Fox Venice Theatre

Historic-Cultural Monument Nomination

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620 S. Lincoln Boulevard, Venice, CA 90291

APN 4243-029-022 | Lot 1, Tract 22995 | Council District 11

Applicant and contact: Anita Mazkoori, Venice resident

Submitted to the Office of Historic Resources, Los Angeles City Planning

November 2026

Building on the 2019 nomination effort begun by Victor Hermínio Lopez, with the repertory history written by Steve Williams and the recollections of Rol Murrow. See Acknowledgments.

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CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Fox Venice Theatre				Original historic name	
Other Associated Names: Fox Theater; Crest Theatre (1950); Fox International					
Street Address: 620 S. Lincoln Boulevard			Zip: 90291	Council District: 11	
Range of Addresses on Property: 620 S Lincoln; 909-913 E Vernon			Community Name: Venice		
Assessor Parcel Number: 4243-029-022	Tract: 22995		Block: None	Lot: 1	
Identification cont'd: Lot area 19,878.7 sq ft (0.456 ac); Lot 1, Tract 22995 (M.B. 739-43/44)					
Proposed Monument Property Type:	X Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1951	X Factual	Estimated	Threatened? Private Development
Architect/Designer: None of record; engineer William D. Coffey			Contractor: Chotiner & Gumbiner
Original Use: Motion picture theater			Present Use: Vacant interior; nursery and retail on site
Is the Proposed Monument on its Original Site?	X Yes	No (explain in section 7)	Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: No style (per SurveyLA)	Stories: 1	Plan Shape: Rectangular

FEATURE	PRIMARY	SECONDARY
CONSTRUCTION	Type: Brick	Type: Concrete poured/precast
CLADDING	Material: Stucco, smooth	Material: Select
ROOF	Type: Flat	Type: Select
	Material: Unknown	Material: Select
WINDOWS	Type: Fixed	Type: Glass block
	Material: Select	Material: Select
ENTRY	Style: Recessed	Style: Select
DOOR	Type: Double	Type: Select

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Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
1950-51	New bldg 8/8/1950 (LA13703); roof, marquee, neon sign permits to 7/1951.
1955-61	Alteration 10/1955; new-building permits on the lot 1958, 1960, 1961.
1987	Theater closed amid asbestos concerns in acoustic treatment.
1989	Basement filled, 1,330 cu yd (1989LA40552); temporary banner signs (1989WL81958).
1989-93	Theater converted to retail store (89LA43231); C of O issued 1/12/1993.
2021	Reuse plan approved incl. marquee/pylon refurbishment (DIR-2021-3309).
2026	Plumbing and electrical permits issued 3/2026 for grocery tenant improvements.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

	Listed in the National Register of Historic Places	
	Listed in the California Register of Historical Resources	
	Formally determined eligible for the National and/or California Registers	
	Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
X	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA Venice, 2014 Status codes 3CS, 5S3
Other historical or cultural resource designations:		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
X	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
	2. Is associated with the lives of historic personages important to national, state, city, or local history.
	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

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HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Anita Mazkooni		Company: Venice resident	
Street Address:		City: Venice	State: CA
Zip: 90291	Phone Number: 323-508-5972	Email: foxtheaterhistoricalapplication@yahoo.com	

Property Owner Is the owner in support of the nomination? Yes No X Unknown

Name: Lincoln LT, LLC		Company:	
Street Address: 2802 Santa Monica Boulevard		City: Santa Monica	State: CA
Zip: 90404	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

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HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

1. Nomination Form
2. Written Statements A and B
3. Bibliography
4. Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
5. Copies of Primary/Secondary Documentation
6. Copies of Building Permits for Major Alterations (include first construction permits)
7. Additional, Contemporary Photos
8. Historical Photos
9. Zimas Parcel Report for all Nominated Parcels (including map)

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Name: Date: Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

Acknowledgments

Fox Venice Theatre Historic-Cultural Monument Nomination

This nomination is a community effort. It builds directly on work begun in 2019 by people who grew up with the Fox Venice or helped run it, and it would not have been possible without them.

Victor Hermínio Lopez, a Venice native who grew up with the Fox, began the effort to nominate the theater as a Historic-Cultural Monument in 2019. He laid the foundation for this nomination: he gathered research, monthly program calendars, and concert posters from the theater's repertory years, brought former operators into the effort, and first secured the Museum of Neon Art's permission to use its photographs of the Fox marquee. The images he gathered are credited to him throughout this nomination.

Steve Williams, a Venice native, wrote the history of the Fox Venice's repertory years for the 2019 effort. With his permission, it is reproduced in full, in his own words, in Section B.

Rol Murrow, President of Cumberland Mountain Theatres and operator of the Fox Venice Theater from 1973 to 1979, and proprietor of the Cumberland Mountain Film Company since 1969, shared his recollections of the theater in 2019 and again in an interview on November 1, 2026.

Escott O. Norton, Treasurer and Advocacy Committee Chair of the Los Angeles Historic Theatre Foundation, advised on both the 2019 and 2026 efforts, secured renewed permission from the Museum of Neon Art to use its photographs, and provided interior video stills he took in 2023. Mike Hume provided a photograph of the entrance soffit and identified the Fox Theatre in Taft as a close match to the Fox Venice's interior and marquee.

