVE, VENICE, CA 90291-3254	SFR	1
159	133 BROOKS AVE, VENICE, CA 90291-3254	SFR	1
160	129 BROOKS AVE, VENICE, CA 90291-3254	DUPLEX	2
161	127 BROOKS AVE, VENICE, CA 90291-3254	DUPLEX	2
162	125 BROOKS AVE, VENICE, CA 90291-3254	DUPLEX	2
163	121 BROOKS AVE, VENICE, CA 90291-3254	DUPLEX	2
164	117 BROOKS AVE, VENICE, CA 90291-3254	TRIPLEX	3
165	115 BROOKS AVE, VENICE, CA 90291-3254	DUPLEX	2
166	109 BROOKS AVE, VENICE, CA 90291-3255	QUADRUPLEX	4
167	108 PARK PL, VENICE, CA 90291-3223	DUPLEX	2
168	135 VISTA PL, VENICE, CA 90291-3258	SFR	1
169	127 VISTA PL, VENICE, CA 90291-3250	APARTMENT	6

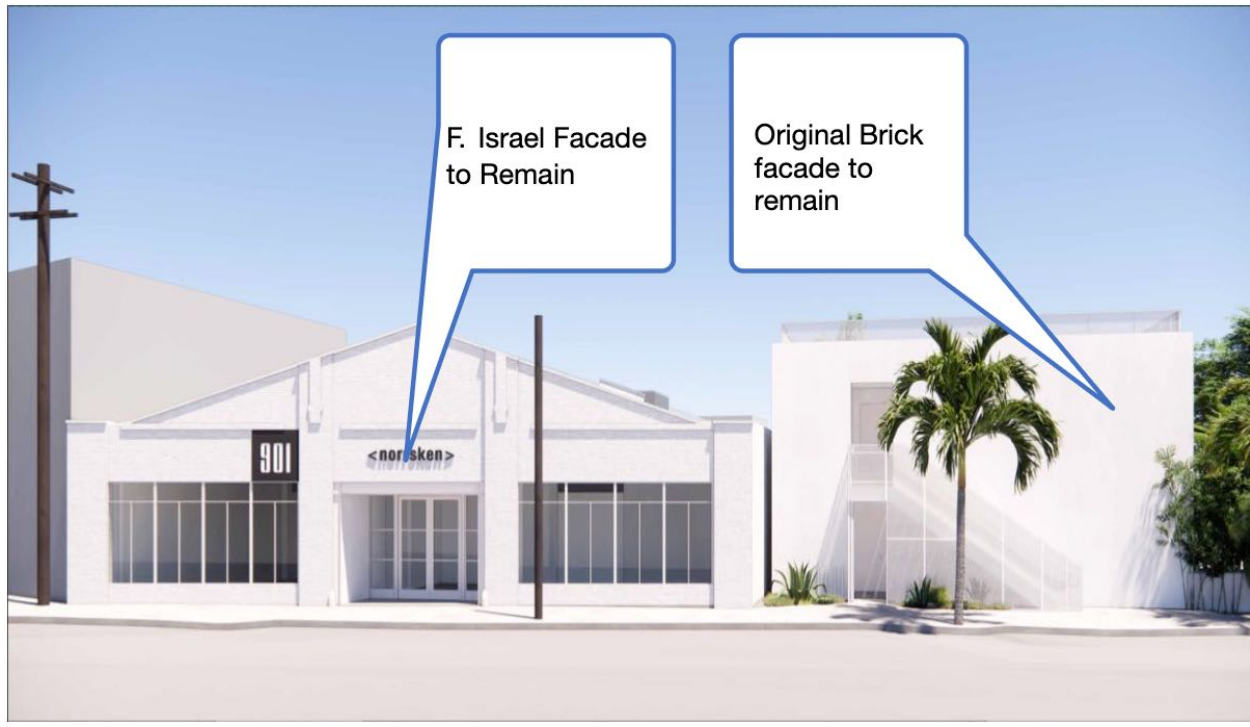
VI. Views of Existing structure:



