From: **Anita Mazkoori** amazkoor@gmail.com
Subject: Re: Fox Venice Theater Motion Date - LUPC
Date: November 1, 2026 at 3:53 PM
To: Chair-LUPC@venicenc.org
Cc: LUPC@venicenc.org, foxtheaterhistoricalapplication@yahoo.com



AM

Hi Mark,

Following up on my October 22 note about the Fox Venice Theatre motion (620 S. Lincoln Blvd) that David Feige referred to LUPC.

Quick update: I'm submitting a Historic-Cultural Monument nomination for the Fox Venice to the City's Office of Historic Resources on Tuesday, November 3. It builds on a 2019 community effort by Venice natives and has support from former operators of the theater and the Los Angeles Historic Theatre Foundation.

I'd love for LUPC to consider a motion recommending that the Venice Neighborhood Council send a letter of support to the Office of Historic Resources and the Cultural Heritage Commission. With Trader Joe's permits issued and construction under way at the site, timing matters.

Could you let me know when this might be heard? I'm happy to share the full nomination and to present at an upcoming meeting.

Thank you,
Anita Mazkoori
foxtheaterhistoricalapplication@yahoo.com
323-508-5972

To unsubscribe from this group and stop receiving emails from it, send an email to lupc+unsubscribe@venicenc.org.

From: David Feige president@venicenc.org
Subject: Re: Protecting the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 13, 2026 at 8:28 AM
To: Anita Mazkoori amazkoor@gmail.com
Cc: David.Feige@venicenc.org, Mark.Mack@venicenc.org, Gary.Pearl@venicenc.org, Jason.Sugars@venicenc.org, cwilli7269@gmail.com, print cwilli7269@aol.com

Dear Ms. Mazkoori,

Thank you for reaching out, for your obvious concern for the Oakwood and Venice communities (and for the thoughtfully drafted e-mail and motion).

As this is a Land Use issue it should properly be routed (as I think you noted) through the Land Use Planning Committee. I'll reach out to the chair and vice chair and be sure they see this and can promptly consider it.

Again, thank your for time effort and commitment to the community.

All the best,

David

David Feige
President
Venice Neighborhood Council
President@VeniceNC.org
(424) 299-9530

> On Oct 12, 2026, at 7:47 PM, Anita Mazkoori <amazkoor@gmail.com> wrote:
>
> Dear President Feige and Chair Mack,
>
> I'm asking the VNC to place this motion on the next LUPC or Board agenda:
>
> MOTION: The VNC requests that Councilmember Traci Park initiate Historic-Cultural Monument consideration of the Fox Venice Theatre, 620 S. Lincoln Blvd, including its connection to Oakwood's Black history and the history of the land it stands on, and that any demolition or alteration permits at this address require historic review.
>
> Here's why it matters to me: My landlord is a granddaughter of Arthur L. Reese, who helped Abbot Kinney build Venice (PBS SoCal's Lost LA tells the story: https://www.pbssocal.org/shows/lost-la/clip/venices-inclusive-african-american-roots). I came to find out that her cousin is actually my supervisor, too. Through them, Oakwood's history isn't something I read about. It belongs to people I know, and I'm watching it disappear.
>
> Black families built Oakwood when they couldn't live anywhere else in Venice, and they gave this town its soul. Now they're being priced out, and Lincoln, Oakwood's edge, is filling with chains. The Fox has stood there since 1951. The city approved a Trader Joe's alcohol permit for it in August (ZA-2026-1613-CUB) with no environmental review, even

though SurveyLA found the building historically eligible. It has no protection. I've also heard from longtime residents that the land may have been a burial ground for Black Venetians. Those people deserve to be remembered, not repaved over by a Trader Joe's & even further forgotten.

This is about whether Venice honors the people who made it. Once that's gone, it doesn't come back. Please be on the right side of history.

I will do my best to attend the meeting on October 20th, but if I can't make it, please enter this letter as public comment, and keep me informed.

With love for this community,
Anita Mazkoori

Anita Mazkoori
e: amazkoor@gmail.com
p: (812) 746-0753
Connect with me on LinkedIn

From: Sarah Wauters sarah.wauters.vnclupc@gmail.com
Subject: Fox Theater and Neighborhood Voice to Protect the Theater Signage
Date: October 26, 2026 at 2:21 PM
To: Andy Ambriz andyambriz1@gmail.com, Nick Miranda nickmiranda808@gmail.com, Brooks Roach brooksdroach@gmail.com, Colin Burke colin.burke11@gmail.com, andresgura1@gmail.com, Mike Leavitt mikeyleavitt@gmail.com, ngutierrez24669@gmail.com, Kate Brown katebrown121@gmail.com, Henry Mahnke henry.mahnke@gmail.com, Christina Lam christina.yun.lam@gmail.com
Cc: Robin Rudisill robin.rudisill.vnclupc@gmail.com, Mark Mack mark.mack@venicenc.org, Traci.Park@lacity.org, sophie.morris@lacity.org

Dear neighbors, who are concerned about the Fox theater,

Thanks for communicating with LUPC. Your participation and concern about our community is very much appreciated by us - please attend LUPC meetings and let us know your thoughts. As you may know, the building will include the Fox sign, and it's reflected as such on the elevations and the renderings that were approved by the planning department in 2021 (well before many of the present members of LUPC sat on the committee). We did hear a recent application for alcohol sales and we did hear from several neighbors that they support the building of the Trader Joe's as is planned. We also heard from some neighbors that thought it was excessive to generate one more liquor license.

Here is the relevant language in the conditions of the Planning Department's decision in 2021 (page 3, paragraph 9b. of the 2021 decision):

"b. Existing Signs. The existing "FOX" pylon sign and marquee on Lincoln Boulevard shall be maintained and restored, as shown in Exhibit A. Use of the marquee is limited to text displays. Any physical modification to the existing marquee sign (frame) resulting in a new sign shall be subject to the additional review. The existing Smart and Final pole sign located at the intersection of Lincoln Boulevard and Sunset Avenue shall be maintained onsite.

c. Any other future tenant signage shall be subject to an Administrative Review (Director's Sign-off) by the Project Planning Bureau. Signs shall conform with all guidelines and standards contained within the Lincoln Boulevard Community Design Overlay Plan and Ordinance No. 179.906."

I am including the rendering, the elevations, the plans, and the 2021 decision. I am not sure that anything can be done to stop construction at this point because demolition has already begun, and the deadline date by which to appeal the decision is well past.

After reviewing the documents, if you still feel that you would like to put an agenda item on the LUPC committee agenda, please let us know.

Sincerely,
Sarah Wauters

2021_Rendering_606_Lincoln.pdf
2.9 MB

606_Lincoln_Elevations.pdf

2021_Approved_Plans_606_Lincoln.pdf
7.2 MB

2021_Planning_Decision_606_Lincoln.pdf
1.9 MB



EXHIBIT "A"

CDD APPLICATION
MARCH 17, 2021

COVER - RENDERING

630 S LINCOLN BLVD
VENICE, CA 90291

dfh

2001

T-1.00

ABBREVIATIONS

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	EXISTING DEMOLITION
	NEW OR RELOCATED PIPING
	LOCATION
	EXISTING CURB/GUTTER LINE
	NEW CURB/GUTTER LINE
	WIDTH LINE, DIMENSION AS SHOWN
	LEVEL LINE, CONTROL POINT OR ELEVATION
	PROPERTY LINE BOUNDARY LINES
	SURVEY LINE
	SUBJECT PROPERTY BOUNDARY LINE
	EXISTING CONSTRUCTION TO REMAIN/NOTED
	BUILDING LINE, SETBACK OR EASEMENT LINE
	DETAIL NUMBER REFERENCE DRAWING NUMBER
	WALL SECTION OR ELEVATION NUMBER REFERENCE DRAWING NUMBER
	DOOR NUMBER
	WALL REFERENCE
	WINDOW NUMBER
	MATERIAL REFERENCE REFERENCE DRAWING
	KEYNOTE
	REVISION
	PROJECT NORTH ORIENTATION AS SHOWN ON PLOT PLAN OR FLOOR PLAN
	REFERENCE GRID

CODES, REGULATIONS, PERMITS AND STANDARDS

PROJECT DIRECTORY

OWNER:
ARCHITECT:
REP:
LAND USE:
ENGINEER:

PROJECT SUMMARY

F.A.R.

SHEET INDEX

LOCATION MAP

VICINITY MAP

BICYCLE PARKING

PARKING BREAKDOWN

EXHIBIT "A"

dfh

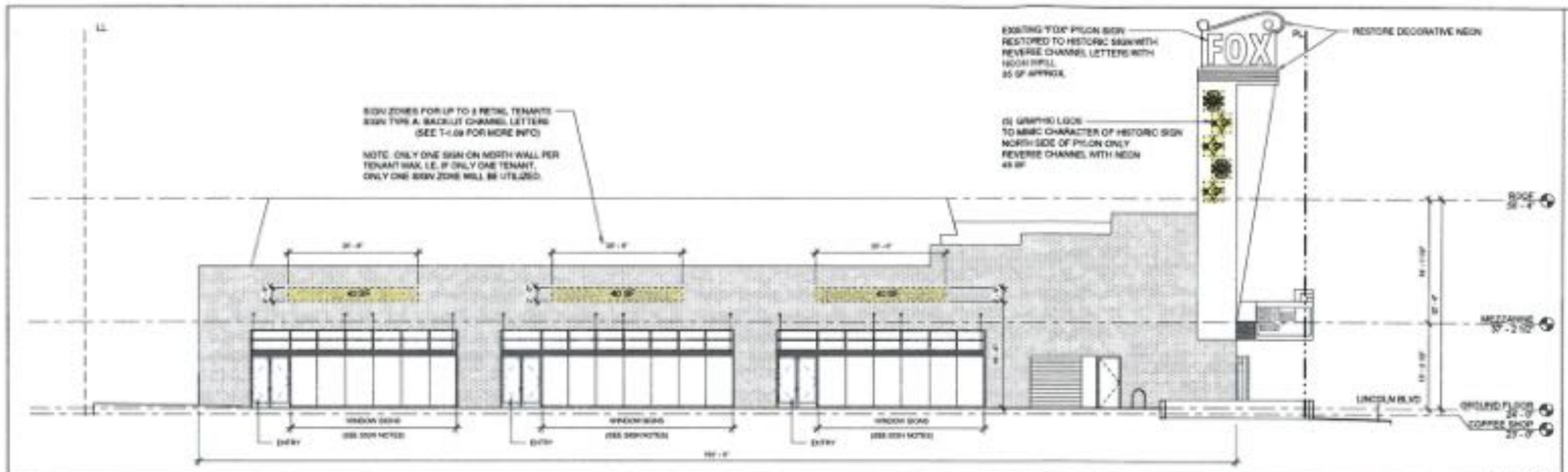
620 S LINCOLN BLVD
VENICE, CA 90291

CDO APPLICATION
MARCH 17, 2021

TITLE SHEET

2001

T-1.01



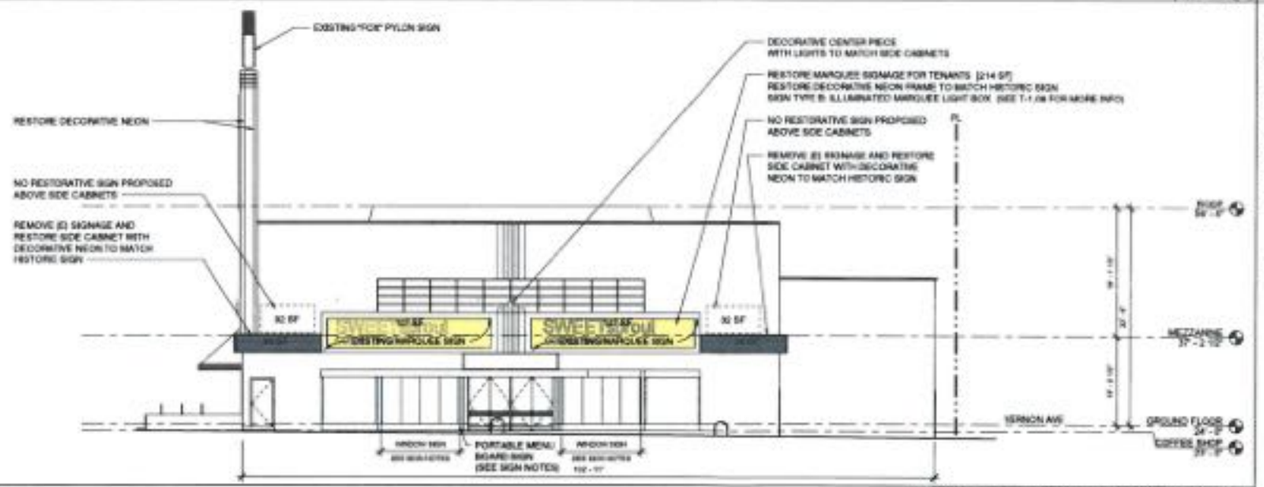
NORTH ELEVATION - SIGNAGE SCALE 1/8" = 1'-0" (3)

ALLOWED SIGN AREAS: NORTH FACADE
MAX ILLUMINATED WALL SIGN SIZE = 1 SF PER 1' BUILDING FACADE LENGTH
(CDO STANDARD 16b)
NORTH FACADE LENGTH = 160'
MAX SIGN SIZE = 1 X 160' = 160 SF
ALLOWED SIGN AREA = 160 SF

PROPOSED SIGN AREAS
SIGN ABOVE CANOPIES = 40 SF (x3) = 120 SF
TOTAL NEW SIGNAGE = 120 SF (< 160 SF ALLOWED; COMPLIES)
RESTORED HISTORIC "FOX" = 85 SF
RESTORED HISTORIC GRAPHIC LOGOS = 49 SF
TOTAL PROPOSED SIGN AREA = 206 SF

HISTORIC PYLON SIGN





WEST ELEVATION - SIGNAGE SCALE 1/8" = 1'-0" (2)

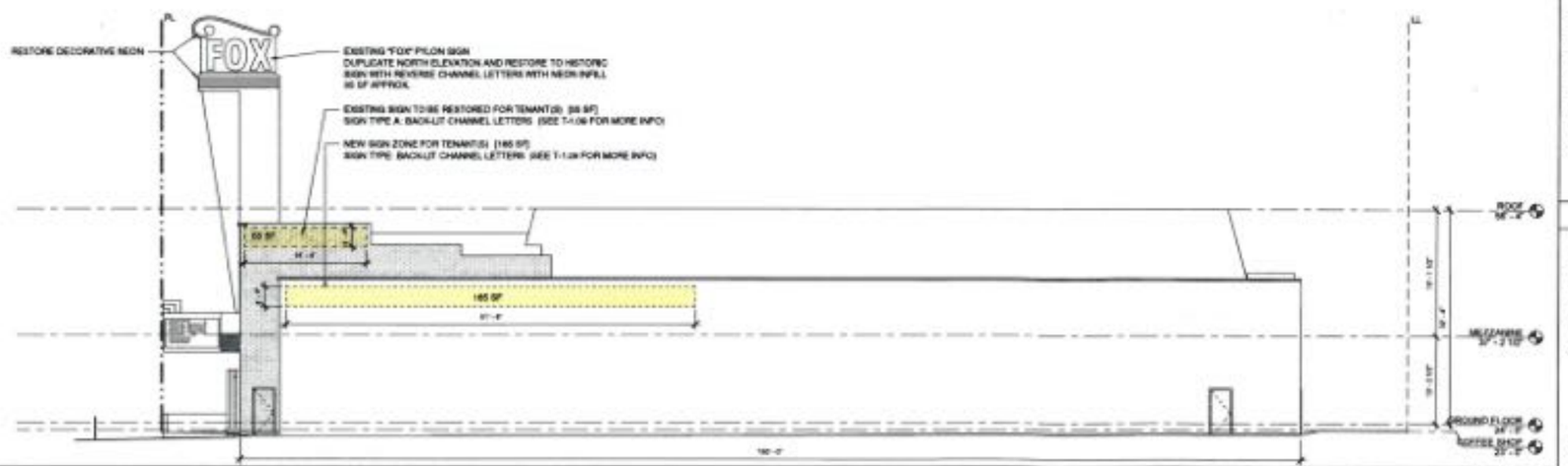
ALLOWED SIGN AREAS: WEST FACADE
MAX ILLUMINATED WALL SIGN SIZE = 1 SF PER 1' BUILDING FACADE LENGTH
(CDO STANDARD 16b)
WEST FACADE LENGTH = 102'-11"
MAX SIGN SIZE = 1 X 102.9' = 102.9 SF
ALLOWED SIGN AREA = 102.9 SF

EXISTING AND HISTORIC SIGN AREAS
HISTORIC MARQUEE = 274 SF
HISTORIC SIDE CABINETS = 64 SF
EXISTING SIDE CABINET SIGN = 60 SF
TOTAL EXISTING SIGN AREA = 398 SF

PROPOSED SIGN AREAS
NEW SIGNAGE = 0 SF
RESTORED HISTORIC MARQUEE = 274 SF
TOTAL PROPOSED SIGN AREA = 274 SF (< 102.9 SF ALLOWED; COMPLIES BY RESTORATION)

HISTORIC PYLON SIGN





SOUTH ELEVATION - SIGNAGE SCALE 1/8" = 1'-0" (1)

ALLOWED SIGN AREAS: SOUTH FACADE
MAX WALL SIGN SIZE = 1.5 SF PER 1' BUILDING FACADE LENGTH
(CDO STANDARD 16b)
SOUTH FACADE LENGTH = 160'
MAX SIGN SIZE = 1.5 X 160' = 240 SF
ALLOWED SIGN AREA = 240 SF

PROPOSED SIGN AREAS
(E) SIGN TO BE RESTORED = 55 SF
ADDITIONAL NEW SIGNAGE = 185 SF
TOTAL NEW SIGNAGE = 240 SF (=240 SF ALLOWED; COMPLIES)
RESTORED HISTORIC "FOX" = 85 SF
TOTAL PROPOSED SIGN AREA = 38 SF

EXHIBIT "A"
Page No. 1 of 11
Case No. [illegible]

SIGN NOTES

1. WALL SIGNS SHOULD NOT PROJECT MORE THAN 18 INCHES FROM THE FACE OF A WALL.

2. SIGNS FACING ALLEYS OR ANY RESIDENTIAL USE OR ZONE SHOULD NOT BE ILLUMINATED.

3. WINDOW SIGNS SHOULD NOT EXCEED 15% OF EACH PANEL OR TOTAL WINDOW AREA, AND INDIVIDUAL SIGNS SHOULD NOT EXCEED FOUR SQUARE FEET.