The **Museum of Neon Art (MONA)** provided photographs of the Fox marquee, with permission first granted in 2019 and renewed in 2026. The **Los Angeles Public Library Photo Collection** provided historical photographs of the theater, and the **Department of Building and Safety Records** staff located the original 1950 and 1951 permits.

Finally, this nomination is indebted to the many former staff, performers, and audience members who have shared their memories of the Fox Venice over the years. As Rol Murrow put it, the Fox was always a group effort.

A. Proposed Monument Description

Fox Venice Theatre, 620 S. Lincoln Boulevard, Venice, CA 90291 (APN 4243-029-022)

Site and setting

The Fox Venice Theatre stands on the northeast side of Lincoln Boulevard between Sunset Avenue and Vernon Avenue, in the Venice community of Los Angeles. It occupies Lot 1 of Tract 22995, a parcel of about 19,879 square feet (0.456 acres) that also carries the addresses 909 and 913 E. Vernon Avenue. The theater fronts directly on the Lincoln Boulevard sidewalk. It forms part of a larger commercial property that includes a surface parking lot and a separate supermarket building (currently Smart & Final) at the rear of the block. Across Lincoln Boulevard lies Oakwood, the neighborhood that formed Venice's historically Black community beginning in the early twentieth century.

Before the theater was built, the site was largely open land. The 1918 Sanborn fire insurance map of Santa Monica and Venice shows a City Water Company reservoir and wells on this block and few buildings, and early USGS topographic maps (1900 to 1921) show the area at the edge of Venice's developed street grid.

Building

The theater is a one-story building completed in 1951, rectangular in plan and measuring about 80 by 160 feet. The original building permit, filed June 20, 1950 and issued August 8, 1950 (1950LA13703), describes a one-story masonry theater 25 feet high, of Type III construction, valued at $115,000, with a maximum occupancy of 1,040. Its plot plan shows parking for 117 cars beside the theater. Painted brick remains visible on the side walls. A loft above the lobby is a mezzanine rather than a full second floor; the City's 2021 planning approval likewise describes the property as "an existing one-story commercial building with mezzanine." The County Assessor records 12,812 square feet of building area.

The original permits list no architect. The licensed engineer was William D. Coffey, and the builder was the contracting firm Chotiner & Gumbiner of Los Angeles. The owner of record was the Fox West Coast Agency Corporation. Theater historian Bill Counter describes the building as a standard Fox West Coast design and suggests that the chain's in-house designer, Carl Moeller, may have been involved.

SurveyLA, the City's historic resources survey, classifies the property as a neighborhood movie theater and does not assign it a named architectural style. Its survey record documents the following features: an asymmetrical facade clad in smooth stucco; a flat roof with a parapet; a recessed entryway; double, fully glazed metal entry doors with a transom and sidelights; grouped, fixed metal storefront windows above flush bulkheads; and a single fixed glass-block window.

Character-defining features

Photographs from 1951 through the 1980s, together with the SurveyLA record, identify the following character-defining features:

- **Vertical pylon sign.** A tall, tapering pylon rises at the front of the building, topped by a scrolled crest and the letters FOX. In the 1951 rendering and photographs, the face of the pylon carries decorative star motifs, later shown with stylized floral ornament. The pylon and its FOX lettering remain on the building.
- **Marquee.** A long horizontal marquee projects over the sidewalk, originally carrying changeable-letter attraction boards, script "Fox" signage, a scrolled ornament, and banded neon. The marquee structure remains on the building. Its ornamental neon front was removed and donated to the Museum of Neon Art (MONA) in Glendale, which preserved it in its collection in 1988 and, according to the museum, keeps it preserved in storage. The FOX neon at the top of the pylon was not removed.
- **Entrance and upper facade.** A recessed entrance with glazed doors and a box office sits beneath the marquee. Opening-night photographs show a curved, stepped soffit with recessed lighting over the entry. A band of windows sits above the marquee in the stucco wall.
- **Interior.** The theater opened with 1,003 seats on a single sloped floor, with a loge section and two "crying rooms," each seating 12 to 15 people. Crying rooms were a common feature of postwar theaters, where parents could watch a film with infants without disturbing the audience. According to Rol Murrow, during the repertory years the right-hand room served as a staff room, and the floor was bare concrete until the operators laid carpet in about 1975. Although the interior was altered for retail use, photographs published by theater historian Bill Counter in 2019 show that the lobby, the auditorium with decorative plaster detailing, the proscenium, and the projection booth survive. SurveyLA likewise notes that the building retains "some interior decorative detailing." Video stills taken inside in February 2023 by Escott Norton of the Los Angeles Historic Theatre Foundation (Section 7) show gilded, wave-pattern plaster bands across the ceiling and a curved lobby soffit whose banded lines continue from the exterior entrance soffit beneath the marquee.

Alterations

City records document the following changes. The new building permit was issued August 8, 1950 (1950LA13703). Four permits followed before the theater opened on August 17, 1951. In December 1950 the roof was changed to wood sheathing (LA29243), and in January 1951 it was changed back to the originally approved reinforced poured gypsum roof (LA02998). In April 1951 the shape of the marquee was revised (LA05810). In July 1951 a permit was issued for three new electric signs, the theater's neon signage, built by the Imperial Valley Neon Sign Company of El Centro at a cost of $15,000 (LA11572). Further permits on the lot followed in 1955, 1958, 1960, and 1961. SurveyLA records three alterations: signage altered, entryway altered, and a storefront addition on the north facade.