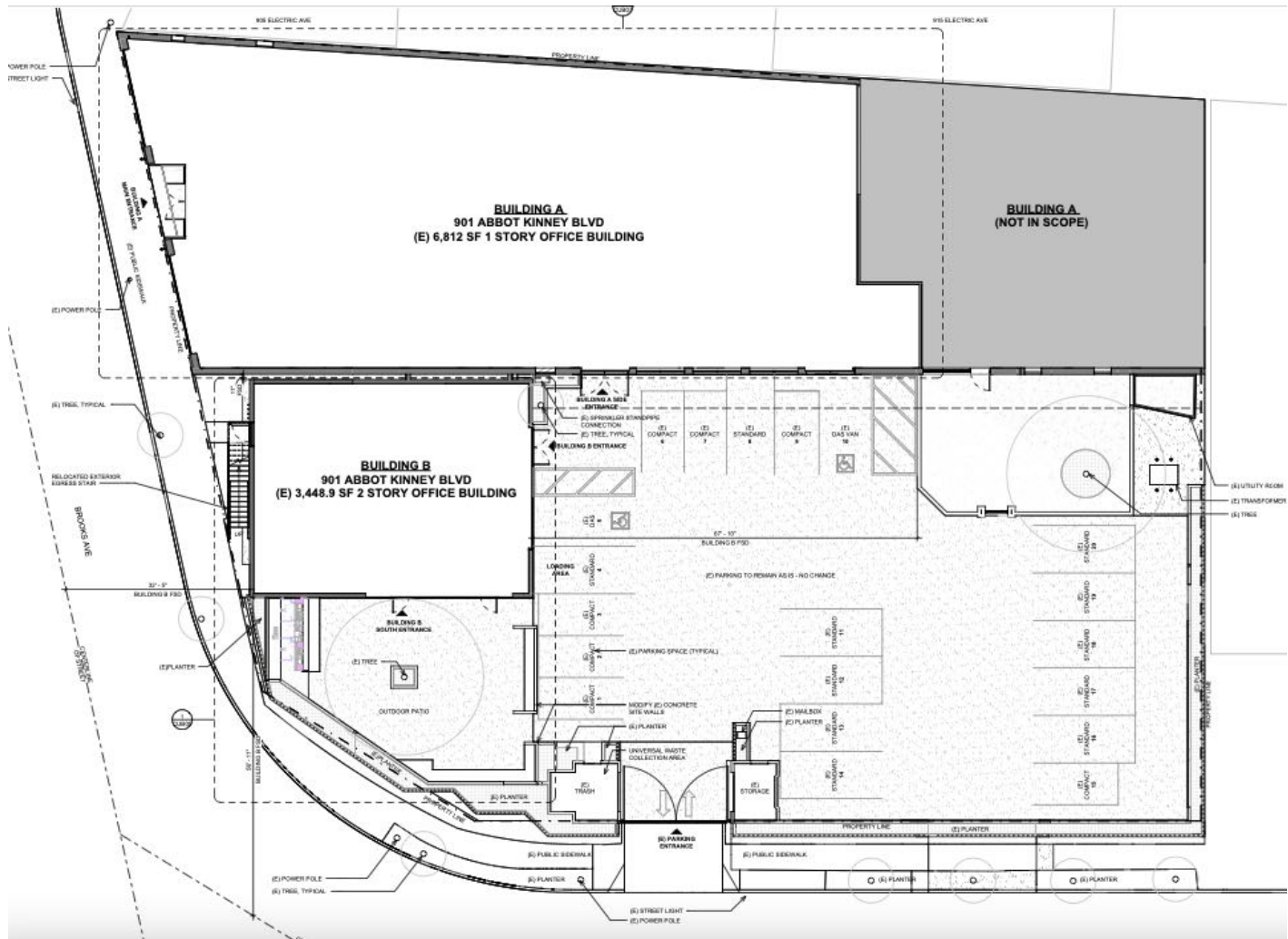
VII. Existing Site:



VIII. Rendering of proposed project:



IX. Site Plans:



ELECTRIC AVE.
(PUBLIC RIGHT OF WAY - 41.50')

PM 5632
APN: 4286012026

APN: 4286012025

301 S. ABBOT KINNEY BLVD.
OWNER: ASA PARTNERS, L.P.
A CALIFORNIA LIMITED LIABILITY COMPANY
& BECCA PROPERTY, L.P., A CALIFORNIA
LIMITED LIABILITY COMPANY
APN: 4286012043
AREA: 2500.81 SQ. FT. (57.5 AC. 1/3)
(DOC# 42055005-01019)