4. ONE PORTABLE MENU BOARD SIGN (A-FRAME) MAY BE PERMITTED IN THE PUBLIC RIGHT-OF-WAY FOR EATING ESTABLISHMENTS, BAKERIES, FLORISTS, AND SIMILAR BUSINESSES THAT HAVE AS THEIR PRIMARY SALES PERISHABLE GOODS; PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
- THE SIGN IS REMOVED AT THE END OF EACH BUSINESS DAY
- THE SIGN DIMENSIONS DO NOT EXCEED TWO FEET BY THREE FEET.
- THE SIGN DOES NOT INTERFERE WITH PEDESTRIAN MOVEMENT OR WHEELCHAIR ACCESS.
- THE SIGN IS NOT ILLUMINATED.
- ALL REQUIRED SIGN PERMITS HAVE BEEN SECURED FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS)

5. THE SIGN PROGRAM ON T-1.08 & T-1.09 ARE GUIDELINES. TENANTS WILL NEED TO SUBMIT SIGNAGE PLANS FOR A SIGN PERMIT FROM THE CITY OF LOS ANGELES.

6. ALL SIGNAGE TO COMPLY WITH CITY OF LA GUIDELINES AND STANDARDS, THE CDO GUIDELINES, AND THE GUIDELINES IN THIS SIGN PROGRAM.

dfh architects

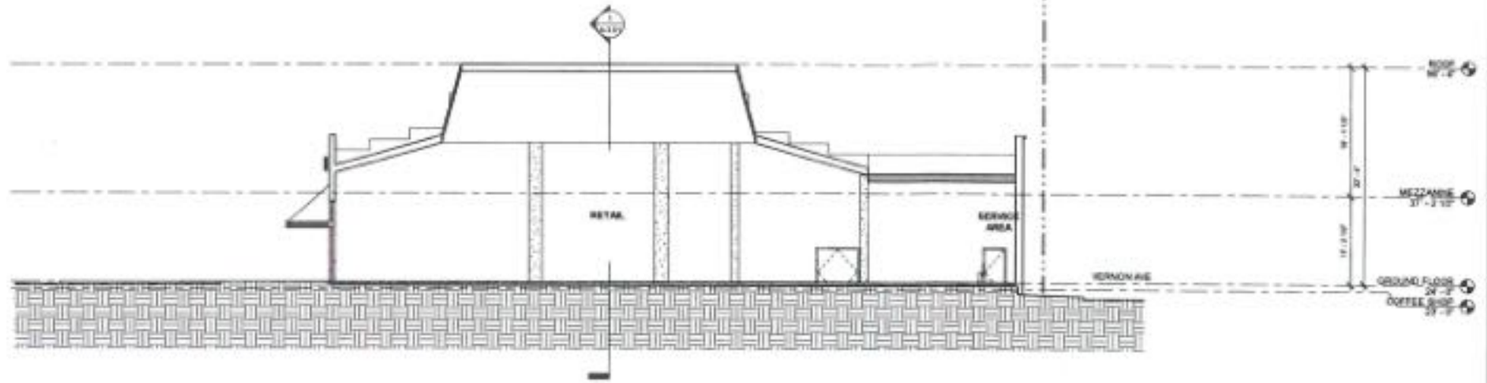
620 S LINCOLN BLVD
VENICE, CA 90291

CDO APPLICATION
MARCH 17, 2021

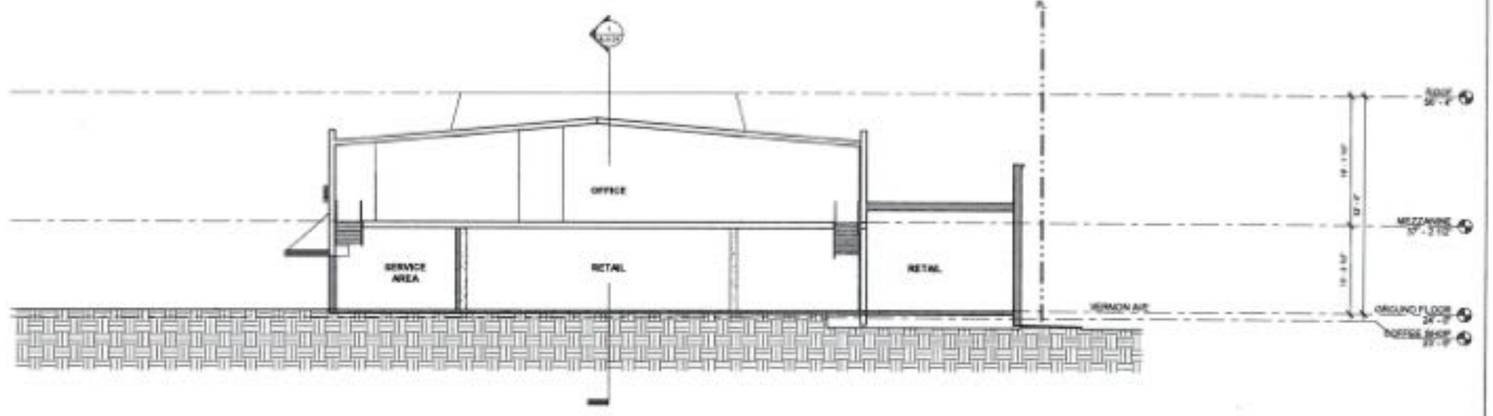
SIGN PROGRAM

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7/1/11 (20 SIMIL)
2/19/21 REV. 1
3/17/21 REV. 2
3/22/21 REV. 3

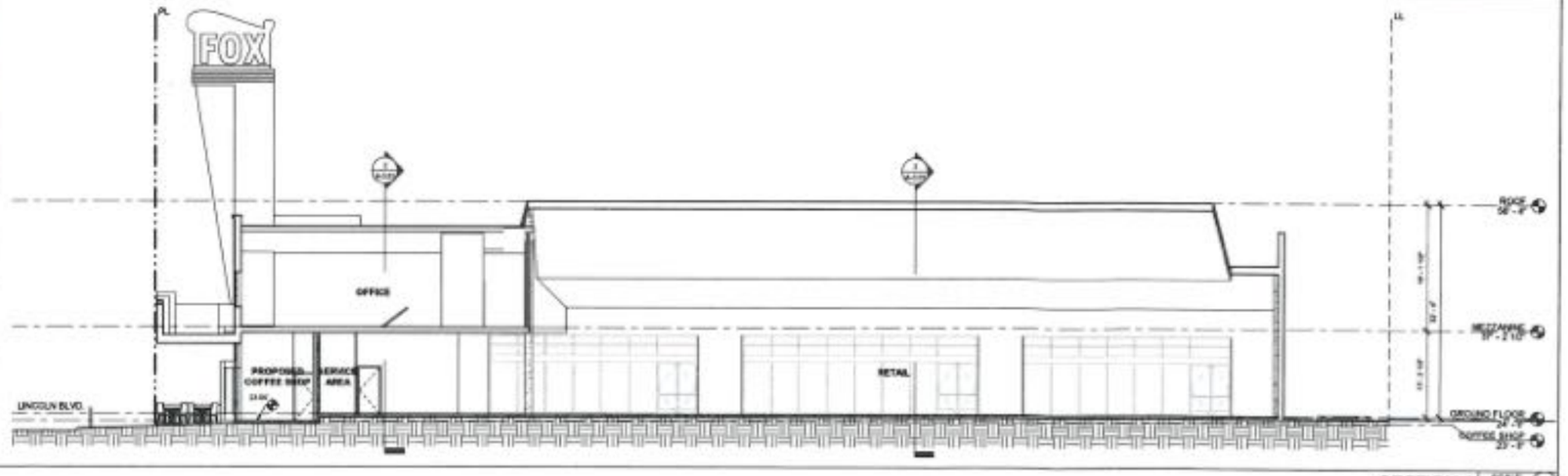
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Scale: 1/8" = 1'-0"
By:
Project No: 2001
Page No: T-1.08
OF



SECTION C SCALE 1/8" = 1'-0" 3



SECTION B SCALE 1/8" = 1'-0" 2



SECTION A SCALE 1/8" = 1'-0" 1

WALL LEGEND

NEW WALL

EXISTING WALL

EXHIBIT "A"

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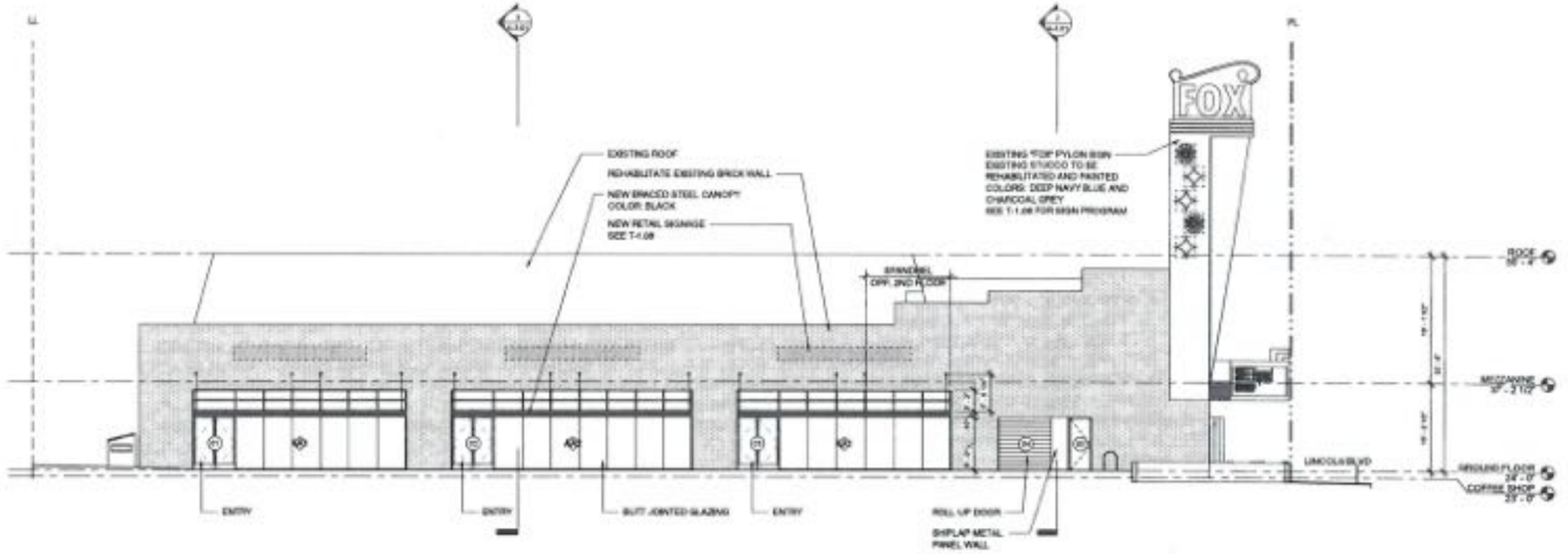
620 S LINCOLN BLVD
VENICE, CA 90291

CDO APPLICATION
MARCH 17, 2021

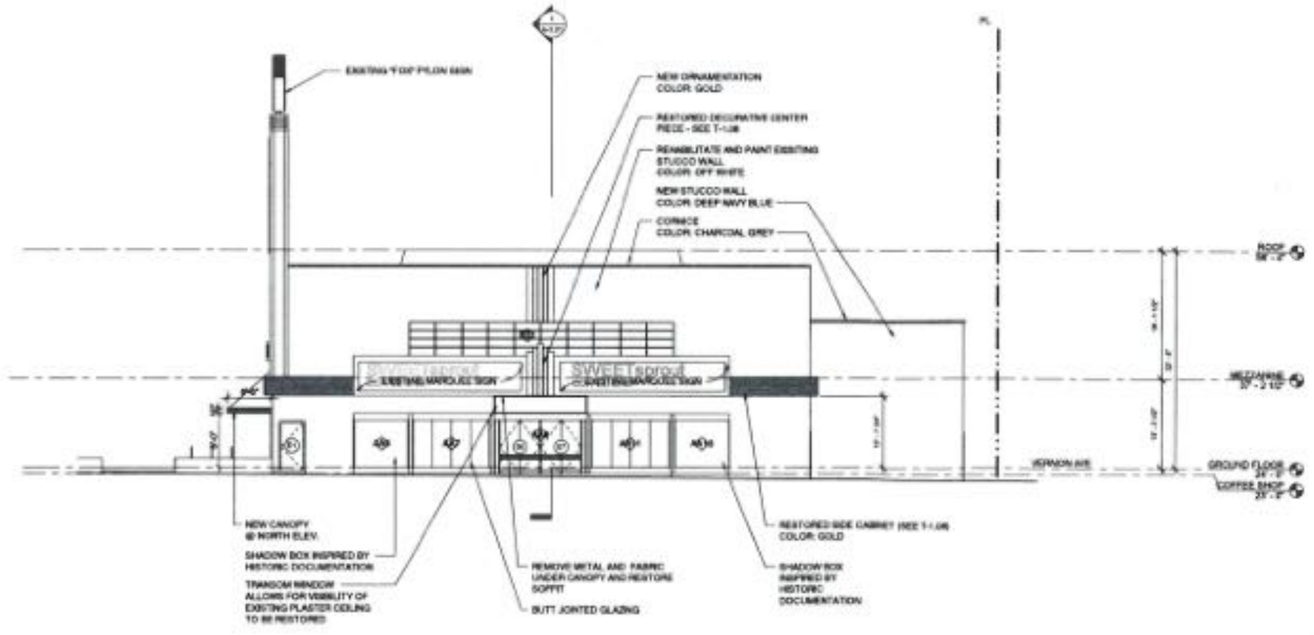
SECTIONS

REVISION
11/11/20 MM/TL
5/18/21 REV. 1
8/11/21 REV. 2
8/30/21 REV. 3

Date: 03/17/21
Scale: 1/8" = 1'-0"
By: DR
Project No: 2001
Page No: A-3.01



NORTH ELEVATION SCALE: 1/8" = 1'-0" (2)



WEST ELEVATION SCALE: 1/8" = 1'-0" (1)

EXHIBIT "A"

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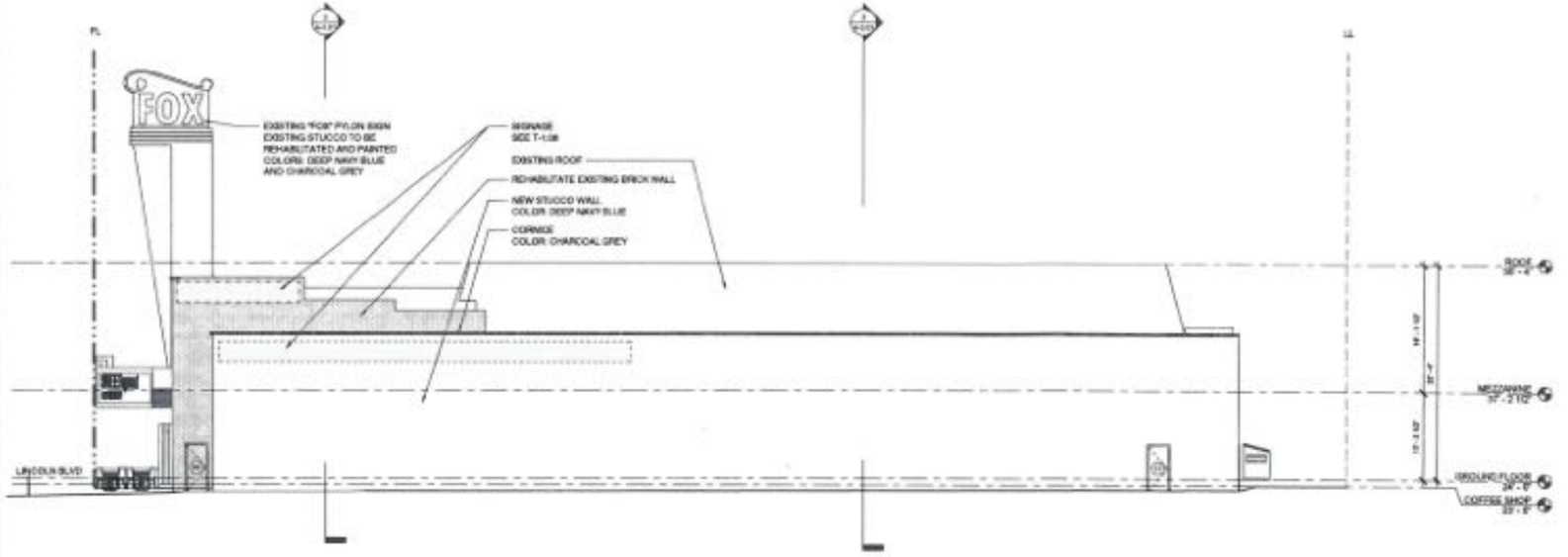
620 S LINCOLN BLVD
VENICE, CA 90291