The theater closed in 1987 amid concerns about asbestos in the auditorium's acoustic treatment. In 1989 the City permitted the conversion of the building from an A-3 theater to a B-2 retail store (89LA43231, completed under 92LA88336), and a Certificate of Occupancy for retail use was issued January 12, 1993. The building then operated for about three decades as an indoor swap meet.

The basement fill is reversible. As part of the 1989 conversion, the City permitted the theater's basement to be filled with 1,330 cubic yards of compacted fill (1989LA40552). Because the basement was filled with earth rather than demolished or built over, the fill could be removed in the future. This preserves the potential for the building to return to theater or performance use.

In December 2021 the City approved an adaptive reuse plan for the property (DIR-2021-3309-CDO-WDI) that includes the rehabilitation of about 16,268 square feet of commercial space, partial demolition of the later retail space to the north, an addition, and **the refurbishment of the existing marquee and pylon sign.** A condition of that approval requires that "the existing 'FOX' pylon sign and marquee on Lincoln Boulevard shall be maintained and restored." The approval also states that the ground-level Lincoln Boulevard facade "will be renovated and restored to its original facade," that a soffit will be restored over the primary entrance, and that the plans, together with a March 23, 2021 memorandum by Chattel, Inc., Historic Preservation Consultants, were reviewed and approved by the Office of Historic Resources for consistency with the Secretary of the Interior's Standards. In March 2026, electrical and plumbing permits were issued for grocery tenant improvements, and in August 2026 the Zoning Administrator approved the sale of alcohol for a proposed grocery store at the site (ZA-2026-1613-CUB). That determination states that the project "will not involve any demolition of existing structures/uses or new construction activities."

Current condition

Photographs taken in October 2026 show that the theater's Lincoln Boulevard front retains its original form: the tall stucco facade, the band of upper windows (now covered by a grille), the marquee structure (refaced with signage for the Fox Discount Department Store), and the FOX pylon sign at the north end, with its crest and letters intact though weathered. At street level, the storefronts have been altered with roll-up security doors, awnings, and signage for small businesses, and the later one-story storefront wing noted by SurveyLA adjoins the building to the north. When those photographs were taken, sidewalk construction was under way along the Lincoln Boulevard and Vernon Avenue frontages.

The building retains its original location, its overall form and massing as a mid-century neighborhood theater, its pylon sign and marquee structure, and significant interior spaces. SurveyLA concluded that it "retains sufficient integrity to convey significance."

B. Statement of Significance

Criterion 1: The Fox Venice Theatre exemplifies significant contributions to the broad cultural and social history of the City of Los Angeles and the Venice community.

The Fox Venice Theatre is significant under Criterion 1 for two connected reasons. It was Venice's principal postwar neighborhood movie house, opened by one of the largest theater chains in the West. From 1973 it became an influential repertory cinema and live performance venue whose influence reached well beyond Venice, and a center of the independent arts life that defines the community's identity. Its period of significance is 1951 to 1987, from its opening to its closure as a theater.

As Steve Williams, who wrote the history of the theater's repertory years, has observed, what makes the Fox Venice remarkable is not its stucco walls but the stories that unfolded inside them. That is why this nomination rests on Criterion 1. The building matters as the place where those stories happened, and its surviving pylon, marquee, and interior are the physical record that still connects Venice to them.

Recognition by SurveyLA

SurveyLA evaluated the Fox Venice on June 20, 2014, as part of the Venice survey, under the context of commercial development and the theme of neighborhood theaters. It assigned the status codes **3CS**, appears eligible for the California Register as an individual property, and **5S3**, appears to be individually eligible for local listing or designation. The survey described the Fox as a "rare example of a 1950s neighborhood movie theater in Venice" that "retains the distinctive features of a movie theater, including sign pylon, marquee, and some interior decorative detailing." The survey also noted that "it is unknown when the movie theater closed; more research is needed to determine the period of significance." This nomination provides that research.

A postwar neighborhood theater (1951 to 1973)

Fox West Coast Theatres acquired the property in 1950, when local press first announced the new house as the Crest Theatre. Venice had been annexed to Los Angeles in 1926, and its earlier beachfront movie house on Ocean Front Walk had closed by the late 1940s. The new theater, inland on Lincoln Boulevard, was built for residents rather than beach visitors.

The Fox Venice opened on August 17, 1951, with a gala invitational premiere and a studio preview of the 20th Century-Fox film *Meet Me After the Show*, starring Betty Grable. Photographs of opening night show the marquee reading "Gala Invitational Premiere Tonight, Major Studio Feature Preview 8:30, George Jessel, Stars in Person," with crowds lining Lincoln Boulevard. The regular program began the next day with *The Frogmen* and *Strangers on a Train*. With a loge section and crying rooms for parents with infants, the Fox served Venice families as their

neighborhood first-run theater for two decades. By the 1960s it was operated by National General Corporation, the successor to the Fox West Coast circuit, and it declined as a commercial house.