PARCEL 3
20

PARCEL 4

PARCEL 1

PARCEL 2

18
BLOCK 'T'

17

16
(OCEAN PARK VILLA TRACT NO. 2)

15

ABBOT KINNEY BLVD.
(PUBLIC RIGHT OF WAY - 70')

RECORD DOCUMENTS

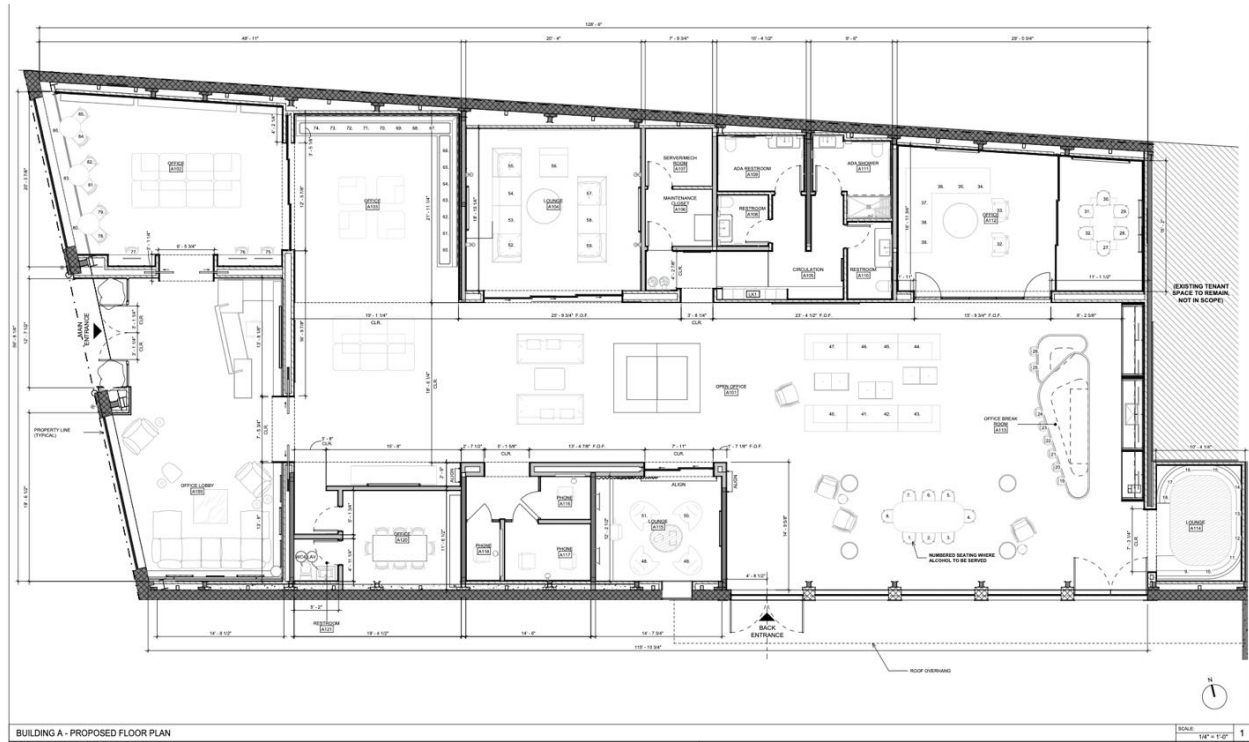
[1] - OCEAN PARK VILLA TRACT NO. 2, [BOOK 4, PAGE 48]

PARCEL MAP 5632 [BOOK 153 PAGE 28]

LOS ANGELES COUNTY AND CITY OF LOS ANGELES (2 DTS)
CORNER RECORDS:

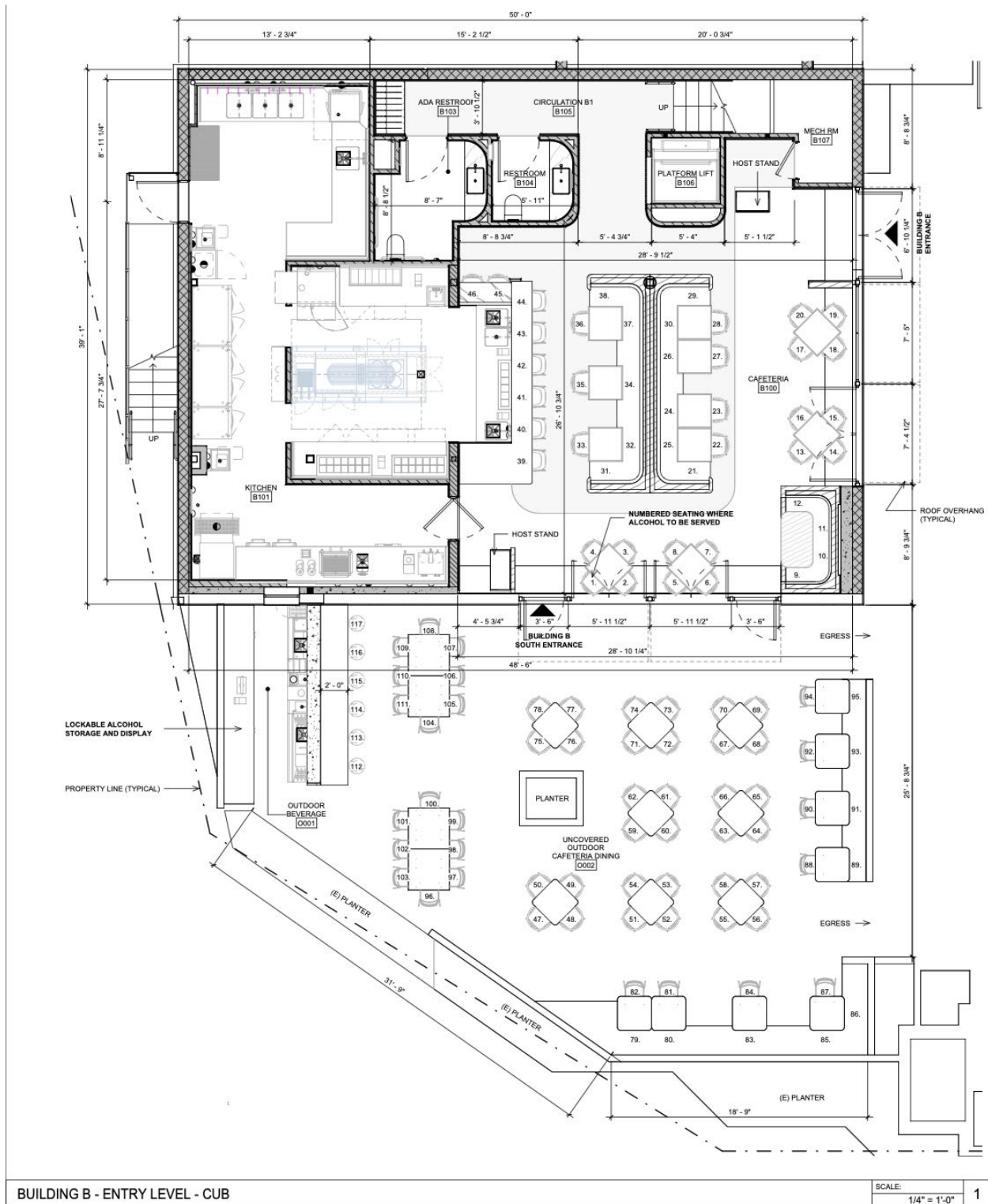
PWT80314-640
PWT80314-645
FB 108-141- PG215
FB 108-141- PG216
FB 108-141- PG217