CDO APPLICATION
MARCH 17, 2021

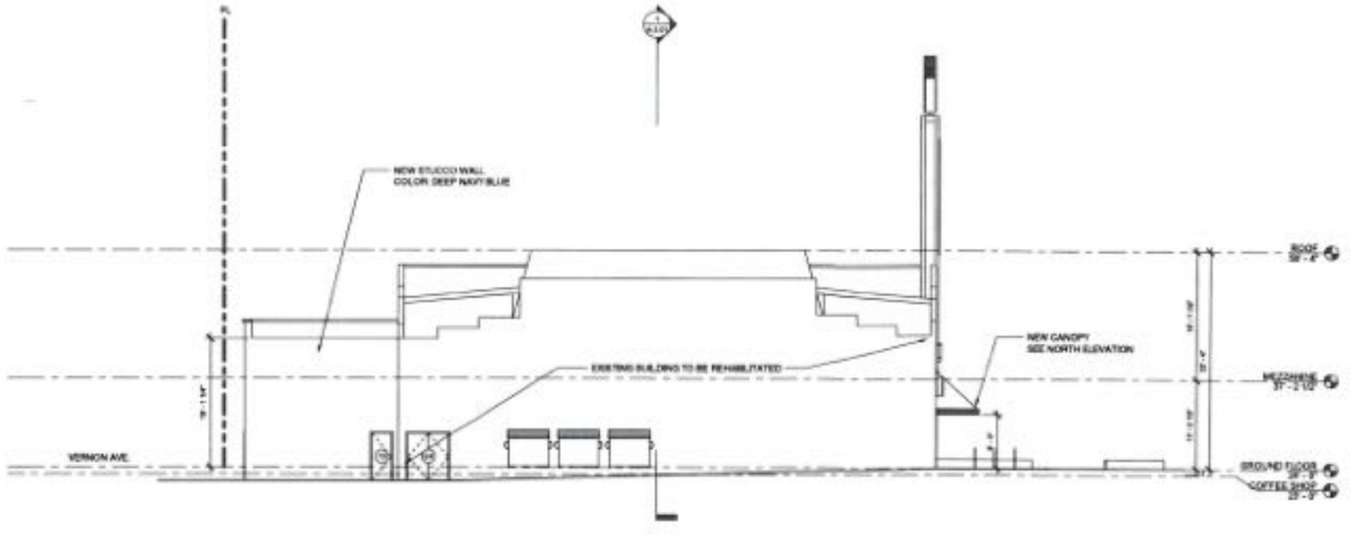
ELEVATIONS

REVISION
11/11/20 SBMTL
2/18/21 REV. 1
3/17/21 REV. 2
6/22/21 REV. 3

Date: 06/17/21
Scale: 1/8" = 1'-0"
By: DR
Project No: 2001
Page No: A-4.01
OF



SOUTH ELEVATION SCALE: 1/8" = 1'-0" (2)



EAST ELEVATION SCALE: 1/8" = 1'-0" (1)

EXHIBIT "A"

dfh architects

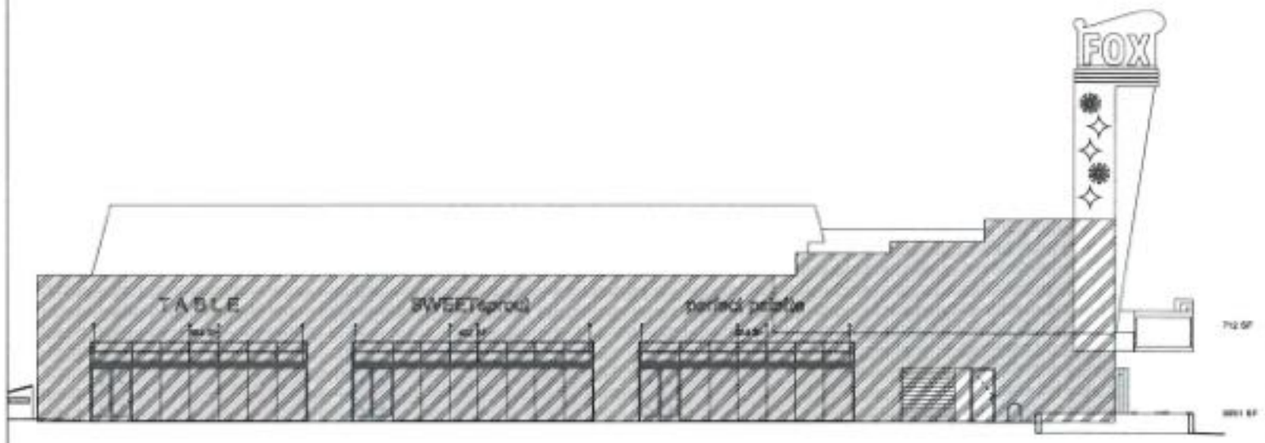
620 S LINCOLN BLVD
VENICE, CA 90291

CDO APPLICATION
MARCH 17, 2021

ELEVATIONS

REVISION
11/11/20 SBMTL
2/19/21 REV. 1
5/17/21 REV. 2
6/23/21 REV. 3

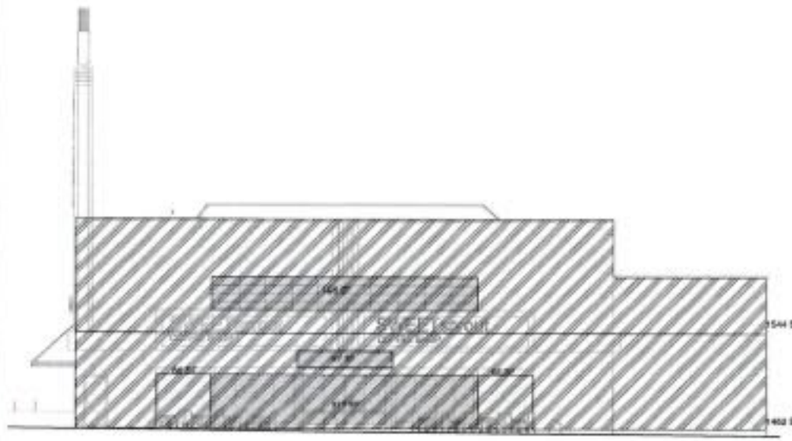
Date: 05/17/21
Scale: 1/8" = 1'-0"
By: DR
Project No: 2001
Page No: A-4.02



COMMERCIAL FLOORS @ NORTH ELEVATION
80% UNPROTECTED OPENINGS ALLOWED PER CBC

2ND FLOOR	WALL AREA (W.A.) =	712 SF
	UNPROTECTED OPENINGS (U.O.) =	2 SF
	%-OF W.A. TO U.O. @ 8A FLOOR =	0%
1ST FLOOR	WALL AREA (W.A.) =	3,051 SF
	UNPROTECTED OPENINGS (U.O.) =	1,200 SF
	%-OF W.A. TO U.O. @ 8A FLOOR =	39%

NORTH ELEVATION - OPENING JUSTIFICATION — SCALE 1/8" = 1'-0" (2)



COMMERCIAL FLOORS @ WEST ELEVATION
10'-01 1/4" FROM PROPERTY LINE - 80% UNPROTECTED OPENINGS ALLOWED PER CBC

2ND FLOOR	WALL AREA (W.A.) =	1,544 SF
	UNPROTECTED OPENINGS (U.O.) =	196 SF
	%-OF W.A. TO U.O. @ 8A FLOOR =	13%
1ST FLOOR	WALL AREA (W.A.) =	1,402 SF
	UNPROTECTED OPENINGS (U.O.) =	354 SF
	WINDOW #6(A	132 SF
	%-OF W.A. TO U.O. @ 8A FLOOR =	33%

WEST ELEVATION - OPENING JUSTIFICATION — SCALE 1/8" = 1'-0" (1)

EXHIBIT "A"

dfh architects

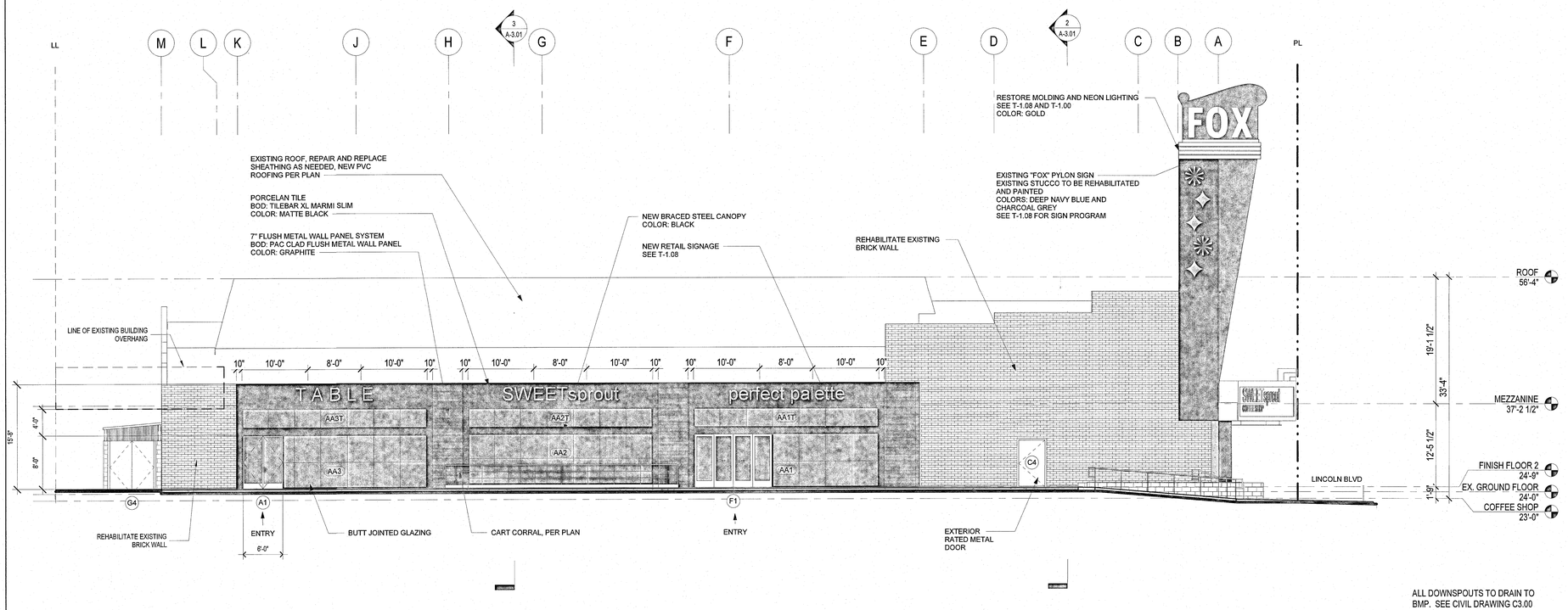
620 S LINCOLN BLVD
VENICE, CA 90291

CDO APPLICATION
MARCH 17, 2021

OPENINGS JUSTIFICATION

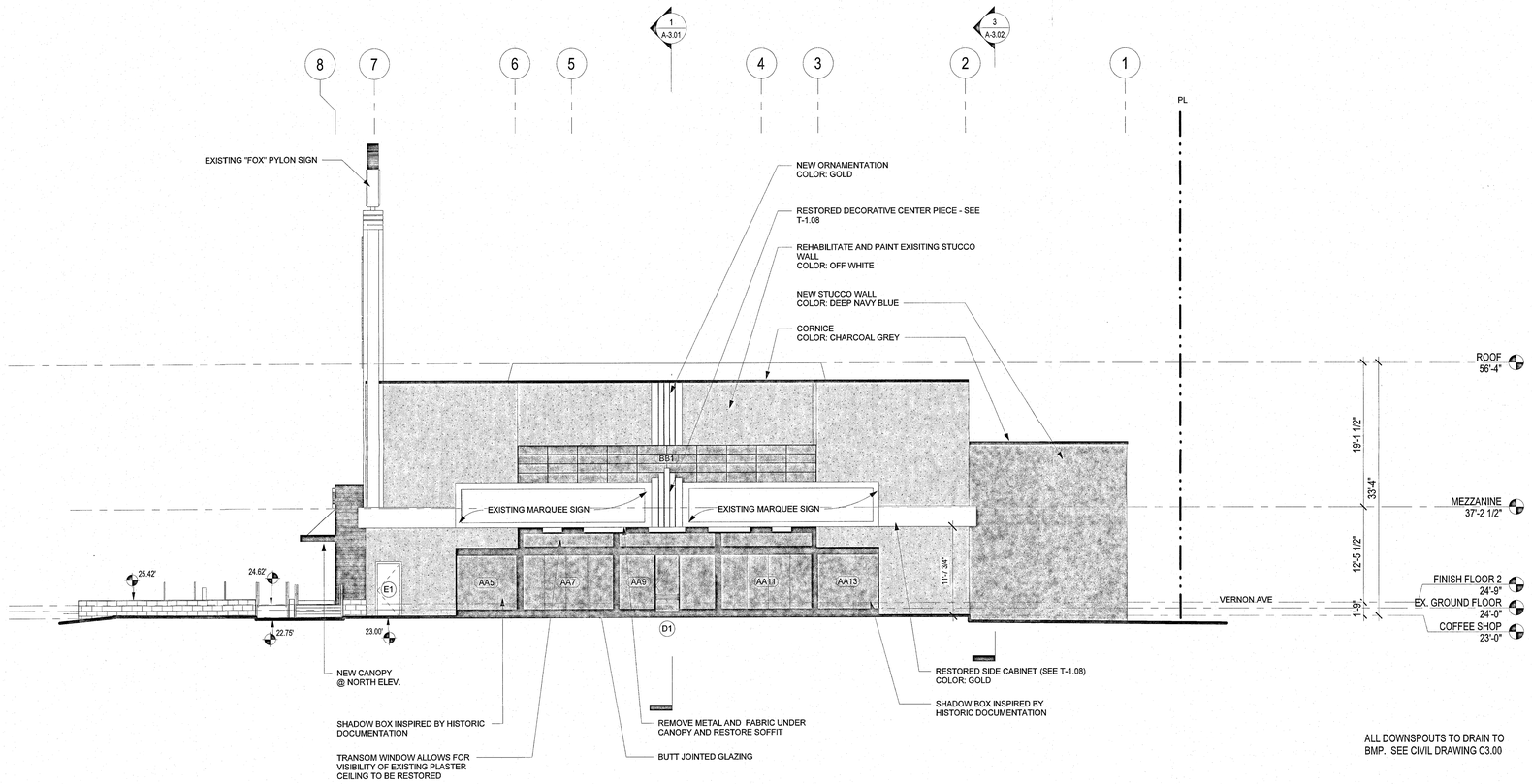
REVISION
11/11/20 SRMTL
2/18/21 REV. 1
3/17/21 REV. 2
6/29/21 REV. 3

Date: 06/17/21
Scale: 1/8" = 1'-0"
By: Author
Project No: 2001
Page No: A-6.02



ALL DOWNSPOUTS TO DRAIN TO BMP. SEE CIVIL DRAWING C3.00

NORTH ELEVATION SCALE: 1/8" = 1'-0" 2



ALL DOWNSPOUTS TO DRAIN TO BMP. SEE CIVIL DRAWING C3.00

WEST ELEVATION SCALE: 1/8" = 1'-0" 1

GENERAL NOTES

1. REPLACE ALL EXISTING GLAZING W/ STOREFRONT GLAZING:SOLARBAN 67XL W/ DARK BRONZE ANODIZED FINISH BASIS OF DESIGN: ARCADIA 2" X 4 1/2" CENTER GLAZED.
2. FOR EXISTING WINDOW REPLACEMENT, REMOVE 12" OF EXISTING STUCCO AND ALL WATERPROOFING. REPLACE WATERPROOFING PER ARCH DETAILS AND LAP BUILDING PAPERW/ EXISTING. PATCH AND REPAIR PLASTER TO SEAMLESSLY. MATCH ADJACENT PLASTER.
3. ALL EXISTING PLASTER TO BE RE-PAINTED WITH NON-REFLECTIVE COLOR. PATCH AND REPAIR STUCCO AS NECESSARY.
4. REPLACE ALL EXISTING COMPOSITION SHINGLE ROOFING W/ MALARKY ECOASIS PREMIUM, COLOR = WHITE. NEW PITCHED. ROOFS TO MATCH EXISTING.
5. NEW FLAT ROOF TO BE WOOD-FRAMED OVERFRAMING SLOPED AT 1/4" PER FOOT MIN. FILLED WITH BATT INSULATION. PROVIDE 2-PLY BUILT-UP ROOF SYSTEM WITH 20 YEAR MATERIALS & INSTALLATION WARRANTY AND "COOL ROOF" COMPLIANT CAP SHEET.
6. ROOF INSULATION VALUE TO BE R-30 MIN. BATT INSULATION.
7. WALL INSULATION VALUE TO BE R-21 MIN. BATT INSULATION.
8. COLUMN GRIDS ARE EXISTING UNLESS OTHERWISE NOTED.
9. SEE STRUCTURAL DWGS. FOR BEAM & COLUMN INFORMATION.
10. BUILDING PROVIDED AS A "COLD SHELL" FOR FUTURE TENANT IMPROVEMENT SCOPE.
    A. RESTROOMS NOT PROVIDED AS PART OF "COLD SHELL" BUILD-OUT.
    B. TAPE & FLOAT ALL INTERIOR GYSPUM BOARD. DO NOT PAINT.
    C. EXPOSED CONCRETE SLAB-ON-GRADE PROVIDED. NO ADDITIONAL FINISHED FLOOR PROVIDED.
11. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION OR EXFILTRATION.
12. COPIES OF NOTIFICATION TO AIR QUALITY MANAGEMENT DISTRICT SHALL BE PROVIDED TO BUILDING AND SAFETY PRIOR TO THE REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL, PER AQMD RULE 1403.
13. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.

KEYNOTES

PLANS APPROVED
City of Los Angeles
City Planning Department
Date: 4/11/24 By: ...
Comments: DIR-2021-3309-CDO-W01

LEGEND

- 20/30 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED - OFF WHITE
- 20/30 SAND EXT. CEMENT PLASTER, PAINTED W/MODIFIED WATERVORNE ACRYLATE, MFGR: TNEMEC, 156 ENVIRO-CRETE, COLOR: "ACADEMY BLUE"
- 20/30 SAND EXT. CEMENT PLASTER, PAINTED W/MODIFIED WATERVORNE ACRYLATE, MFGR: TNEMEC, 156 ENVIRO-CRETE, COLOR: "MYSTERIOUS"
- 7" METAL PANEL. PAC CLAD FLUSH METAL WALL PANEL - GRAPHITE
- LARGE FORMAT PORCELAN TILE. TILEBAR XL MARMI SLIM - MATTE BLACK
- CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS
- REHABILITATED EXISTING BRICK WALL
- CMU WALL, PAINTED - NAVY

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.