The repertory years (1973 to 1987)

The following history of the Fox Venice's repertory years was written in 2019 by Steve Williams, a Venice native, for the nomination effort begun by Victor Hermínio Lopez. It is reproduced here in full, in his own words, with his permission.

> The Fox Venice Theater is most significant for being the theater location that pioneered the "repertory cinema" style of film and event programming in 1973. Many variables coalesced to create the perfect environment for this decision. Venice, California by the early 1970s had already been a magnet for artists, poets and musicians for at least two decades. There was a "beatnik" art/poetry scene in the 50s followed by the hippies in the 60s. Venice was multicultural and still offered cheap rent.
>
> During the 60's, across Lincoln Boulevard from the Fox, Rol Murrow, then a film student at UCLA, had observed from his rented garage studio as the theater struggled as a dying neighborhood movie house under the National General Corporation (NGC). In 1968 he needed to expand his work space for his small film production company, Cumberland Mountain Film Company, and saw that an unfinished, never-used loft space above the theater was available. Rol leased it and invited other filmmakers and media folks to join him there, where he installed utilities, an interlock projector, a screen and sound system, editing equipment, and a darkroom. Later he invited his fellow artists from the Single Wing Turquoise Bird Light Show to set up in the studio too, and soon they all presented shows for small audiences there. The SWTB was already acclaimed for its magnificent light shows for major rock groups at the Shrine Exhibition Hall and other venues in the late 60's.
>
> Meanwhile the theater was doing poorly, and NGC leased it to National Cinema, who soon went bankrupt. Then Rol and three others from this group of Venice filmmakers and light show artists, Larry Janss, Kim Jorgensen, and Bob Maestri, formed Cumberland Mountain Theatres, Inc. and secured the theater lease in early 1973. Others from the Cumberland studio served as staff – artists, projectionists, bookers, managers, floor staff, etc., and they hired many young folks from the community for their first jobs.
>
> They started showing weekly run films, and after several months began showing different double features each night, including a highly eclectic mix of little know classics, post-run commercial films, music films, movies from the entire history of the cinema, and occasional premieres, and they developed an artistic monthly calendar. These iconic calendars featured visual artwork selected from the films on the front and informative descriptions of the films on the back. The print runs at times exceeded 100,000 copies and they were displayed proudly on walls and refrigerators in Venice and far beyond. The mailing list read like a who's who of creative staff and leaders in the film, television, and music communities, and many calendars were mailed up and down the coast and as far as New Mexico, Seattle, New York, and other

centers of media production. The Fox Venice's new audience became more reflective of the surrounding community, described as "more of a counter-culture, cinema-loving audience."

The Cumberland Mountain folks also were highly regarded by film distributers and surrounding filmmakers for their care and repair of films. Since they had filmmaking and editing skills, they took good care of rented films, cleaning and repairing abused prints and sometimes being allowed to screen special directors and producers own copies, as they were so trusted in the film community.

Many live music shows were worked into the calendar, including Bonnie Raitt, Tom Waits, John Lee Hooker (who recorded an album there with Canned Heat), Little Feat, Jerry Garcia, and many more. Danny Elfman got his theatrical start there with his performance troupe, the Mystic Knights of the Oingo Boingo, who evolved into the popular 80's alternative band Oingo Boingo. The Rocky Horror Picture Show was first shown in the world at the Fox during a prophetic midnight showing the night before it premiered in Los Angeles and New York. Studio head Alan Ladd Jr. requested use of the Fox Venice for the benefit of the cast and crew, and of course the word went out and the theater was also completely packed with Rocky Horror fans of the long running play. The Fox became the first theater to screen that cult film regularly and often with a live revue.

It would take many, many pages to begin to tell the full story of the Fox Venice during its heyday, but this brief review provides a glimpse of the spirit behind it.

Many Fox Theater fans were exposed to a mix of interesting and culturally diverse films from around the globe. It is unknown how this may have influenced the artistic lives of all these folks, but many folks attest to how it inspired their creative endeavors. The programming at The Fox Venice Theater during this time reflected the artistic, tolerant, bohemian spirit of the surrounding Venice Community. It was more than a neighborhood theater…it was a theater shaped and driven by the spirit of the neighborhood, and it set a pattern for more repertory cinema theaters to pop up all over the United States and beyond, even including one in Venice, Italy.

Steve Williams, "Fox Venice 70s Repertory Program Narrative," 2019.

Additional recollections and documentation

- **The nightly program.** Rol Murrow, who led Cumberland Mountain Theatres, recalls that the operators adopted the nightly-changing double feature from a San Francisco theater. The Fox was not the first to use the format, but it helped bring it to Los Angeles audiences. Concentrating each film's audience on a single night made far more varied programming possible.
- **The studio above the theater.** According to Murrow, a scene in James Bridges's film *The Baby Maker* (1970), starring Barbara Hershey, was filmed in the Cumberland Mountain studio above the theater, home of the Single Wing Turquoise Bird light show.