XI. Building A Floor Plan:

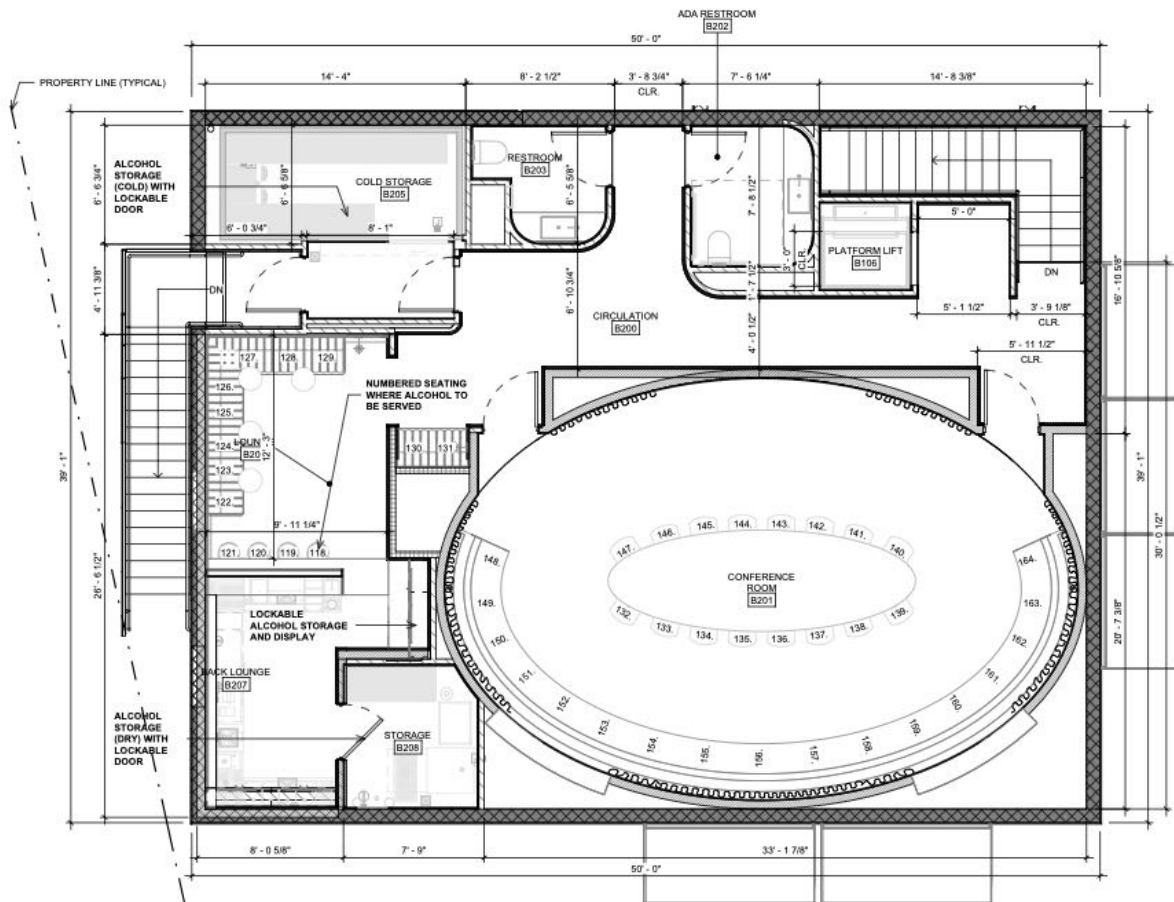


XII. Building B Floor Plans:

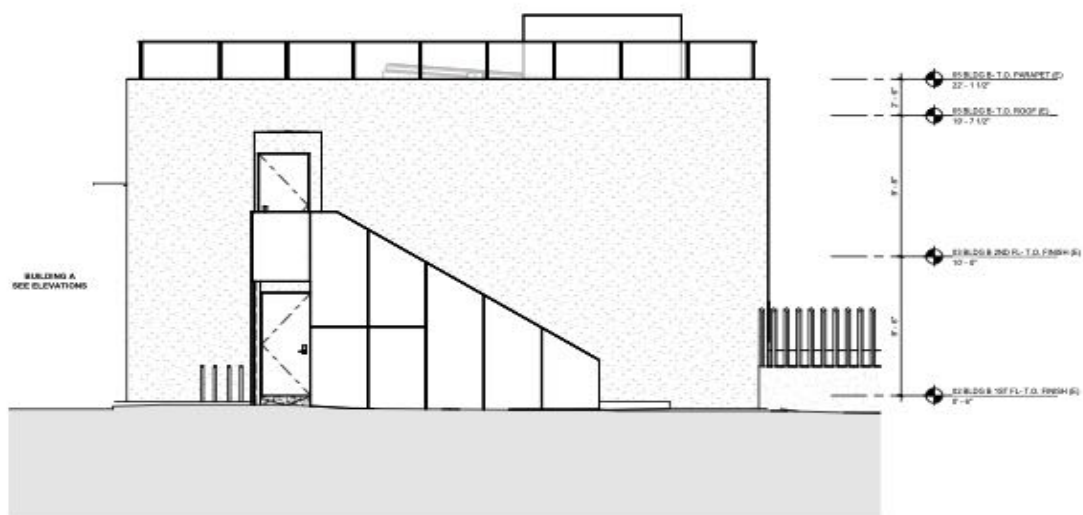
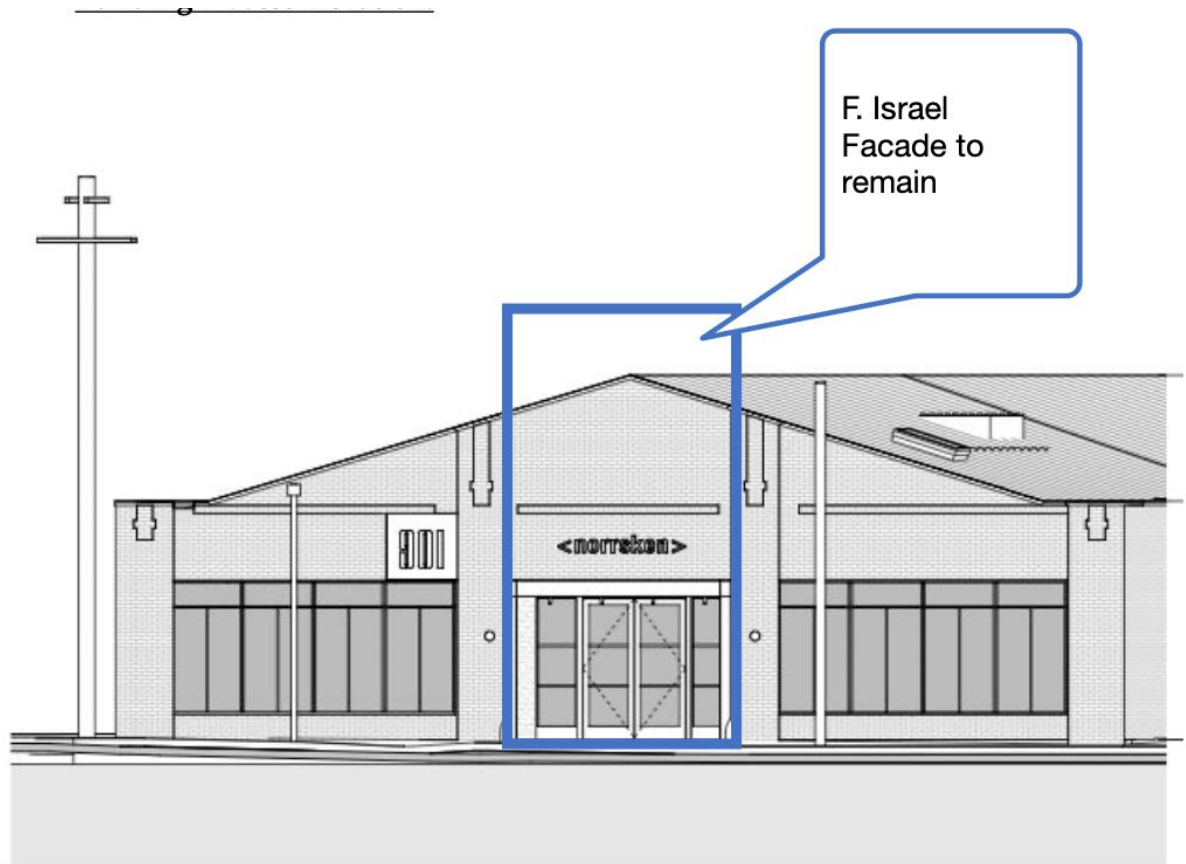
First Floor:



Second floor:



XIII. Building A West Elevation:
Building B West Elevation:



XIII: History:

More on the History of the Building can be found here:

<https://esotericsurvey.blogspot.com/2024/08/901-eames-office.html#:~:text=901%20was%20the%20Eames%20Office,and%20prototyped%20within%20these%20walls.>