By: _____ Total of _____ Sh...
Date: _____

1544 20th street SM, CA
t+310.394.4045
info@dfhcia.com
www.dfhcia.com
dfh architecture interiors environments

620 S LINCOLN BLVD
VENICE, CA 90291

CITY PERMIT SET
03/22/2024

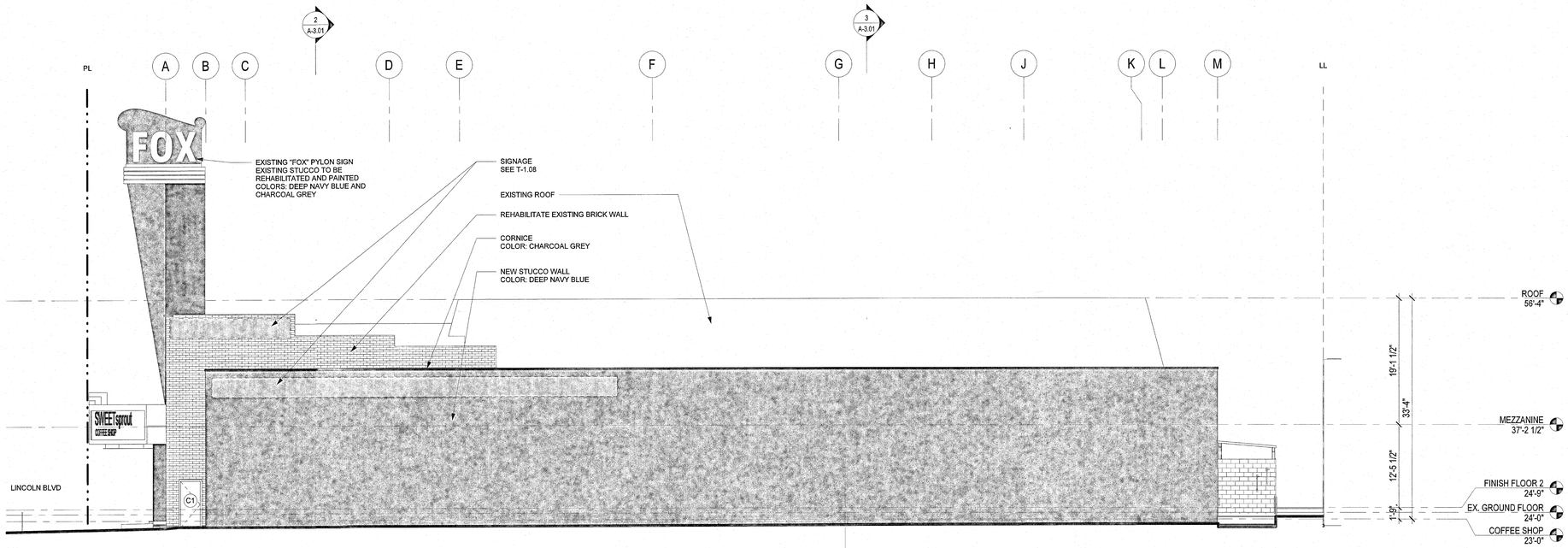
ELEVATIONS

LICENSED ARCHITECT
MIKA L. BLOCK
C-32273
09/30/2025
STATE OF CALIFORNIA

REVISION

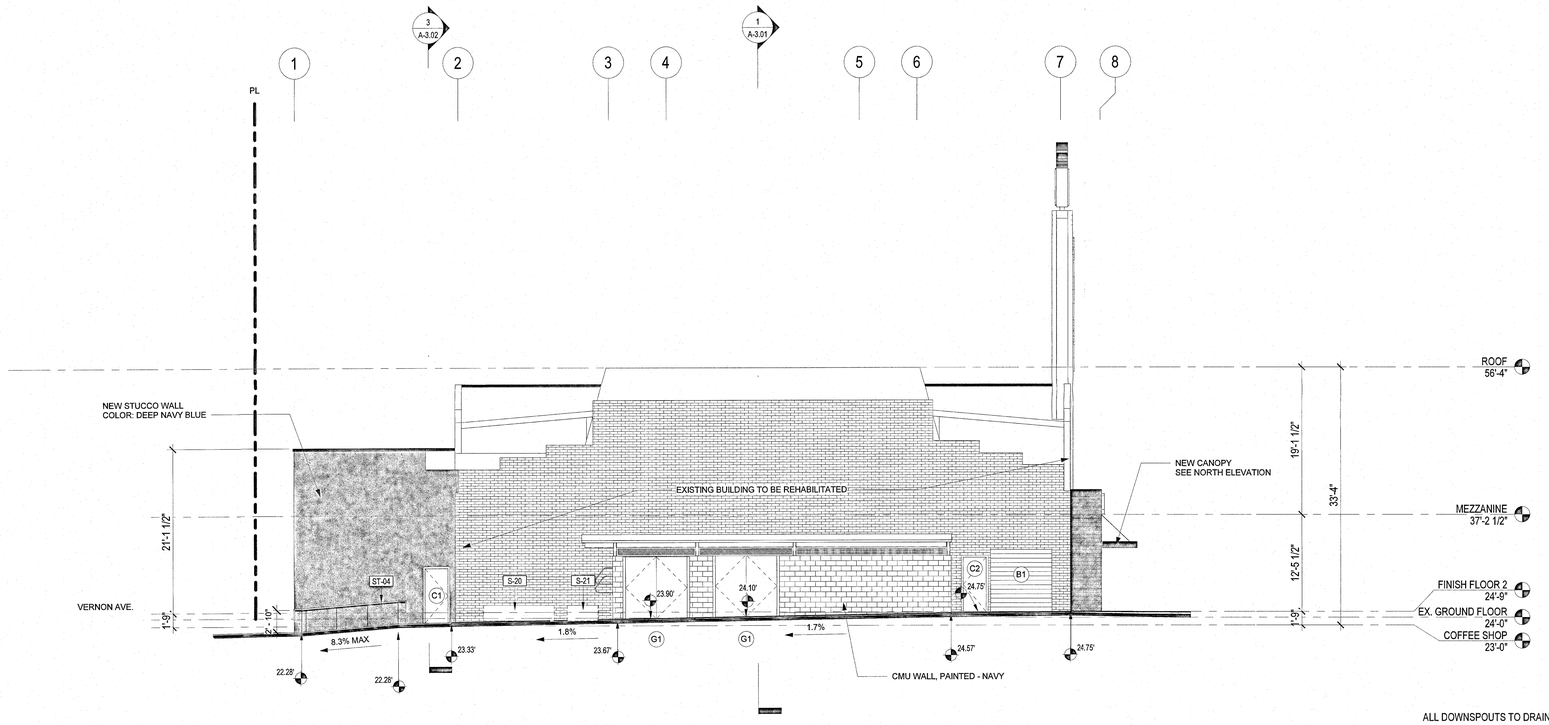
Date: 03/22/2024
Scale: As indicated
By: JJF
Project No: 2001
Page No: A-4.01

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ALL DOWNSPOUTS TO DRAIN TO BMP. SEE CIVIL DRAWING C3.00

SOUTH ELEVATION SCALE: 1/8" = 1'-0" 2



ALL DOWNSPOUTS TO DRAIN TO BMP. SEE CIVIL DRAWING C3.00

EAST ELEVATION SCALE: 1/8" = 1'-0" 1

GENERAL NOTES

1. REPLACE ALL EXISTING GLAZING W/ STOREFRONT GLAZING:SOLARBAN 67XL W/ DARK BRONZE ANODIZED FINISH BASIS OF DESIGN: ARCADIA 2" X 4 1/2" CENTER GLAZED.
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3. ALL EXISTING PLASTER TO BE RE-PAINTED WITH NON-REFLECTIVE COLOR. PATCH AND REPAIR STUCCO AS NECESSARY.
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5. NEW FLAT ROOF TO BE WOOD-FRAMED OVERFRAMING SLOPED AT 1/4" PER FOOT MIN. FILLED WITH BATT INSULATION. PROVIDE 2-PLY BUILT-UP ROOF SYSTEM WITH 20 YEAR MATERIALS & INSTALLATION WARRANTY AND "COOL ROOF" COMPLIANT CAP SHEET.
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7. WALL INSULATION VALUE TO BE R-21 MIN. BATT INSULATION.
8. COLUMN GRIDS ARE EXISTING UNLESS OTHERWISE NOTED.
9. SEE STRUCTURAL DWGS. FOR BEAM & COLUMN INFORMATION.
10. BUILDING PROVIDED AS A "COLD SHELL" FOR FUTURE TENANT IMPROVEMENT SCOPE.
    A. RESTROOMS NOT PROVIDED AS PART OF "COLD SHELL" BUILD-OUT.
    B. TAPE & FLOAT ALL INTERIOR GYPSUM BOARD. DO NOT PAINT.
    C. EXPOSED CONCRETE SLAB-ON-GRADE PROVIDED. NO ADDITIONAL FINISHED FLOOR PROVIDED.
11. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION OR EXFILTRATION.
12. COPIES OF NOTIFICATION TO AIR QUALITY MANAGEMENT DISTRICT SHALL BE PROVIDED TO BUILDING AND SAFETY PRIOR TO THE REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL, PER AQMD RULE 1403.
13. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.

KEYNOTES

S-20	BACKFLOW PREVENTER - FIRE WATER. SEE CIVIL
S-21	BACKFLOW PREVENTER - DOMESTIC WATER. SEE CIVIL
ST-04	1-1/2" PAINTED STEEL HANDRAIL, 34" to 38" A.F.F., SEE DETAILS ON A-8.10

SHEET NOTES

PLANS APPROVED
City of Los Angeles
City Planning Department
Date: 4/11/24 By: S. Wu
Comments: DIR-2024-3207-COO-W01

LEGEND

- 20/30 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED - OFF WHITE
- 20/30 SAND EXT. CEMENT PLASTER, PAINTED W/MODIFIED WATERVORNE ACRYLATE, MFGR: TNEMEC, 156 ENVIRO-CRETE, COLOR: "ACADEMY BLUE"
- 20/30 SAND EXT. CEMENT PLASTER, PAINTED W/MODIFIED WATERVORNE ACRYLATE, MFGR: TNEMEC, 156 ENVIRO-CRETE, COLOR: "MYSTERIOUS"
- 7" METAL PANEL. PAC CLAD FLUSH METAL WALL PANEL - GRAPHITE
- LARGE FORMAT PORCELAIN TILE. TILEBAR XL MARMI SLIM - MATTE BLACK
- CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS
- REHABILITATED EXISTING BRICK WALL
- CMU WALL, PAINTED - NAVY

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to prevent or to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.

By: _____ Total of _____ Sh...

Title: _____

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+1.310.394.4045
info@dfhaia.com
www.dfhaia.com
dfh architects
architecture interiors entitlements

620 S LINCOLN BLVD
VENICE, CA 90291

CITY PERMIT SET
03/22/2024

ELEVATIONS

LICENSED ARCHITECT
MICHAEL L. BENTLEY
No. C-32273
09/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

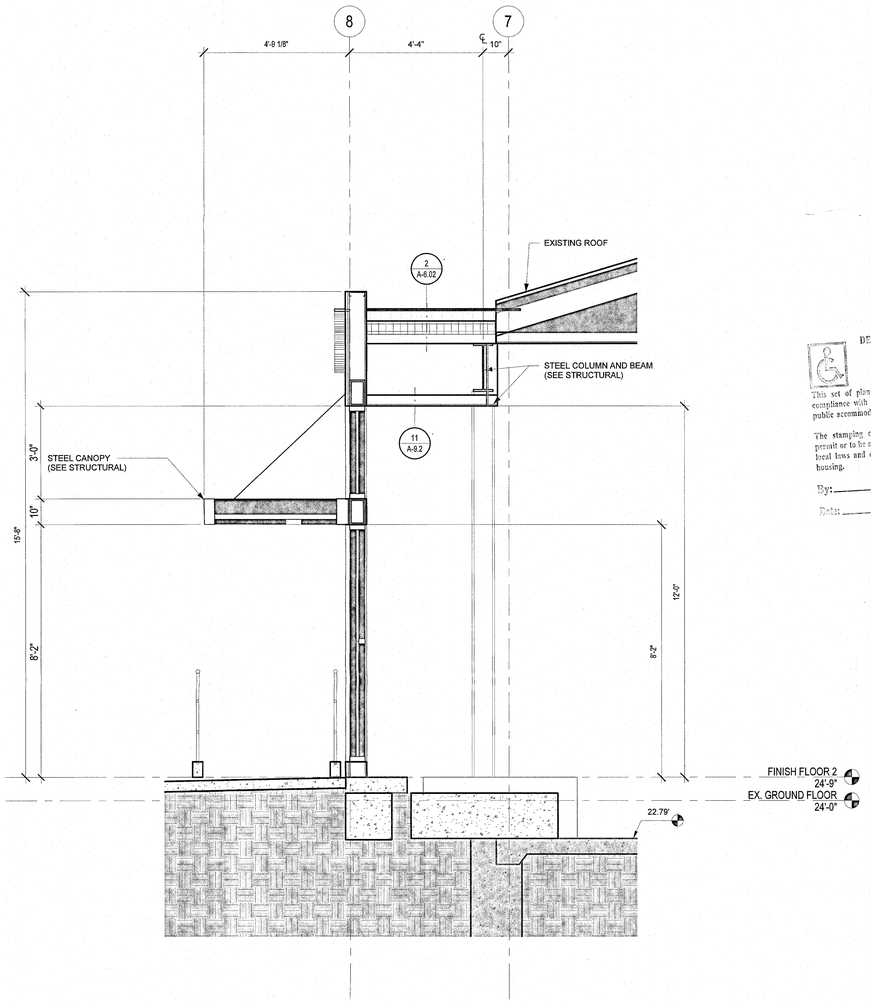
REVISION

Date: 03/22/2024
Scale: As indicated
By: JJF
Project No: 2001
Page No: A-4.02

3/22/2024 10:07:50 AM



CANOPY PERSPECTIVE SCALE: 2



WALL SECTION AT ENTRY SCALE: 1/2" = 1'-0" 1

GENERAL NOTES

1. REPLACE ALL EXISTING GLAZING W/ STOREFRONT GLAZING:SOLARBAN 67XL W/ DARK BRONZE ANODIZED FINISH BASIS OF DESIGN: ARCADIA 2" X 4 1/2" CENTER GLAZED.
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13. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.

KEYNOTES

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of federal, state and local laws and ordinances related to accessibility to public accommodations and housing.

By: _____ Total of _____

Date: _____

PLANS APPROVED
City of Los Angeles
City Planning Department

Date: 4/11/24 By: S. Lee

Comments: ...PAB-2021-3309-CDO-WDI

LEGEND

- 20/30 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED - OFF WHITE
- 20/30 SAND EXT. CEMENT PLASTER, PAINTED W/MODIFIED WATERVORNE ACRYLATE, MFGR: TNEMEC, 156 ENVIRO-CRETE, COLOR: "ACADEMY BLUE"
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- CMU WALL, PAINTED - NAVY

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: MM Total of 10 Sheets

Date: 3/22/24

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+1.310.394.4045
info@dfharch.com
www.dfharch.com
dfh architecture + design + entitlements architects