- **Concerts and performances.** Jerry Garcia performed at the Fox with Legion of Mary on June 14, 1975. Published accounts also list performances by El Teatro Campesino, the San Francisco Mime Troupe, and Toni Basil. The program calendars and posters reproduced in Section 8 document a midnight concert by the Mystic Knights of the Oingo Boingo and the Canned Heat and John Lee Hooker concert released as *Hooker 'n Heat: Recorded Live at the Fox Venice Theatre*.
- **The Fox on screen.** The theater appears in the horror film *Messiah of Evil* (1973), whose heroine goes to a show at the Fox Venice; the film shows its marquee and snack bar. Its lobby appears in *The First Nudie Musical* (1976). Rol Murrow also points to *Cisco Pike* (1972) and *Mother, Jugs & Speed* (1976) as films with scenes of the theater; these have not yet been independently confirmed.

Later years

In 1979 the Cumberland Mountain lease passed to Parallax Theatres, which later became Landmark Theatres, a national art-house chain. From 1984 Rafigh Pooya operated the theater as the Fox International, showing films from India and elsewhere for Los Angeles's immigrant audiences. The theater closed in 1987. According to Rol Murrow, its last operator could not fund the removal of asbestos from the auditorium, and the building was then converted to an indoor swap meet.

Who the Fox served

Across its history the Fox Venice served a changing community. In the 1950s and 1960s it was a family neighborhood theater. In the 1970s and early 1980s its audience reflected the artistic, multicultural, countercultural Venice around it: artists, musicians, students, and young people, many of whom have described it as formative to their creative lives. In its final years it served immigrant audiences with international films. The theater faces Oakwood across Lincoln Boulevard. Oakwood formed in the early 1900s when Black workers who helped build and operate Abbot Kinney's Venice of America, recruited in part through Arthur L. Reese, were shut out of housing elsewhere in town. The City recognized part of that history by designating the Irvin Tabor Residence a Historic-Cultural Monument in 2017. As Venice has changed rapidly, the Fox remains one of the few mid-century community landmarks along that edge of Lincoln Boulevard.

Integrity and potential

The building remains on its original site and retains its form as a postwar neighborhood theater, its FOX pylon sign, its marquee structure, and surviving interior spaces including the lobby, auditorium plaster detailing, proscenium, and projection booth. The ornamental marquee front survives in the collection of the Museum of Neon Art, and the City's 2021 approval for the property calls for refurbishment of the existing marquee and pylon sign. That approval already

treats these features as historic, requiring that they be maintained and restored under Office of Historic Resources review. Because the basement was filled with earth rather than demolished, the conversion to retail use is reversible, and the building retains the potential to serve again as a theater or performance space. A surviving model also exists: as Escott Norton and Mike Hume have noted, the Fox Venice's interior and the lower portion of its marquee closely match those of the Fox Theatre in Taft, California, which opened about three months earlier and still operates. It could help inform a future restoration.

For these reasons, the Fox Venice Theatre meets Criterion 1 of the Cultural Heritage Ordinance as a place that exemplifies significant contributions to the cultural and social history of Venice and the City of Los Angeles, and it merits designation as a Historic-Cultural Monument.

Bibliography

Sources consulted for the Fox Venice Theatre nomination

Government records and surveys

City of Los Angeles, Office of Historic Resources. HistoricPlacesLA record, "Fox Theater, 620 S. Lincoln Blvd." SurveyLA, Venice survey, evaluated June 20, 2014. https://historicplacesla.lacity.org/report/98fdfe04-9a10-45e1-99e0-da54b124eb39.

City of Los Angeles, Office of Historic Resources. *SurveyLA: Venice Historic Resources Survey Report*.

City of Los Angeles, Department of City Planning. ZIMAS Parcel Profile Report, 620 S. Lincoln Blvd (APN 4243-029-022), October 15, 2026.

City of Los Angeles, Department of City Planning. Zoning Administrator Determination, Case ZA-2026-1613-CUB and ENV-2026-1614-CE, August 25, 2026 (including summary of Case DIR-2021-3309-CDO-WDI).

City of Los Angeles, Department of City Planning. Director's Determination, Case DIR-2021-3309-CDO-WDI and ENV-2021-3310-CE, December 14, 2021.

City of Los Angeles, Department of Building and Safety. Permit records for 620 S. Lincoln Blvd, 1950 to 2026, including 1950LA13703, 89LA43231, 1989LA40552, 92LA88336, 22041-10000-68065, and 22042-10000-27801; Certificate of Occupancy issued January 12, 1993. https://prism.dbs.lacity.gov.

City of Los Angeles, Department of Building and Safety. Original permit applications for 620 Lincoln Blvd: LA13703 (new theatre, 1950), LA29243 (roof, 1950), LA02998 (roof, 1951), LA05810 (marquee, 1951), and LA11572 (electric signs, 1951). Copies provided by LADBS Records, October 29, 2026.

Books, articles, recordings, and websites

Counter, Bill. "Fox Venice." *Los Angeles Theatres*. https://losangelestheatres.blogspot.com/2017/03/fox-venice.html (accessed October 2026).

Cinema Treasures. "Fox Venice Theatre." https://cinematreasures.org/theaters/1137 (accessed October 2026), including reader comments by Rol Murrow and former staff.

Harman, Pat, with Rol Murrow. "The Fox Venice Theatre." *Virtual Venice*. http://www.virtualvenice.info/media/fvt.htm (accessed October 2026).

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Maps

Sanborn Map Company. *Santa Monica, Including Venice*, 1918 (corrected to 1950). ProQuest Digital Sanborn Maps, via Los Angeles Public Library.

United States Geological Survey. Topographic maps of the Venice and Santa Monica area, 1900 to 1921. Viewed via historicaerials.com.

Photographs

Los Angeles Public Library Photo Collection, via Calisphere. Opening-night photographs (1951) by Ralph Morris; 1983 and circa 1988 exterior photographs by Mike Sergieff, Herald Examiner Collection.

- Artist's sketch of the Fox Venice Theater, circa 1951.
- Fox Venice Theater, opening night, exterior and crowds, August 17, 1951.
- Fox Venice Theater, opening night, entrance and guests beneath the marquee soffit, 1951 (LAPL 00015705).

- Fox Venice Theater, opening night guests (contact sheet), 1951.
- Fox Venice Theater, exterior with marquee, 1968.
- Fox Venice Theater, exterior with marquee, 1983.
- Fox Venice Theater, exterior with marquee, circa 1988.

Catalog records: calisphere.org/item/418a44ff8eb686e3312a18cb97dbd0e8;
calisphere.org/item/732a9f35e66c6f6a7ad0c52987675dc1;
calisphere.org/item/92020719bf49b813fc5445d815b96b67;
calisphere.org/item/2706a6020affc3d968e70348d63ccaf1;
calisphere.org/item/62a79e618f3a7bfe5c87c0ce9552090a;
calisphere.org/item/83ba548ced420fcc98f849a8e14e173e;
calisphere.org/item/14396fdcba18d9e36e58f15b1534d06c;
calisphere.org/item/a5b3f17b8c282a1f5b65d3df91baf91a;
calisphere.org/item/064b3f7fc65628023df72e8548dad111;
calisphere.org/item/b309b48604af593f1e960bec2869325d;
calisphere.org/item/82eca8de8cf5bbf57807041f20641c8d;
calisphere.org/item/096107478bbebbf46bea427f69e80f43;
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Museum of Neon Art (MONA), Glendale. Photographs of the Fox Venice marquee before and after its removal and restoration. Permission granted to Victor Hermínio Lopez in 2019 and renewed for this nomination in October 2026.

Fox Venice program calendars and concert posters, 1970s, published by Cumberland Mountain Theaters. Images gathered by Victor Hermínio Lopez for the 2019 nomination effort.

Interior video stills of the Fox Venice, February 2023, by Escott O. Norton, Los Angeles Historic Theatre Foundation; exterior photograph of the entrance soffit by Mike Hume. Used with permission.

Contemporary photographs of 620 S. Lincoln Blvd, October 27 and 29, 2026. Courtesy of the applicant.



Main photograph. The main facade on Lincoln Boulevard, viewed from across the street: the FOX pylon sign, stucco facade, upper window band (now behind a grille), marquee structure, and glass-block window. Photograph courtesy of the applicant, October 29, 2026.



The theater from the corner of Lincoln Boulevard and Vernon Avenue, showing the main facade, pylon sign, and Vernon Avenue side, with sidewalk construction under way. Photograph courtesy of the applicant, October 29, 2026.

SurveyLA Evaluation: HistoricPlacesLA Record

Transcription of the City's HistoricPlacesLA record for the Fox Theater, https://historicplacesla.lacity.org/report/98fdfe04-9a10-45e1-99e0-da54b124eb39 (accessed October 2026). Screenshots of the record follow.