620 S LINCOLN BLVD
VENICE, CA 90291

CITY PERMIT SET
03/22/2024

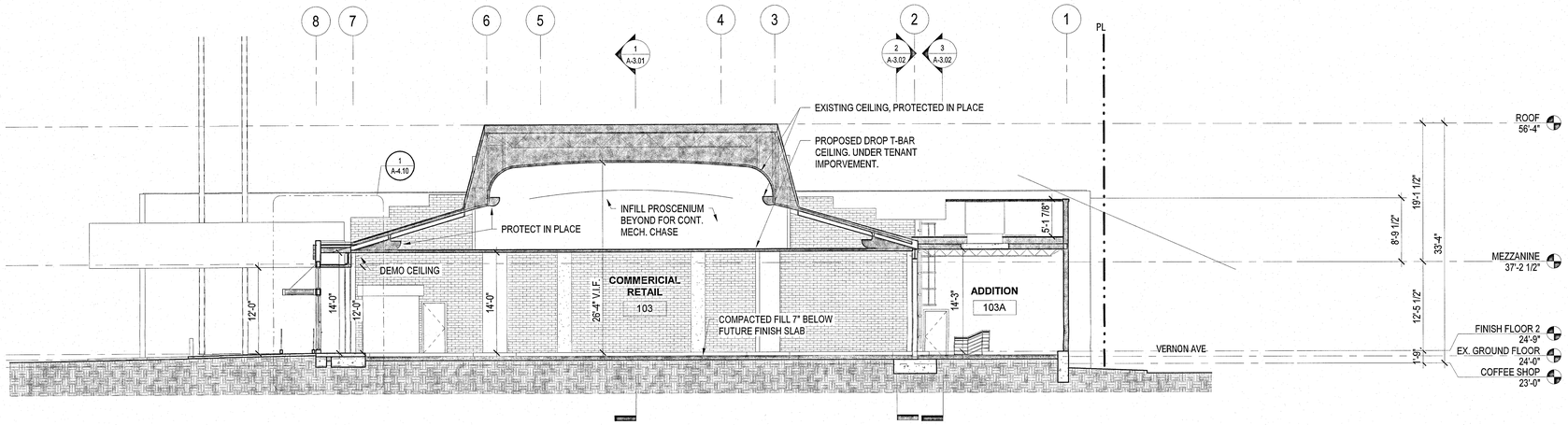
ENTRY CANOPY

LICENSED ARCHITECT
DAVID L. FISCHER
C-32273
09/30/2025
STATE OF CALIFORNIA

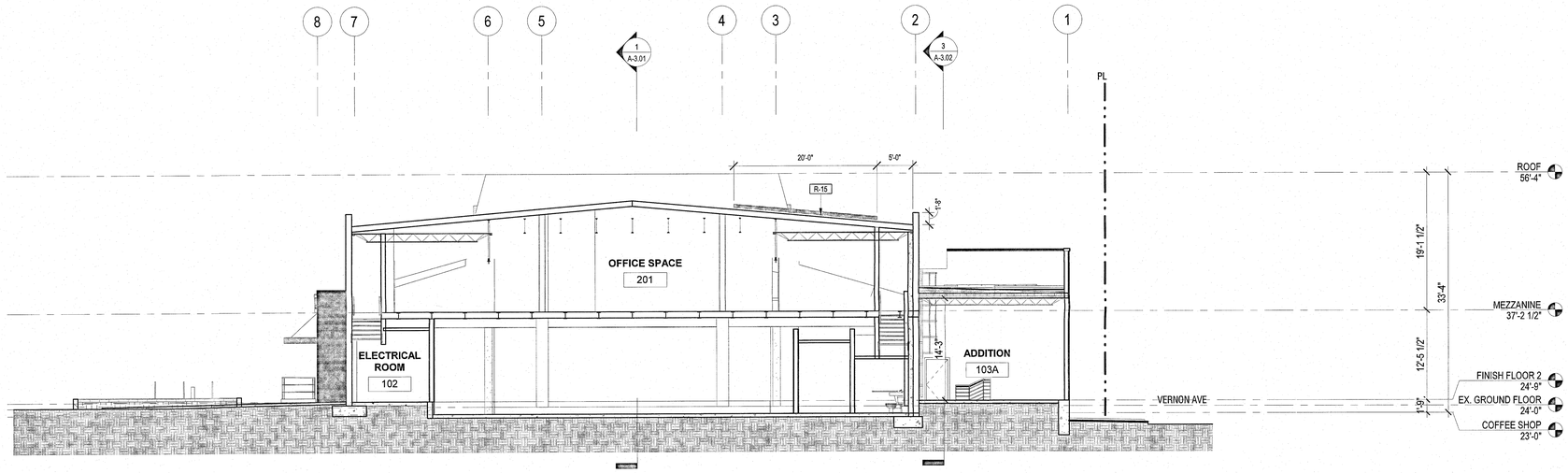
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Date: 03/22/2024
Scale: As indicated
By: JJF
Project No: 2001
Page No: A-4.10

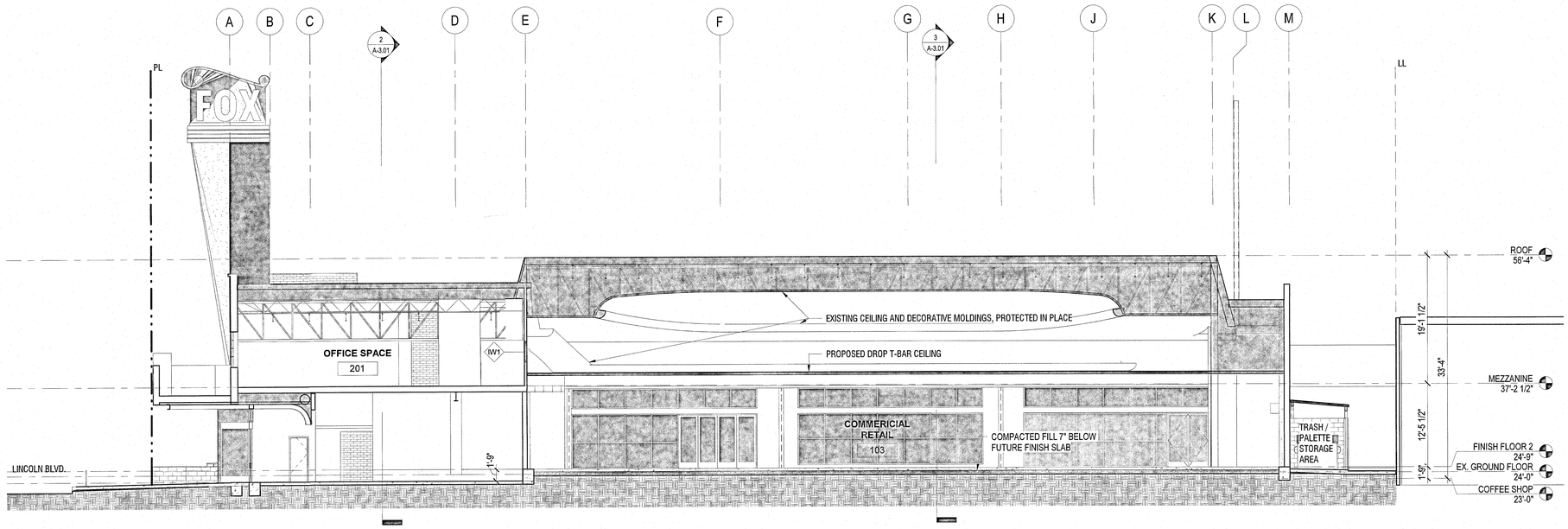
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SECTION C SCALE: 1/8" = 1'-0" 3



SECTION B SCALE: 1/8" = 1'-0" 2



SECTION A SCALE: 1/8" = 1'-0" 1

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KEYNOTES

R-15	(N) FUTURE PV TO BE UNDER SEPARATE PERMIT. IF WEIGHT OF PANELS IS OVER 2LBS/SF. PLEASE SUBMIT TO DFH ARCHITECTS AND LFA STRUCTURAL ENGINEERS FOR FURTHER ANALYSIS AND COORDINATION

LEGEND

- NEW CONSTRUCTION
- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN

PLANS APPROVED
City of Los Angeles
City Planning Department
Date: 9/11/24 By: S. [illegible]
Comments: DIR-2021-3309-CDO-VDI

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
DISABLED ACCESS SECTION

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By: _____ Total of _____ Sheet

Date: _____

dfh architects
architecture
interiors
entitlements
1544 20th Street Unit, CA
t 310.394.4545
info@dfhlaw.com
www.dfhlaw.com

620 S LINCOLN BLVD
VENICE, CA 90291

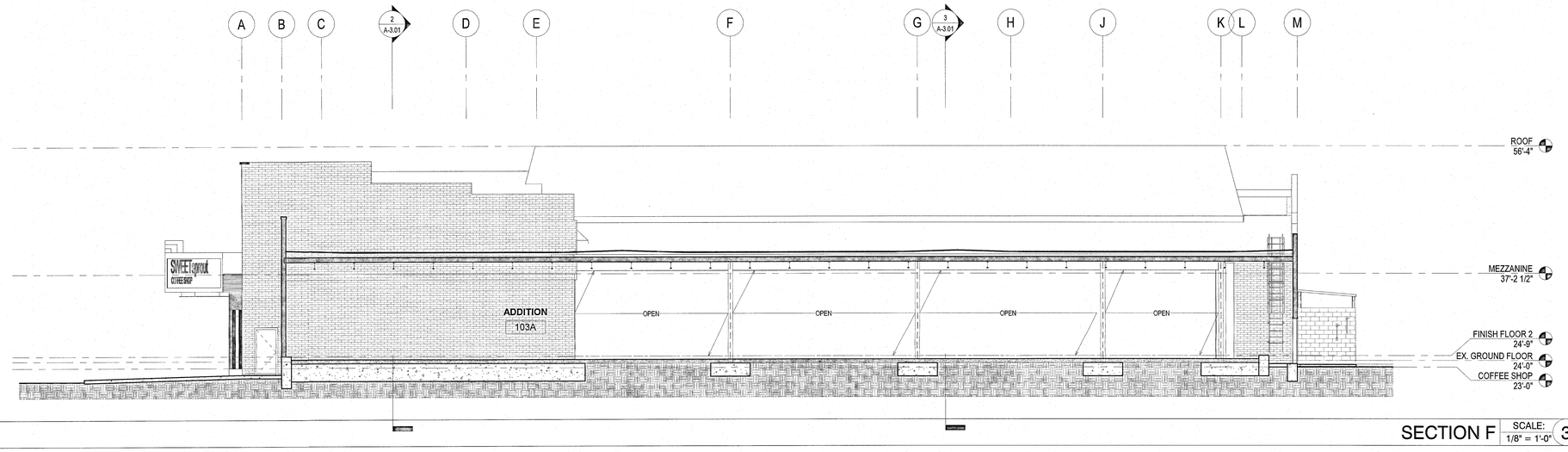
CITY PERMIT SET
03/22/2024

SECTIONS

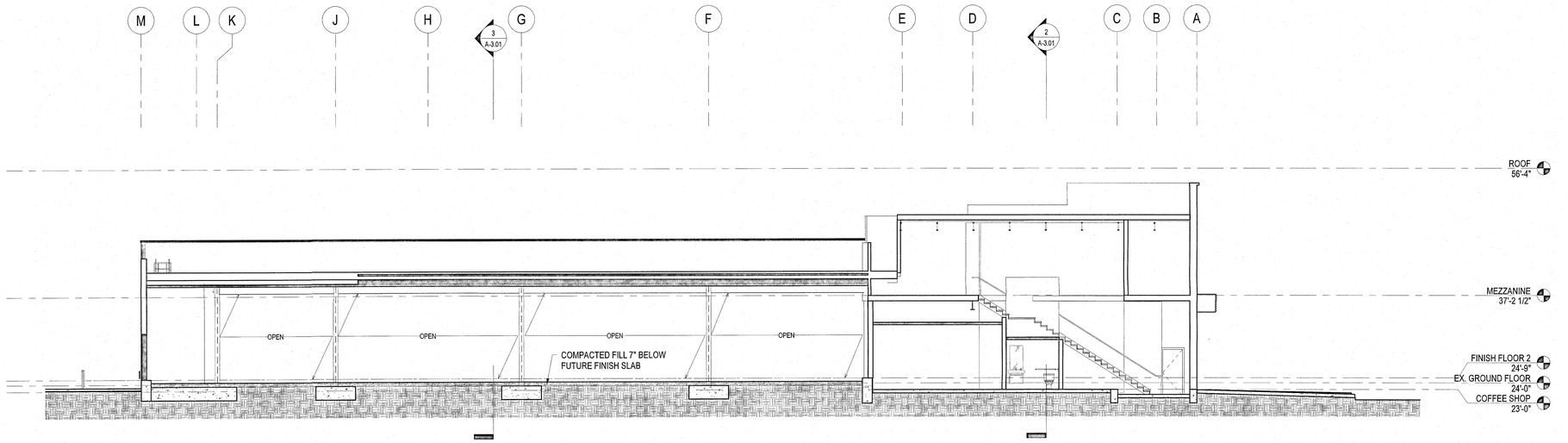
REVISION

Date: 03/22/2024
Scale: 1/8" = 1'-0"
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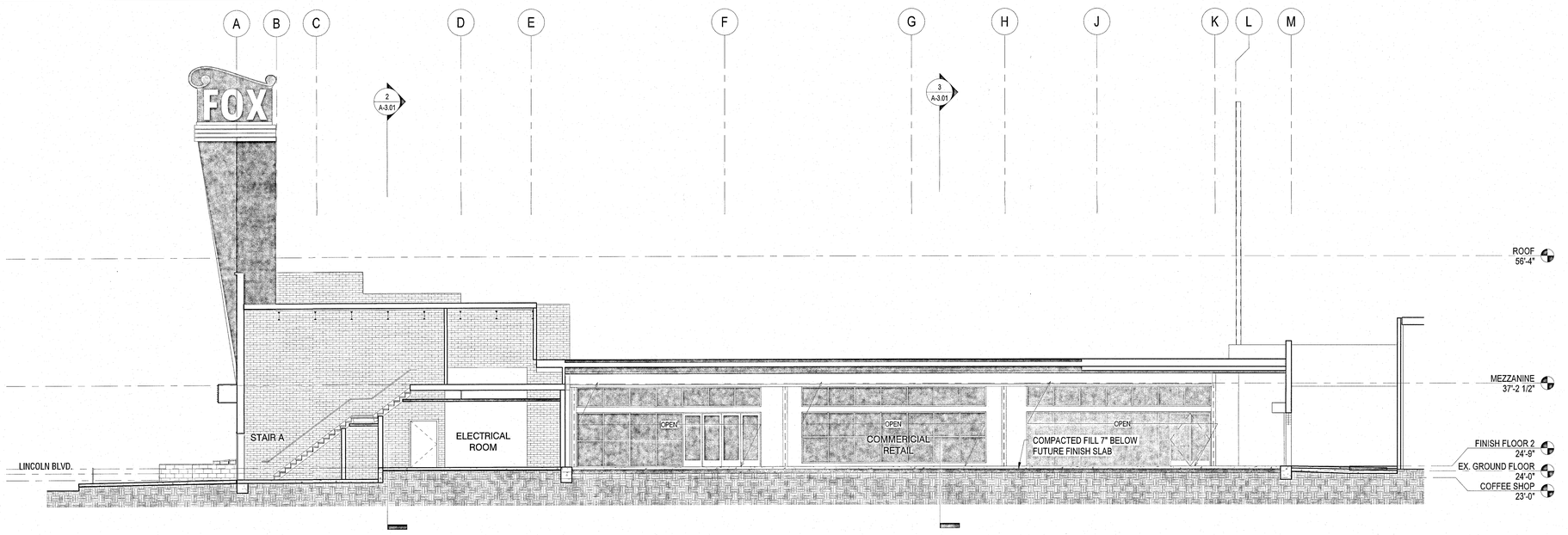
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SECTION F | SCALE: 1/8" = 1'-0" | 3



SECTION E | SCALE: 1/8" = 1'-0" | 2



SECTION D | SCALE: 1/8" = 1'-0" | 1

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KEYNOTES

LEGEND

NEW CONSTRUCTION

EXISTING TO BE DEMOLISHED

EXISTING TO REMAIN

PLANS APPROVED
City of Los Angeles
City Planning Department
Date: 4/11/24. By: S. [illegible]
Comments: DIR-2021-3209-CDO-VO1

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
DISABLED ACCESS SECTION

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By: _____ Total of _____ Sh...
Date: _____

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310.829.4455
www.dfhnio.com

620 S LINCOLN BLVD
VENICE, CA 90291

CITY PERMIT SET
03/22/2024

SECTIONS

LICENSED ARCHITECT
JAMES L. FLYNN
C-32275
03/30/2025
EXPIRES
STATE OF CALIFORNIA

REVISION

Date: 03/22/2024
Scale: 1/8" = 1'-0"
By: JJF
Project No: 2001
Page No: A-3.02

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DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK
HELEN LEUNG
YVETTE LOPEZ-LEDESMA
KAREN MACK
DANA M. PERLMAN
RENEE DAKE WILSON

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER
DEPUTY DIRECTOR

DIRECTOR'S DETERMINATION
LINCOLN BOULEVARD COMMUNITY DESIGN OVERLAY

December 14, 2021

Owner
Lincoln LT, LLC
2802 Santa Monica Boulevard
Santa Monica, CA, 90404

Applicant
606 Lincoln LLC
2802 Santa Monica Boulevard
Santa Monica, CA, 90404

Representative
Jim Ries
Craig Lawson & Co., LLC
3221 Hutchison Avenue
Los Angeles, CA, 90034

Case No.	DIR-2021-3309-CDO-WDI
CEQA:	ENV-2021-3310-CE
Location:	604-620 South Lincoln Boulevard; 909, 913, 925, 935 East Vernon Avenue; and 934, 860 East Sunset Avenue
Council District:	11 – Mike Bonin
Neighborhood Council	Venice Neighborhood Council
Community Plan Area:	Venice
Land Use Designation:	General Commercial
Zone:	[Q]C2-1-CDO, [Q]P-1-CDO
Legal Description:	Lot 1-3, TR 22995
Last Day to File an Appeal:	December 29, 2021

Pursuant to the Los Angeles Municipal Code (LAMC) Section 13.08, as the designee of the Director of Planning, I hereby:

Determine that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines Sections 15301, 15311, 15331, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

Approve with conditions a Community Design Overlay plan review for a commercial adaptive reuse that consists of the partial demolition of the 3,888 square-foot retail space to the north, and the demolition of the exterior 2,433 square-foot gated nursery to the south; the rehabilitation of 16,268 square feet of commercial space, a 3,529 square-foot addition to an existing one-story commercial building with mezzanine, the refurbishment of the existing marquee and pylon sign, three (3) new wall signs, and restriping of an existing surface parking lot; and

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.37-I, as the designee of the Director of Planning, I hereby:

Deny a Waiver of Dedication and/or Improvements to waive a required 5-foot dedication

along Lincoln Boulevard and along Vernon Avenue (Lot 1), and

Approve a Waiver of Dedication and/or Improvements to waive a required 5-foot dedication along Vernon Avenue (Lot 3).

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.

2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required

3. **Lincoln Boulevard Community Design Overlay (CDO).** The project shall substantially comply with all applicable Qualifying [Q] conditions of the Lincoln Boulevard Community Design Overlay District (Ordinance No. 179,906) to the satisfaction of the Department of City Planning and/or the Department of Building and Safety. Prior to plan check approval by the Department of Building and Safety, the final project plans – including elevations, floor plans, and landscape plans – shall be submitted to verify compliance with the Director of Planning's conditional approval.

4. **Entrance.** A primary entrance shall be provided and maintained on Lincoln Boulevard.

5. External security grilles are prohibited along any building façade abutting Lincoln Boulevard or other public street, excluding rear alleys.