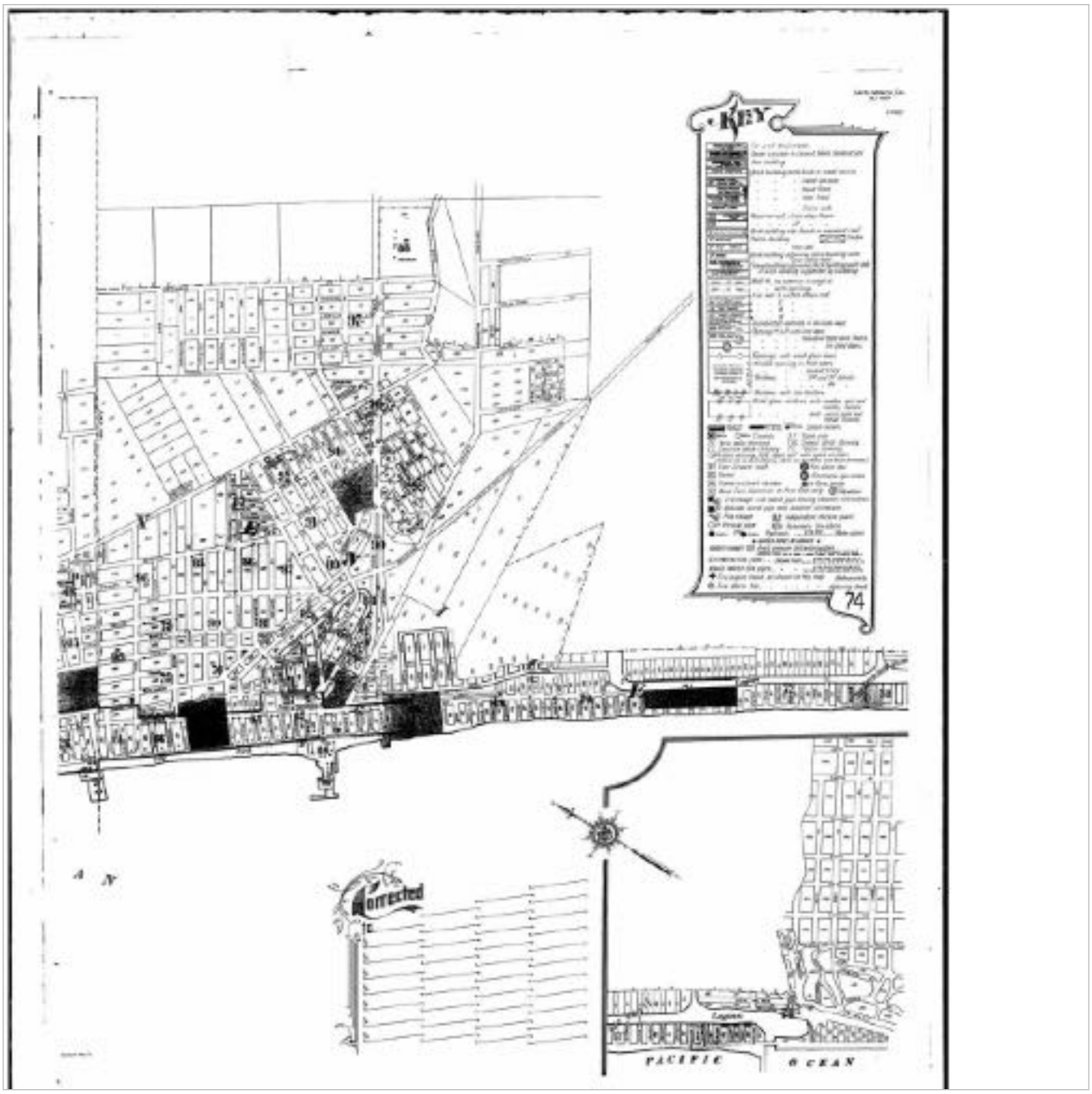
Resource name	Fox Theater
Address	620 S. Lincoln Blvd
Areas	City Council District 11; Venice Neighborhood Council; Venice Community Plan Area
Date evaluated	2014-06-20
Context, theme, property type	Commercial Development, 1850-1980; Neighborhood Theaters, Pre-WWII, 1915-1942; Commercial - Entertainment, Neighborhood Theater
Eligibility standards	Originally built as live performance/vaudeville theater or motion picture theater. Designed to fit into the scale of surrounding commercial buildings. Is associated with early commercial development of a community or neighborhood.
Integrity aspects	Location; Design; Feeling; Association. Retains sufficient integrity to convey significance.
Status codes	3CS: Appears eligible for California Register as an individual property through SurveyLA or other survey evaluation. 5S3: Appears to be individually eligible for local listing or designation through SurveyLA or other survey evaluation.
Period of significance	1951
Significance statement	"Rare example of a 1950s neighborhood movie theater in Venice. Retains the distinctive features of a movie theater, including sign pylon, marquee, and some interior decorative detailing. Due to alterations and additions, the property does not retain sufficient integrity to be eligible for listing in the National Register. It is unknown when the movie theater closed; more research is needed to determine the period of significance."
Classification	Building
Setting type	Flush at sidewalk
Heritage resource type	California OHP Resource Attribute: HP10, Theater
Use	Current: Commercial Retail. Historic: Commercial Entertainment - Theater - Motion Picture
Style	No style
Features	Windows: fixed, grouped, storefront, metal. Plan: rectangular. Window: single, fixed, glass block. Storefront: bulkhead, flush. Roof: flat; parapet, flat; material unknown. Facade: asymmetrical. Entryway: recessed. Door: single, metal. Door: double, glazed fully, transom, sidelights, metal. Cladding: stucco, smooth.
Alterations	Signage altered. Entryway altered; storefront addition on north facade.



Screenshot of the HistoricPlacesLA record (part 1): eligibility standards, integrity, and status codes 3CS and 5S3. City of Los Angeles, Office of Historic Resources.