6. Chain-link fences visible from Lincoln Boulevard are prohibited.

7. All rooftop equipment shall be screened with materials that align with the design and style of the building.

8. **Landscaping.**

    a. Trees shall be planted along rear lot lines adjacent to residential parcels at a ratio of one tree for every 25 feet of lot width. As shown on Sheet A-1.02 of Exhibit A, six (6) trees shall be planted along the north-easterly property line.

    b. A five-foot landscaped buffer shall be provided between the parking area and property line, along Lincoln Boulevard and Sunset Avenue. The landscaped buffer shall contain 24-inch box trees planted at ratio of one for every 10 linear feet; as shown on Sheet A-1.02 of Exhibit A, two (2) trees shall be planted along Lincoln Boulevard and thirteen (13) trees shall be planted along Sunset Avenue. A minimum of seven percent of the total area of surface parking shall be landscaped to include one tree for every four parking spaces evenly dispersed throughout the lot.

9. **Signs.**

    a. **New Signs.** Each premise or business with a direct public entrance on the exterior of a building shall be permitted one wall sign. If the premise abuts another street, alley, or public parking area, an additional sign is permitted on the building at that location. A total of three (3) new wall signs are permitted along the North Elevation (abutting the parking lot) for three commercial tenants. Each sign shall be limited to 40 square feet and shall be installed as shown in Exhibit A.

b. **Existing Signs.** The existing "FOX" pylon sign and marquee on Lincoln Boulevard shall be maintained and restored, as shown in Exhibit A. Use of the marquee is limited to text displays. Any physical modification to the existing marquee sign (frame) resulting in a new sign shall be subject to the additional review. The existing Smart and Final pole sign located at the intersection of Lincoln Boulevard and Sunset Avenue shall be maintained onsite.

c. Any other future tenant signage shall be subject to an Administrative Review (Director's Sign-off) by the Project Planning Bureau. Signs shall conform with all guidelines and standards contained within the Lincoln Boulevard Community Design Overlay Plan and Ordinance No. 179,906.

10. **Dedication and Improvements.** The project shall be subject to the dedications and improvements outlined by the Bureau of Engineering, except as follows:

    a. No dedication shall be required for the rear portion of the property (Lot 3) along Vernon Avenue.

11. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

Administrative Conditions

12. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

13. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.

14. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

15. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

16. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los

Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

17. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and/or the Department of Building and Safety.

18. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:

    (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

    (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

    (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

    (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

    (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

    The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

    The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the

defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

Community Design Overlay
Pursuant to LAMC section 13.08 E., no building permit shall be issued for any project until a Design Overlay Plan has been submitted and the appropriate findings are made.

1. **The project substantially complies with the adopted Community Design Overlay Guidelines and Standards.**

   The project site, located at 620 South Lincoln Boulevard, consists of three irregularly shaped lots fronting Lincoln Boulevard to the south, Vernon Avenue to the east, Sunset Avenue to the west, and a 10-foot wide walkway and residential uses to the north. The 125,029.1 square-foot site is zoned [Q] C2-1-CDO and [Q]P-1-CDO; the General Plan Land Use Designation for this site is General Commercial. The land use of the surrounding properties are predominately commercial retail along Lincoln Boulevard and single-family residential along Sunset Avenue and Vernon Avenue. Across Lincoln Boulevard, the lots are zoned [Q]C2-1-CDO under the general Commercial land-use designation. Across Vernon Avenue and Sunset Avenue, the lots are zoned R1V2 with a land-use designation of Low Residential. The site is within a liquefaction zone. In addition, the lot is in the Lincoln Community Design Overlay District, and the Los Angeles Coastal Transportation Corridor.

   Setback

   Guideline 1: *Encourage an inviting pedestrian environment and provide for streetwall continuity by locating buildings so they front onto Lincoln. Within additional setback areas, encourage active public uses, such as additional street trees, outdoor seating, kiosks, forecourts, and arcades.*

   Standard 1a: *For all new construction projects with ground-floor commercial uses, the ground level exterior streetwall should be located not more than 2 feet from any property line abutting, Lincoln Boulevard. (However, ground-level exterior street wall may be set back a maximum of 5 feet from the property line, wherein additional street trees, outdoor dining, seating, forecourts, arcades, or other active public uses will be maintained.*

   Standard 1b: *For all new construction projects located in Subarea A, any ground-level exterior streetwall fronting Lincoln Boulevard should be located between 5 and 20 feet from the lot line. The property setback space should be used for trees and landscaping. Plazas, fountains, outdoor dining, seating forecourts, arcades or other active public uses.* ***[Q]***

   Standard 1c: *For projects located adjacent to the walk streets of Nowita Place, Marco Place, and Amoroso Place, the exterior wall abutting the walk street of any new construction or addition of floor area may be set back a maximum of 10 feet from the walk street, if the area is used for landscaping, outdoor dining, seating, or other active public uses.*

   Standard 1d: *For portions of projects where the ground floor contains residential units, individual entrances to the ground-floor units are encouraged. For such projects, each entrance should be set back three to five feet from the sidewalk, to allow room for transitional landscaping. Walk-up-style units are also encouraged. For such projects, each entrance should be stepped up two to five feet above*

adjacent sidewalk grade, to provide a vertical transition between the public and private realms.

The proposed project will partially demolish the 3,888 square-foot retail space along the north portion of the existing commercial structure, as well as an outdoor nursery to the south. The project also proposes the addition of a 3,508 square-foot space towards Vernon Avenue where the former nursery used to sit. The proposed addition would align with the existing Smart and Final building to create a uniform building line along Vernon Avenue. There will be no new construction facing Lincoln Boulevard itself. Therefore, Standards 1a-b and [Q] Condition No. 3 are not applicable. The project is not a new development and the property is not located in Subarea A. Moreover, Standard 1c and Standard 1d are not applicable since the project is not on a walk street and does not contain residential units.

Parking and Vehicular Access

Guideline 2: *Improve street wall continuity and encourage safe and inviting pedestrian environment by locating parking away from the streetwall and minimizing direct driveway access from Lincoln. Design parking opportunities that do no depreciate the visual quality of the boulevard.*

Standard 2a: *Parking for all new buildings should be located underground when possible.*

Standard 2b*: Surface parking lots shall not be located between the front property line and new buildings and storefronts on Lincoln but rather to the rear of all structures.* ***[Q]***

Standard 2c: *Vehicular access to the sites should come from side streets and alleyways. Exceptions to this are permitted only if the Department of Transportation determines that no other alternative exists. Where side street or alleyway access is not available for vehicular access, the use of combined driveways is encouraged so not more than one driveway exits per every 100 feet of lot width along Lincoln Boulevard. Not more than two driveways should span between them.*

Standard 2d: *Driveways should measure not more than 20 feet in width. Driveways should lead to underground parking or parking stalls located to the rear of building. Exceptions are permitted only if the Department of Transportation determines that no other alternative exists consistent with this standard.*

The proposed project will restripe/reconfigure the existing parking lot to include 185 parking stalls consisting of 6 ADA stalls, 1 ADA Electric Vehicle stall, and 178 standard stalls, an increase from the existing 152 parking stalls. The parking lot will include an onsite loading area, 10 electric vehicle charging stations, and 16 clean air stalls. The new configuration of the parking lot will include additional landscaped area, on-site trees, and street trees along Sunset Avenue. All existing trees along Lincoln Boulevard will remain onsite. The proposed reconfiguration is to an existing parking lot. No new surface parking lots and entrances are proposed. Access to the surface parking lot will be maintained from Lincoln Boulevard and Sunset Avenue as previously approved. Standards 2a-b and [Q] Condition No. 4, are not applicable as the project will maintain and restripe an existing surface parking lot. The project will adhere to Standards 2c-d, as the project utilizes the existing driveways and existing ingress/egress.

Ground-floor Façade Articulation

Guideline 3: *Heighten visual interest and enhance pedestrian orientation by incorporating three-dimensional elements and material variation into the ground-floor façade of buildings. These elements and variations include: changes in building materials, texture, and color; generously sized transparent display windows; arcades, canopies and awnings; cornices; other details such as transom windows and over doors.*

> **Standard 3a:** *For commercial buildings, at least 60 percent of the building façade at ground level shall consist of doors and windows that allow views into building interiors and/or merchandise displays. Transparent, non-reflective glass shall be used. A minimum of 70 percent of the window bases on a premise should be set three feet or lower on façade.* ***[Q]***
>
> **Standard 3b:** *One or more of the following vertical elements should be employed for every 25 horizontal feet of building façade: columns, pilasters, indentation, storefront bays, materials treatment, landscaping.*

The ground level façade (Lincoln Boulevard) will be renovated and restored to its original façade. Shadow boxes will be added to the sides of the entrance and all grade level storefront will maintain a transparent, non-reflective glaze for optimal façade transparency. As such, the project will adhere to standards 3a and 3b.

Massing and Articulation of Upper Stories

Guideline 4: *Provide visual interest and enhance the public realm by employing rhythmic, three dimensional variations in massing and building form, including the use of recessed windows, towers, columns, cornices, and changes in the wall plane. Minimize building mass impacts on adjacent residential neighborhoods by allowing for ventilation, light, and privacy. Draw inspiration from the existing local lexicon of unique architectural expressions and typographies characteristic of the Venice community.*

> **Standard 4a:** *Multistory projects with 40 or more horizontal feet of façade abutting the street should contain three-dimensional variations in the overall building form at a quantity of one variation per story above the first. The variations can be combined to extend along several stories… The variations should be in addition to any required variations along the ground-level façade, as part of Guideline 3, above. When the variations consist of a deviation from the wall plane, by either indentation or projection, the difference from the wall face should measure between six inches and two feet, with the exception of balconies. Variations consisting of a change in building materials should be substantially visible, as viewed from across the street.*

The project will maintain retail uses at the ground level and an operating office space for the retail spaces on the mezzanine level. There will be no new levels or alterations to the building height. As such, Standard 4a is not applicable.

Whimsical Architecture and Art

Guideline 5: *Embrace playful architectural elements that provide visual interest, gesture to the local tradition of whimsical structures and playful spaces.*

Standard 5a: *Whimsical structures and sculptural elements are encouraged, where appropriate. They should be consistent in style and scale with local landmark buildings in the Venice Community.*

Standard 5b: *Sculptures are encouraged, where appropriate, on private property. They should be consistent in style with the development project or adjacent buildings and relevant in scale to surrounding landscaping.*

Standard 5c: *Artistic murals are encouraged, where consistent with other provisions in the LAMC.*

The proposed project will preserve and rehabilitate the façade of the former historic FOX Theater, restoring significant architectural elements such as side cabinets, shadow boxes, and decorative elements on the façade of the building facing Lincoln Boulevard. They proposed improvements are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, as reviewed by the Office of Historic Resources (OHR). No sculptures or murals are proposed. As such, the project will adhere to standard 5a. Standard 5b and 5c are not applicable.

Entrances and Pedestrian Access

Guideline 6: *Emphasize pedestrian orientation and accessibility by creating well-articulated and inviting building entrances, and by orienting these entrances towards Lincoln Boulevard.*

Standard 6a: *All buildings shall have a ground floor with a primary entrance oriented towards Lincoln Boulevard. This may include entrances accessed through courtyards, arcades, or forecourts abutting Lincoln Boulevard.* ***[Q]***

Standard 6b: *For those buildings that abut both Lincoln and Rose, Sunset, Vernon, Lake, California, Millwood, Palms, Venice, or Washington, entrances should be provided on the intersecting street in addition to entrances provided along Lincoln. Where such lots are abutting a residential zone, the entrances on the intersecting street should be located closer to the Lincoln Boulevard lot line than to the residentially zoned lot line.*

Standard 6c: *Building entrances should be recessed and defined by distinct architectural treatments, including: variation in materials, lighting, awnings, textured paving, attractive signage and planters.*

Standard 6d: *Projects on corner lots should have an entrance located at the corner. Other entrances may be provided along Lincoln Boulevard for retail or residential spaces abutting the street.*

Standard 6e: *Pathways and continuity in pedestrian access should be provided between and within sites, particular new development projects located in Subarea A, given the size of the parcels.*

The project consists of the rehabilitation of the FOX Theater. The primary entrance to the building on Lincoln Boulevard will be maintained and three new entrances for three separate retail tenants will be accessible via the parking lot. A soffit will be restored on top of the primary entrance from Lincoln Boulevard and the pedestrian pathway around the

building will be maintained. The project is located at the corner of Lincoln Boulevard and Vernon Avenue. Because the project consists of the restoration of the historic façade, no corner entry is proposed. As such, the project will adhere to Standards 6a-e.

Parking Structure Design

Guideline 7: *Provide parking opportunities that are simultaneously convenient and enhance and protect the visual integrity of the boulevard. Architecturally integrate parking structures into the design of the projects that they serve, and activate the street by including commercial uses on the ground level of structures. Protect nearby residents from the potential adverse impacts – noise and visual – of parking structures and their use.*

> **Standard 7a:** *The ground floor of new parking structures shall consist of commercial space fronting Lincoln, measuring a depth of at least 15 feet from the building façade. Freestanding parking structures (void of commercial space) directly abutting Lincoln, are not an appropriate use.* ***[Q]***
>
> **Standard 7b:** *Parking structures with a ground-level containing only parking shall be located to the rear of lots, not directly abutting Lincoln. Such parking structures shall be visually compatible with other structures associated with the project, in terms of material, color and design.* ***[Q]***
>
> **Standard 7c:** *Floors of parking should be visually integrated into the design of buildings, as reflected in the building façade.*
>
> **Standard 7d:** *Automobiles on parking levels above the ground floor shall be screened from public view.* ***[Q]***
>
> **Standard 7e:** *Parking structures that abut or are adjacent to any residential use or zone should i) contain solid spandrel panels a minimum of 3 feet 6 inches in height installed at the ramps of the structure to minimize headlight glare; ii) construct garage floors and ramps using textured surfaces to minimize tire squeal; and iii) not contain exhaust vents along sides closes to residential use.*

As shown in Exhibit A, the project does not include a parking structure and therefore Guideline 7 as well as Standards 7a-e are not applicable to this project.

Residential Ground Floor Restrictions

Guideline 8: *Allow for a variety of building types that include residential uses, while protecting the important function of the commercial corridor to meet the needs of the community with service, retail, and eating establishments. Continue to promote a vital, active street by integrating multiple land uses and minimizing the potential for extended lengths of street front to discontinue commercial uses.*

> **Standard 8a:** *Buildings with ground floor residential use on lots with more than 50 linear feet of street frontage on Lincoln shall dedicate at least 20% of building frontage width, to a depth of 15 feet to commercial use.* ***[Q]***

As shown in Exhibit A, the project does not include a residential use and therefore Guideline 8 and Standard 8a do not apply.

Awnings and Canopies

Guideline 9: *Where appropriate, use awnings or canopies to define the public realm of the sidewalk, provide shelter and shade, and enhance the building façade by adding variation, color, and horizontal rhythm. Awnings and canopies reinforce a pedestrian scale and add a comfortable sense of enclosure to outdoor seating and other active public uses.*

> **Standard 9a:** *Size and placement of awnings and canopies should enhance the building's overall frame, detailing, and rhythm placement should correspond to the location of storefront or entrance.*
>
> **Standard 9b:** *For awnings located above windows, awning shapes should be consistent with window frames.*
>
> **Standard 9c:** *Awnings and canopies should be constructed of high quality, durable, fade-resistant and fire-retardant material.*

The project proposes three new canopies on the northerly side of the building, not fronting Lincoln Boulevard, to provide shade for entrances to three new tenant spaces. The canopies will be located above the entrances and will be consistent with the proposed window frames. Canopies will be constructed with high quality, durable, fade-resistant and fire-retardant materials. As such, the project will adhere to Standards 9a-c.

Appurtenances

Guideline 10: *Provide storefront security as needed without obscuring storefront windows and detracting from the pedestrian environment along the sidewalk. Minimize the presence of security grilles and bars visible from Lincoln.*

> **Standard 10a:** *External security grilles shall not be affixed to any building façade abutting Lincoln or other public street, excluding rear alleys.* ***[Q]***
>
> **Standard 10b:** *Premises should employ non-barrier (alarm or sensor) theft-deterrent systems where possible. If such security systems are not feasible, interior security grilles or vandal-proof glazing that is resistant to impact would be used on any storefronts abutting Lincoln or other public street.*

The project does not include any security grilles that would obscure the storefront windows or detract from the pedestrian environment. No security grilles or bars will be visible from Lincoln Boulevard. Standard 10a and [Q] Condition No. 7a. are not applicable as security grilles are not proposed for the project. Standard 10b is not applicable as no security systems are proposed for the project. Any security system installed in the future shall comply with the guidelines and standards set forth in the Lincoln CDO.

Utilities, Service Areas, and Mechanical Equipment

Guideline 11*: Improve the pedestrian environment along the sidewalk and minimize visual blight by screening unsightly equipment and locating it away from Lincoln and other public right-of-ways.*

> **Standard 11a:** *All new utility lines that directly service lots abutting Lincoln should be installed underground. If underground service is not available, then provisions shall be made for future underground service.* ***[Q]***

Standard 11b: *Utilities, storage areas, trash containers, air conditioning units, fire alarms, and similar equipment shall be placed to the rear of the site or underground when feasible. Otherwise, structures housing such elements shall be screened with landscaping or designed in a way as to be as inconspicuous as possible.* ***[Q]***

Standard 11c: *Trash storage bins and rear façade service area should be located within a gated, covered enclosure and screened with landscaping, so as not to be viewed from the public right-of-way.*

Standard 11d: *Rooftop mechanical equipment should be screened with materials that are architecturally integrated to the building.*

Standard 11a and [Q] Condition No. 7b. are not applicable as no new utility lines are proposed for the project site. New utilities shall be installed underground and screened with landscaping. Trash storage is provided in an enclosure onsite, east of the main building. Trash containers shall be located within a covered enclosure, so as not to be viewed from the public right-of-way. As such, the project would comply with Standard 11b-c and [Q] Condition 7c. The project does not include any new roof equipment or utility lines. Any new rooftop mechanical equipment shall be screened with materials that align with the design and style of the building. As such, the project shall be in substantial compliance with Standard 11d.

Fencing and Walls

Guideline 12: *Support an open and accessible physical environment by minimizing visual barriers and the enclosure of outside space. Locate and design any necessary fencing in a manner so as not to detract from the quality of the pedestrian experience along the sidewalk adjacent to the Lincoln.*

Standard 12a: *Fence and walls should not front Lincoln Boulevard or other public streets, unless required by the Los Angeles Municipal Code.*

Standard 12b: *Where permitted, no fence or wall abutting Lincoln or other public street should not be taller than 42-inches.*

Standard 12c: *Chain-link fences and barbed wire are prohibited.* ***[Q]***

Standard 12d: *Wall materials and design should be decorative and coordinate with the structures on site.*

Standard 12e: *The planting of climbing plants is encouraged along the width of fencing and walls.*

No fencing or walls are proposed. Installation of walls or fencing in the future will require separate review for compliance with the CDO. The applicant is not proposing a chain-link fence, nor a barbed-wire fence for the subject property. Therefore the project substantially complies with Standard 12c and [Q] Condition No. 8. Standards 12a-b and 12d-e are not applicable.

General Landscaping – Location and Materials

Guideline 13: *Create inviting spaces, provide shade within the public realm, screen unattractive areas, and enhance architectural detailing through the thoughtful and careful placement of landscaping.*

> **Standard 13a:** *All areas of a site not occupied by buildings, parking, driveways, or used for outdoor dining or other pedestrian uses should be landscaped; 80 percent of landscaped areas shall consist of plant materials.* ***[Q]***
>
> **Standard 13b:** *New development projects located in Figure 1, Subarea A, should incorporate courtyards, plazas, pocket parks, and other on-site open space areas in conjunction with Standard 1b.*
>
> **Standard 13c:** *Low-water (drought-tolerant) plants should be used including native Southern California plants where appropriate.*
>
> **Standard 13d:** *An automatic irrigation system should be installed within landscape areas of more than 10 square feet. A drip irrigation system is recommended.*
>
> **Standard 13e:** *For new building projects, trees shall be planted in the adjacent public right-of-way, including Lincoln Boulevard, to the satisfaction of the Urban Forestry Division or the California Department of Transportation.*
>
> **Standard 13f:** *For new building projects, trees shall be planted along rear lot lines adjacent to residential parcels at a ratio of one tree for every 25 feet of lot width. At a minimum, these trees should be 24-inch box size with a trunk diameter of two inches.* ***[Q]***

New landscaping is proposed facing Sunset Avenue, in the surface parking lot, and facing Vernon Avenue. The proposed project includes the restriping and reconfiguration of the existing surface parking lot and proposes to include 24-inch box trees in between parking spaces. The existing site also includes landscaping that is in substantial conformance with the Standard 13a, 13c, and [Q] Condition No. 9a. Standards 13b and 13e are not applicable because the project is not a new development. Any new irrigation systems shall be installed per compliance with Standard 13d.

Landscaping Parking Lots and Structures

Guideline 14: *Enhance parking areas by providing landscaping that shades, buffers, and conceals unattractive views of parking.*

> **Standard 14a:** *A five-foot landscaped buffer should be located between parking areas and the property line wherever a surface parking lot abuts a public right-of-way. The landscaped buffer area should contain 24-inch box trees planted at a ratio of one for every 10 linear feet.*
>
> **Standard 14b:** *A minimum of seven percent of the total area of surface parking should be landscaped, including one tree for every four parking spaces evenly dispersed throughout the lot. Tree species should be a variety with large canopy.*

The existing parking lot will be reconfigured, adding 14 spaces, providing a 5-foot landscaped buffer along Lincoln Boulevard and Sunset Avenue. The proposed parking lot landscaping will include a buffer between parking areas and property lines will contain a minimum of two (2) 24-inch box trees along Lincoln Boulevard, thirteen (13) 24-inch box

trees along Sunset Avenue, and six (6) 24-inch box trees along the north easterly property line. Low water (drought-tolerant) plants should be used, including native Southern California plants where appropriate. In addition, an automatic irrigation system should be installed within landscaped areas of more than 10 square feet. A total of 5,163 square-feet will be landscaped. As such, the project adheres to Standard 14a and 14b.

General – All Signs

Guideline 15: *Promote the identity and success of individual businesses while enhancing the visual quality of the Boulevard, through context-sensitive signs. Ensure that signage design is suitable in terms of location, layout, and styling. Minimize sign clutter and emphasize pedestrian-scale design.*

> **Standard 15a:** *Signs should complement buildings with respect to style, design, materials and colors. Illuminated signs should have glare carefully controlled and if internally illuminated, lighting sources concealed.*
>
> **Standard 15b:** *The exposed backs of all signs visible from a public right-of-way should be suitably finished and maintained.*
>
> **Standard 15c:** *The following signs shall be prohibited: billboards/off-site signs, pole signs, roof signs, banners, illuminated architectural canopy signs, inflatable devices. The following changes to above-mentioned existing signs shall be prohibited: the enlargement of signs, the augmentation of signs with lighting or digital displays, and the addition of sign facing (such as a second face on the back of an off-site sign).*

The proposed project consists of the restoration of the Fox Theater's historic façade, as approved by the Office of Historic Resources, including the refurbishment of the existing pylon sign and marquee. In addition, three new wall signs will be proposed on the northerly side. One existing pole sign, "Smart and Final," located at the intersection of Lincoln Boulevard and Sunset Avenue shall be maintained. Any additional signs proposed in the future must undergo separate review to verify compliance with the Lincoln Boulevard CDO design guidelines. In compliance with Standard 15a no new signs visible from the public-right of way contain exposed backs and will be suitably finished and maintained. Standard 15c. All future signs permitted onsite shall comply with 15b as applicable.

Wall Signs

Guideline 16: *Promote the identity and success of individual businesses while enhancing the visual quality of the Boulevard, through the appropriate placement of wall signs. Locate signs in a manner so as to not detract from building architecture. Minimize sign clutter and ensure that signage design is suitable and well-proportioned to the structure and building façade.*

> **Standard 16a:** *Each premise or business with a direct public entrance on the exterior of a building shall be permitted one wall sign. If the premise abuts another street, alley, or public parking area, an additional sign is permitted on the building at that location.*
>
> **Standard 16b:** *Wall sign size shall not exceed 1.5 square feet per one foot of building façade length. Signs facing alleys or parking areas should not exceed five square feet total. Illuminated signs should not exceed one square feet per one foot*

of building façade length and if facing an alley or parking area should not exceed four square feet total. ***[Q]***

Standard 16c: *Composition height of wall signs should not exceed 2 feet and letters should not exceed 1.5 feet in height. Composition height of wall signs for businesses located on corner lots major intersections (Lincoln and Rose, Sunset, Vernon, Lake, California, Milwood, Palms, Venice, or Washington) should not exceed three feet and letters should not exceed 2.5 feet in height.*

Standard 16d: *Sign width should not exceed 90% of the width of a storefront, and 70% of the width of the building.*

Standard 16e: *Signs should be located at the primary entrance to a building.*

Standard 16f: *Signs should not dominate or obscure architectural elements of building facades.*

Standard 16g: *The height and width of letters and logos should be property proportioned to the building and fit well within the area the sign is located.*

Standard 16h: *Wall signs should not project more than 10 inches from the face of the wall.*

Standard 16i: *Signs facing alleys or any residential use or zone should not be illuminated.*

As shown in Exhibit A, three new wall signs are proposed for the retail spaces on the northerly side of the building, not facing Lincoln Boulevard. Each of the three retail spaces with an entrance will have a wall sign that will not exceed 1.5 square feet per one foot of building façade length. The wall signs will not exceed a composition height of 2 feet in height and 1.5 feet in building façade length and will not project more than 10 inches from the face of the wall. An existing wall (marquee) sign will be restored and will feature back-lit channel letters, and a new 185 square-foot sign for the prospective tenant of the grocery store with back-lit channel letters. All proposed signage will be located at the primary entrance to the building. Signage along Vernon Avenue and the abutting alley will not be illuminated. As such, the proposed project complies with Standards 16a, 16b, 16c, 16d, 16e, 16f, 16g, 16h, and 16i. Tenants for the three retail spaces have not been confirmed, however, all new wall signs proposed in the future must comply with Lincoln CDO provisions to the satisfaction of the Department of Building and Safety and the Department of City Planning.

Projecting Signs

Guideline 17: *Promote the identity and success of individual businesses while enhancing the pedestrian experience of the Boulevard through the appropriate placement of projecting signs. Minimize sign clutter and ensure that signage design is suitable and well-proportioned to the structure and building facade.*

Standard 17a: *Each business or tenant should be permitted on projecting sign, limited to four square feet.*

Standard 17b: *Each business that is located above the first floor may have a projecting sign on the ground level if there is direct exterior pedestrian access to*

the second floor.

Guideline 17 as well as Standard 17a and 17b are not applicable since no projecting signs are proposed. The existing Fox Theatre pylon sign is classified as a projecting sign. However, the sign will be maintained and refurbished, no new signage is permitted to replace the existing sign. All new signs proposed in the future must comply with Lincoln CDO provisions to the satisfaction of the Department of Building and Safety and the Department of City Planning.

Awning or Canopy Signs

Guideline 18: *Promote the identity and success of individual businesses while providing the benefit of awnings or canopies upon buildings. Minimize sign clutter and ensure that signage design is suitable and well-proportioned to the structure, building facade, and awning.*

> **Standard 18a:** *In lieu of a wall sign, each business or tenant are permitted one awning sign, to be located over the building or business entrance. An additional awning sign is permitted if the permits abuts another street, alley or public parking area.*
>
> **Standard 18b:** *Each business that is located above the first floor may have a projecting sign on the ground level if there is direct exterior pedestrian access to the second floor.*

Guideline 18 along with related Standards 18a-b are not applicable. No new awning signs or canopy signs are proposed. All new awning or canopy signs proposed in the future must comply with Lincoln CDO provisions to the satisfaction of the Department of Building and Safety and the Department of City Planning.

Other Signs

Guideline 19: *Promote the identity and success of individual businesses while enhancing the visual quality of the Boulevard, through the appropriate placement, size, and quantity of additional signage.*

> **Standard 19a:** *Window Signs should not exceed 10 percent of each panel or total window area, and individual signs should not exceed four square feet.*
>
> **Standard 19b:** *Information Signs are permitted two per building and should not exceed four square feet.*
>
> **Standard 19c:** *Building Identification Signs are permitted one per building and should not exceed four square feet for one-story buildings. For each story above the first, the size of the sign may increase an additional two square feet.*
>
> **Standard 19d:** *An additional Building Identification Sign is permitted for buildings located on a corner lot. Signs located on the side street façade should not exceed four square feet.*
>
> **Standard 19e:** *One portable menu board sign (A-frame) may be permitted in the public right-of-way for eating establishments, bakeries, florists, and similar businesses that have as their primary sales, perishable goods, provided that all of*

the following conditions are met: the sign is removed at the end of each business day, the sign dimensions do not exceed two feet by three feet, the sign does not interfere with pedestrian movement or wheelchair access, the sign has a weighted base capable of keeping the sign upright in moderate wind, the sign is not illuminated, all required sign permits have been secured from the California Department of Transportation or the Department of Public Works Bureau of Street Services.

Standards 19a, 19b, 19c, 19d, and 19e do not apply to this project site. No additional signage is proposed. All new signs proposed in the future must comply with Lincoln CDO provisions to the satisfaction of the Department of Building and Safety and the Department of City Planning.

Multi-tenant buildings

Guideline 20: *Enhance the visual quality of the Boulevard by providing signage coordination and consistency on the facades of large buildings.*

> **Standard 20a:** *Multi-tenant buildings should submit a sign plan to the Department of City Planning that designates the style and design of all signs on the building. Sin plans should establish rules of placement and size.*
>
> **Standard 20b:** *Signs on a multi-tenant building should be placed at the same uniform elevation to create visual continuity.*

The project consists of tenant improvements to a multi-tenant building. There are four businesses proposed for this site. As shown in Exhibit A, the proposed signage will be placed at the same uniform elevation to create visual continuity. For future proposed signage, the applicant shall submit a sign plan to the Department of City Planning for conformity under the Lincoln Boulevard Community Design Overlay. As such, the proposed signage adheres to Standard 20a and 20b.

Monument Signs

Guideline 21: *Promote the identity and success of individual businesses while enhancing the visual quality of the Boulevard by limiting monument signs to only those circumstances where wall signs are not easily viewed from Lincoln.*

> **Standard 21a:** *Monument signs should only be permitted for existing developments where wall signs and building facades are not fronting Lincoln Boulevard.*
>
> **Standard 21b:** *Retail tenants in multi-tenant buildings may each be permitted a listing on a monument sign. Tenant listings and displays should be uniform.*

No monument signs are proposed. Proposal of any monument sign must comply with Lincoln CDO provisions to the satisfaction of the Department of Building and Safety and the Department of City Planning.

Sustainable Building Design

Guideline 22: *Design projects to take advantage of natural systems and features – breezes, daylight, and tree canopies – and to minimize the need for artificial lighting,*

cooling, and heating. Incorporate sustainable building elements into the overall form and aesthetic of projects.

Standard 22a: *Projects are encouraged to meet LEED certification requirements.*

Standard 22b: *To minimize heat gain, projects should employ high performance windows, coupled with awnings or exterior window shelves – particularly along the southeast, south, and southwest building faces. Ground-level storefronts shall use transparent glass.*

Standard 22c: *Projects should favor more north-facing and northeast-facing windows, and minimize west- and south-facing windows.*

Standard 22d: *The placement of windows should balance light considerations with the need to provide adequate ventilation and allow for cross-ventilation. If single-sided ventilation is necessary, consider horizontal pivot windows, which offer the highest ventilation capacity.*

Standard 22e: *Building and construction materials should use recyclable, durable materials when possible, and reclaim and recycled materials are encouraged if and when permitted by the Los Angeles Municipal Code.*

The proposed improvement for the existing building includes enlarged, transparent storefront windows facing south, Lincoln Boulevard, and west, Sunset Avenue, allowing for more natural light throughout the day as well as minimizing the need for artificial lighting. Additionally, canopies will be incorporated into the architecture to provide shade around the entrance of the building. All lighting will be energy efficient. The project as proposed complies with Guideline 22 and Standards 22a, 22b, 22c, 22d, and 22e.

Historic Resources

Guideline 23: *Historic structures often include architectural elements and design consistent with the guidelines and standards present in this CDI. Some existing buildings located along Lincoln provide quality examples of period architecture and historic commercial structures. The combination of old and new buildings creates an interest and richness to the urban fabric along the Boulevard.*

Standard 23a: *Alterations to or demolition of properties identified in Table 1, Potential Historic Resources, shall be review first by the City of Los Angeles Department of City Planning Office of Historic Resources, which shall provide a recommendation to the Director of Planning regarding the proposed project.*

Standard 23b: *For buildings greater than 50 years old at the time of project application, unpainted masonry should not be painted on façades fronting Lincoln or other public street.*

Standard 23c: *For buildings greater than 50 years old at the time of project application, existing and original patterns of transom windows should be maintained; covering transom windows with paint, signs, awnings, or wood panel is not appropriate.*

Standard 23d: *For buildings greater than 50 years old at the time of project application, signage, if applied to the façade directly, should be affixed in such a*

manner so as to not damage the façade.

The existing structure previously housed the Fox Theater and was identified in SurveyLA as a historic resource, eligible for listing in the California Register of Historical Resources (California Register) and locally as a Historic-Cultural Monument (HCM) (status codes 3CS and 5S3) as a "[r]are example of a 1940s neighborhood movie theater in Venice." The proposed project will maintain and rehabilitate existing building façade and restore the existing marquee sign and pylon sign. A memorandum prepared by Chattel, Inc Historic Preservation Consultants, dated March 23, 2021, outlines the proposed rehabilitation and consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The memorandum and proposed plans were reviewed and approved by the Office of Historic Resources. As such, the project complies with Guideline 23 and Standards 23a-d.

2. **The structure, site plan, and landscaping are harmonious in scale and design with existing development and any cultural, scenic, or environmental resources adjacent to the site and in the vicinity.**

   The proposed adaptive reuse will restore the façade of the historic Fox Theater, and therefore will not drastically change the character of the existing building or have negative impacts on the surrounding area. The proposed landscaping and outdoor seating will promote pedestrian activity and visual interest along Lincoln Boulevard. The existing building is painted in blue, but will be altered to beige and open brick to showcase a more modern design. The proposed door, windows, trellis, and landscaping will enhance what is already contextually compatible with the surrounding streetscape.

   The proposed tenant improvements and landscaping would result in a site design that is compatible with the area and the surrounding land uses. The land-use of surrounding properties are predominately R1V2 zoned low residential. Across Lincoln Boulevard are lots zoned [Q]C2-1-CDO under the Community Commercial land-use designation. As proposed, the project will not have a deleterious impact on the existing commercial and manufacturing uses adjacent to the property.

   The existing site proposes outdoor seating and new landscaping that keeps with the scale of the surrounding restaurants and retail along Lincoln Boulevard and the evolving design palette of the adjacent community. The proposed plan includes the adaptive reuse that consists of the partial demolition of the 3,888 square foot retail to the north as well as the exterior 2,433 gated area to the south, with rehabilitation to the 16,268 square-foot and a 3,529 square-foot addition to an existing one-story commercial building with mezzanine. The existing planters on the northerly side will remain onsite. No cultural, scenic or environmental resources are adjacent to the site. As proposed, the structure, site plan, and landscaping are harmonious with the existing built environment and will have no adverse impact on any cultural, scenic, or environmental resources adjacent to the site and in the vicinity.

3. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

   A Categorical Exemption, ENV-2021-3310-CE, has been prepared for the proposed project consistent with the provisions of the California Environmental Quality Act and the

City CEQA Guidelines. The project consists of the adaptive reuse and addition to a 16,268 square-foot, one-story commercial structure with a mezzanine level; preserving and restoring the historic Fox Theatre façade, marquee and projecting sign along Lincoln Boulevard. The proposed improvements include the partial demolition of a 3,888 square-foot retail space, demolition of a 2,433 square-foot (exterior) gated nursery to the south; a 3,529 square-foot addition, the refurbishment of an existing marquee and pylon sign, installation of three new wall signs, and the restriping of an existing surface parking lot with new landscaping. The project would result in a 19,797 square-foot, one-story commercial structure with a mezzanine level and three tenant spaces; no work is proposed to an existing 24,573 square-foot commercial structure located to the rear of the project.

The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines Sections 15301 (Class 1), 15311 (Class 11), and 15331 (Class 31).

The Class 1 categorical exemption allows for interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use. The exemption includes additions to existing facilities provided that the addition will not result in an increase of more than: 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less; or 10,000 square feet; if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project is not located in an environmentally sensitive. As previously discussed the project proposes a commercial adaptive reuse that consists of the partial demolition of the 3,888 square-foot retail space to the north, and the demolition of the exterior 2,433 square-foot gated nursery to the south; the rehabilitation of 16,268 square feet of commercial space, a 3,529 square-foot addition to an existing one-story commercial building with mezzanine, the refurbishment of the existing marquee and pylon sign, three (3) new wall signs, and restriping of an existing surface parking lot. The proposed addition is less than 10,000 square feet and the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project is located along a commercial corridor, not located in an environmentally sensitive.

The Class 11 Categorical Exemption allows for the construction of minor accessory structures to existing commercial buildings, including on-premise signs. The project proposes three (3) new wall signs.

The Class 31 categorical exemption allows projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The existing structure previously housed the Fox Theater and was identified in SurveyLA as a historic resource, eligible for listing in the California Register of Historical Resources (California Register) and locally as Historic-Cultural Monument (HCM) (status codes 3CS and 5S3) as a "[r]are example of a 1940s neighborhood movie theater in Venice." A memorandum prepared by Chattel, Inc Historic Preservation Consultants, dated March 23, 2021, outlines the proposed rehabilitation and consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The proposed scope of work is limited to partial demolition, rehabilitation of and addition to an existing single-story mezzanine commercial building and the rehabilitation of the building marquee and projecting sign. The memorandum and proposed plans were reviewed and approved by the Office of Historic Resources. As discussed in the memorandum, the proposed project is consistent with the

Secretary of the Interior's Standards.

Furthermore, the Exceptions outlined in the State CEQA Guidelines Section 15300.2 do not apply to the project:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the project site and surrounding residential neighborhood is not identified as an environmental resource. The proposed project consists of partial demolition, rehabilitation of and addition to an existing single-story with mezzanine commercial building and is consistent with the scale and uses within the area. The subject site is not located within a fault or a flood zone, nor is it within a landslide area. The project site is located within a liquefaction zone, however, the project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for residential construction.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The project is consistent with the type of development permitted for the area zoned C2-1 and designated for General Commercial use. The proposed tenant improvements and landscaping will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed project consists of minor work typical of tenant improvements; no unusual circumstances are present or foreseeable.

(d) Scenic Highways. A categorical exemption shall not be used for a project, which may result in damage to scenic resources including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

The project site is not located on or near a designated state scenic highway.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.

(g) Historical Resources. A categorical exemption shall not be used for a project, which may cause substantial adverse change in the significant of a historical resource.

The subject site was identified in SurveyLA as a historic resource, eligible for listing in the California Register of Historical Resources (California Register) and locally as Historic-Cultural Monument (HCM) (status codes 3CS and 5S3) as a "[r]are example of a 1940s neighborhood movie theater in Venice." The proposed project qualifies for a Class 31 Categorical Exemption, which is limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The former theater was previously converted to its current retail use, and the proposed project is commercial reuse for retail use. A memorandum prepared by Chattel, Inc Historic Preservation Consultants, dated March 23, 2021, outlines the proposed rehabilitation and consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The memorandum and proposed plans were reviewed and approved by the Office of Historic Resources. As discussed in the memorandum, the proposed project is consistent with the Secretary of the Interior's Standards.

The project is determined to be categorically exempt and does not require mitigation or monitoring measures; no alternatives of the project were evaluated. An appropriate environmental clearance has been granted.

Waiver of Dedication and Improvements

4. **Pursuant to LAMC Section 12.37 I.2, the Director may waive, reduce, or modify the required dedication(s) or improvement(s) as appropriate after making any one of the following findings, based on substantial evidence in the record that:**

   a) The dedication or improvement requirement does not bear a reasonable relationship to any project impact.

   b) The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on the guidelines the Street Standards Committee has established.

   c) The dedication or improvement requirement is physically impractical.

   Public Right-Of-Way Information

   Lincoln Boulevard is a Boulevard II with required 110-foot right-of-way (55-foot half right-of-way), including 80-foot roadway (40-foot half roadway) and 15-foot sidewalks. This street is currently improved with a 50-foot half right-of-way with an approximately 38-foot-wide half roadway and a 12 foot-3 inch wide sidewalk to the face of the existing marquee.

   BOE conducted an investigation of the dedication and improvement requirements for the project site and issued an initial report dated September 30, 2021, a final revised report was provided, dated October 26, 2021, outlining the following requirements:

1. *No dedication will be required on **lot 1** of the subject parcel along **Lincoln Blvd.***

2. *Dedicate five (5) feet along **lot 2** of the subject parcel along **Lincoln Blvd** to complete the fifty-five (55) foot half right-of-way width.*

3. *Dedicate five (5) feet along **lot 3** of the subject parcel along **Lincoln Blvd** to complete the fifty-five (55) foot half right-of-way width.*

4. *Dedicate five (5) feet on **lot 1** of the subject parcel along **Vernon Avenue** to complete the thirty (30) foot half right-of-way width.*

5. *Dedicate five (5) feet on **lot 3** of the subject parcel along **Vernon Avenue** to complete the thirty (30) foot half right-of-way width.*

6. *No dedication will be required along **Sunset Avenue.***

7. *Dedicate a twenty (20) foot, property line, corner radius or a fifteen by fifteen (15x15) foot corner cut at the intersection of **Lincoln Blvd** and **Vernon Avenue.***

8. *Dedicate a twenty (20) foot, property line, corner radius or a fifteen by fifteen (15x15) foot corner cut at the intersection of **Lincoln Blvd** and **Sunset Avenue.***

9. *Additional improvements may be required per Los Angeles Department of Transportation's West Los Angeles Transportation Improvement and Mitigation (LADOT's WLA-TIMP) Specific Plan. Please contact the Westchester Development Review Section at (213) 485-1062.*

10. *Remove and reconstruct damaged or off-grade asphalt concrete pavement, sidewalk, curb and gutter along the property frontage. **Obtain an A-Permit prior to any construction in the public right-of-way.***

11. *Repair broken curb and gutter. Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than 1/4" from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8" at the surface of the section. (This requirement is based upon 62.104, excluding the sidewalk component and should be included when curb or gutter is cracked, missing or offset)*

12. *Remove and replace non-ADA compliant sidewalk adjacent to the property with new sidewalk to achieve ADA compliance. Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 1:48 (2/08%), and/or, is depressed or upraised by more than 1/4" from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8" at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway. (this section applies based upon 12.37 A9 asking for improvements for ADA compliance)*

13. *Construct a pedestrian access ramp at the intersection of **Lincoln Blvd** and **Vernon Avenue** to current ADA standards.*

14. *Construct a pedestrian access ramp at the intersection of **Lincoln Blvd** and **Sunset Avenue** to current ADA standards.*

15. *Close any unused driveways.*

16. *Remove any unpermitted encroachment from the public right-of-way or obtain an R Permit for said encroachments.*

17. *All items listed above are required to be completed to the satisfaction of the City Engineer.*

The project site is 125,029.1 square feet, comprised of three lots, and developed with one-story commercial structures (includes the historic Fox Theater) and a surface parking lot. The commercial structures front along Lincoln Boulevard and Vernon Avenue. The surface parking lot is adjacent to the commercial structures and fronts Lincoln Boulevard, Sunset Avenue, and Vernon Avenue.

The applicant requests relief from the 5-foot dedication required on Lincoln Boulevard (Lots 2 and 3) and Vernon Avenue (Lots 1 and 3).

In an email dated September 7, 2021, the Department of Transportation stated that *due to the potential for the implementation of Safety and traffic improvements in the area of the project, which might require the additional standard right-of-way- width in the future, DOT would like to preserve such possibility for both Lincoln Boulevard and Vernon Avenue.*

The dedication or improvement requirement is physically impractical.

The project proposes the commercial adaptive reuse of the Fox Theater that consists of the partial demolition of the 3,888 square-foot retail space to the north, and the demolition of the exterior 2,433 square-foot gated nursery to the south; the rehabilitation of 16,268 square feet of commercial space; a 3,529 square-foot addition to an existing one-story commercial building with mezzanine; the refurbishment of the existing marquee and pylon sign; and three new wall signs. The existing building to the rear of the project site is currently occupied and operated by Smart and Final and will remain onsite as it is not included in the project scope of work. The applicant requests relief from the 5-foot dedication required on Lincoln Boulevard (Lots 2 and 3) and Vernon Avenue (Lots 1 and 3).

This portion of Lincoln Boulevard, also known as State Highway 1, is currently a two-way street designated as a Boulevard II. As part of the Lincoln Fast Forward project, a partnership between LADOT and Caltrans, the City of Los Angeles plans to implement roadway improvements that address safety, community needs, and transportation priorities. Proposed improvements include enhanced crosswalks and signals for increased pedestrian safety and a southbound bus-bike only lane during the evening rush hour for bus speed and reliability improvements. In addition, Bus Rapid Transit (BRT) and Light Rail Transit (LRT) are also planned for Lincoln Boulevard. The required dedication on Lincoln Boulevard would complete the 15-foot wide sidewalk and 40-foot wide half roadway to complete the designated 55-foot wide half right-of-way; the dedications and improvements are necessary to meet the City's mobility needs. The project proposes improvements to Lots 2 and 3, restriping the lot and proposing a new landscaped buffer. The required dedication is not physically impractical as work is already proposed to alter and restripe the parking lot. Therefore, the required Finding cannot be made to approve the requested waiver on Lincoln Boulevard.

As part of the Mobility Plan, street quality and infrastructure have a role in improving transportation safety. Sidewalks that are uneven, narrow, or physically obstructed can also

force pedestrian closer to vehicle traffic or on alternate routes that are not always obvious. Pedestrians can perceive area with lower levels of street activity and light, and fewer trees and plants as unsafe due to physical and psychological discomfort. The sidewalk on Vernon Avenue is approximately five feet with streetlights and utility poles and does not provide enough space for active pedestrian access or wheelchair accessibility. The required dedication on Lot 1 will create safer pedestrian access along Vernon Avenue as the sidewalk will widen to allow for better access and movement. The required dedication will allow for a 12-foot wide sidewalk, meeting the required sidewalk width for Local Streets. The project proposes the expansion of an existing structure, expanding the footprint of the structure. The lot is in the C2 zone, which does not require yards for commercial structures; the proposed dedication along Lot 1 is not physically impractical. Therefore, the required Finding cannot be made to approve the requested waiver on Lot 1 along Vernon Avenue,

The rear portion of Lot 3, along Vernon Avenue, maintains the rear portion of the commercial structure with a loading dock and a surface parking lot. The area adjacent to the right-of-way maintains a 6-foot tall concrete masonry wall with a 6-foot wide strip of landscaping onsite, abutting the 5-foot wide sidewalk. The 6-foot wall surrounds the rear portion of the property and provides a visual and sound buffer for the residential properties adjacent to the site. The loading dock is located within 2- feet of the perimeter wall and includes a 12-foot wide area for truck to turn and maneuver on site. The applicant is required to provide a 5-foot dedication along this portion of Vernon Avenue. The dedication would require the removal of the wall and existing landscaping and would impact access to the existing loading dock. Lot 2, along Vernon Avenue would maintain the existing commercial structure, perimeter wall, and landscaping. The required dedication on Lot 3 would be inconsistent and unnecessary as the work proposed on Lot 3 would not increase the amount of pedestrian travel along Vernon Avenue. The sidewalk provides the necessary width for ADA accessibility and maintains landscaping adjacent to the walkway. Therefore, the dedication along Lot 3 is physically impractical. Waiving the required dedication would allow the property to maintain and operate the existing loading area and would maintain the masonry perimeter wall and landscaping that provides a physical buffer for the residential neighborhoods from loading area and parking lot.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (818) 374-5050, or through the Department of City Planning website at http://cityplanning.lacity.org. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than $2,500 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

APPEAL PERIOD - EFFECTIVE DATE

The Director's determination in this matter will become effective after **15 days,** unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at http://cityplanning.lacity.org**. Public offices are

located at:

Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7077	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 251 Van Nuys, CA 91401 (818) 374-5050	West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2912

Furthermore, this coastal development permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Juliet Oh for
Faisal Roble, Principal City Planner

Reviewed by:

Juliet Oh
Juliet Oh, Senior City Planner

Reviewed by:

Elizabeth Gallardo
Elizabeth Gallardo, City Planner

Prepared by:

Sienna Kuo
Sienna Kuo, Planning Assistant
sienna.kuo@lacity.org

From: **'Sam Chesler' via Land Use and Planning Committee** lupc@venicenc.org
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 17, 2026 at 2:43 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Sam Chesler
Neighborhood: 639 Sunset

Sent from my iPhone

To unsubscribe from this group and stop receiving emails from it, send an email to lupc+unsubscribe@venicenc.org.

From: **Colin Burke** colin.burke11@gmail.com
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 17, 2026 at 12:49 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name:
Neighborhood:

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From: **Andy Ambriz** andyambriz1@gmail.com
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 17, 2026 at 2:43 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org



I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Andy Ambriz
Neighborhood: 639 sunset ave

Sent from my iPhone

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From: 'RICK McCARTHY' via Land Use and Planning Committee lupc@venicenc.org
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 17, 2026 at 2:10 PM
To: LUPC@VeniceNC.org, Chair-LUPC@VeniceNC.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment. Name: Rick McCarthy Neighborhood:444 Lincoln Bl. Venice

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From: **'Mike Marquez' via Land Use and Planning Committee** lupc@venicenc.org
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 17, 2026 at 11:07 AM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Mike Marquez
Neighborhood: 12606 Mitchell Ave 90066

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From: **Andres Guraieb** andresgura1@gmail.com
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 17, 2026 at 4:26 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Andres Guraieb
Neighborhood: Venice. Address: 616 Broadway, Ave

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From: **'Steven Heet' via Land Use and Planning Committee** lupc@venicenc.org
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 18, 2026 at 11:54 AM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Steven Heet
Neighborhood: 900 block of Vernon Ave, Venice 90291

Sent from my Have a Great Weekend

To unsubscribe from this group and stop receiving emails from it, send an email to lupc+unsubscribe@venicenc.org.

From: **Kate Brown** katebrown121@gmail.com
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 18, 2026 at 11:15 AM
To: LUPC@VeniceNC.org LUPC@venicenc.org, Chair-LUPC@VeniceNC.org Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment. Name: Neighborhood:

Sent from Gmail Mobile

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From: **Christina Lam** christina.yun.lam@gmail.com
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 18, 2026 at 9:50 AM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Chris Lam
Neighborhood: Venice 90291

Sent from my iPhone

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From: 'Alex Becket' via Land Use and Planning Committee lupc@venicenc.org
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 18, 2026 at 3:22 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Alex Becket
Neighborhood: Rose

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From: 'Nick Peterson' via Land Use and Planning Committee lupc@venicenc.org
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 18, 2026 at 3:32 PM
To: LUPC@VeniceNC.org, Chair-LUPC@VeniceNC.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Nick Peterson
Neighborhood: Venice

Best,

Nick Peterson
AP Specialist

Development, LLC
4553 Glencoe Avenue, Ste 225
Marina Del Rey, CA 90292
O: 310.552.0065 ext. 315 | F: 310.552.0075
www.LaTerraDev.com
LaTerra

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From: **Henry Mahnke** henry.mahnke@gmail.com
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 18, 2026 at 4:41 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Henry Mahnke
Neighborhood: Oakwood

Enviado desde mi iPhone

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From: **Nicolas Gutierrez** ngutierrez24669@gmail.com
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 18, 2026 at 5:19 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Nicolas Gutierrez
Neighborhood: Marina del Rey

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From: **'ron rosenthal' via Land Use and Planning Committee** lupc@venicenc.org
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 16, 2026 at 1:50 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Ron Rosenthal
Neighborhood: Venice

Sent from my iPhone

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From: **Mike Leavitt** mikeyleavitt@gmail.com
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 19, 2026 at 1:29 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: michael leavitt
Neighborhood: venice

Sent from my iPhone

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From: **'Dakota Collins' via Land Use and Planning Committee** lupc@venicenc.org
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 19, 2026 at 1:22 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Dakota Collins
Neighborhood: 358 rennie ave Venice ca 90291

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From: **Brooks Roach** brooksdroach@gmail.com
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 19, 2026 at 1:52 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name:
Neighborhood:

Brooks Roach
(917) 620-8453 Cell

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From: **Nick Miranda** nickmiranda808@gmail.com
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 23, 2026 at 5:52 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

HI'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Nick Miranda
Neighborhood: Venice WINDWARD VILLAGE

All the best,
Nick Miranda

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From: **Patrick Hunter** phunt540@gmail.com
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: October 23, 2026 at 5:05 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name: Patrick Hunter
Neighborhood: Mar Vista

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From: **Alexandra Prozzillo** alexandraprozzil@gmail.com
Subject: Protect the Fox Venice Theatre, 620 S. Lincoln Blvd
Date: November 1, 2026 at 12:57 PM
To: LUPC@venicenc.org, Chair-LUPC@venicenc.org, councilmember.park@lacity.org

I'm a Venice resident and I support protecting the Fox Venice Theatre at 620 S. Lincoln Blvd. I ask the Land Use and Planning Committee to support the motion requesting Historic-Cultural Monument consideration for the building, and I ask Councilmember Park to start the landmark process and require historic review of any permits for the site. Venice's character comes from places like this, and once they're gone they don't come back. Please enter this as public comment.

Name:

Alexandra Prozzillo
(404) 626-1206

Neighborhood:

Venice

Sent from my iPhone

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