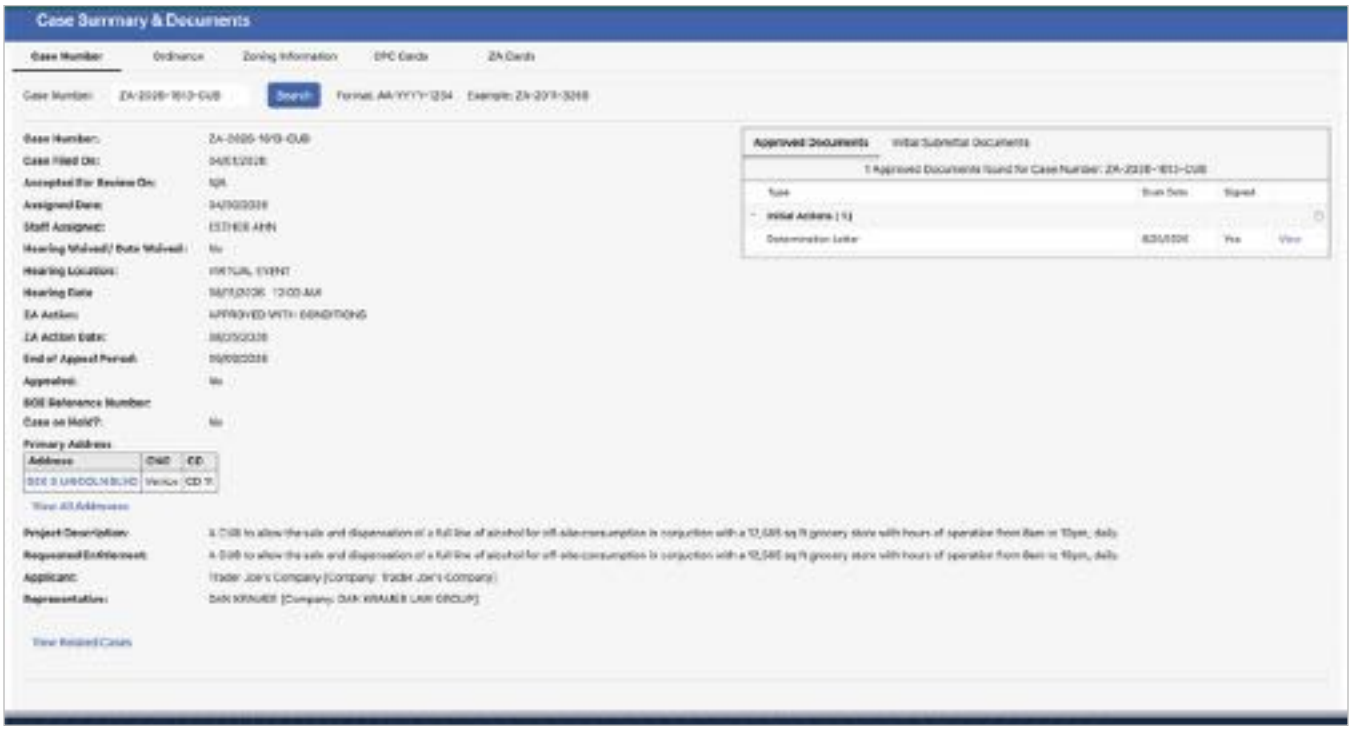
Screenshot of the HistoricPlacesLA record (part 2): property description, features, and alterations. City of Los Angeles, Office of Historic Resources.



Sanborn Map Co., Santa Monica Including Venice, key map, 1918 (corrected to 1950). ProQuest Digital Sanborn Maps, via Los Angeles Public Library.



Detail of the 1918 Sanborn key map: Lincoln Boulevard and the City Water Co. reservoir and wells on the block where the theater was later built.



City Planning case summary, ZA-2026-1613-CUB (approved August 25, 2026; not appealed).

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planning.lacity.org

Decision Date: August 25, 2026

Last Day to Appeal Decision: September 9, 2026

Trader Joe's Company (A)
800 South Shamrock Avenue
Monrovia, CA 91016

Lincoln LT, LLC (O)
2802 Santa Monica Boulevard
Santa Monica, CA 90494

Dan Kramer (R)
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CASE NO. ZA-2026-1613-CUB
CONDITIONAL USE PERMIT
620 South Lincoln Boulevard (604-620 S. Lincoln Blvd, 909-935 E. Vernon Ave, 860-934 E. Sunset Ave)
Venice Community Plan Area
Zone : [Q]C2-1-CDO, [Q]P-1-CDO
C.D. : 11 – Traci Park
D.M. : 111B145
CEQA : ENV-2026-1614-CE
Legal Description: Lots 1-3, Tract TR 22995

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

Pursuant to Los Angeles Municipal Code Section 12.24-W,1, I hereby APPROVE:

a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption, in conjunction with a proposed 12,585 square-foot grocery store, in the [Q]C2-1-CDO Zone;

upon the following additional terms and conditions:

1. 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

CASE NO. ZA-2026-1613-CUB

specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.

6. Prior to the effectuation of this grant, 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 Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

7. Authorized herein is the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed 12,585 square-foot grocery store. The grant shall be subject to the following limitations:

   a. The hours of operation shall be limited to 8:00 a.m. to 10:00 p.m., daily.

8. After hour use shall be prohibited, except routine clean-up, food preparation, construction, inventory or other maintenance type activities. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

9. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.

10. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.

CASE NO. ZA-2026-1613-CUB

11. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

12. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.

13. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days.

14. Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment.

15. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.

16. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:

    a. Entry, visible to pedestrians
    b. Customer service desk.

    Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

17. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

18. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

19. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the

conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.

20. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.

21. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.

22. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

ADMINISTRATIVE CONDITIONS

23. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

24. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City. At any time, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file. The owner/operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.

25. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of

the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.

26. A Plan Approval shall be required if there is any change in the property ownership and/or the business owner/operator for these premises, so as to evaluate the applicability of existing conditions and any review of potential changes in the mode and character of the new operation. Prior to any review, the local neighborhood council shall be notified and provided an opportunity for review and recommendation.

27. At any time during the period of validity of this grant, if it is determined that the operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require that the owner or operator file a Plan Approval application together with associated fees. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

28. **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 include actions, as defined herein, alleging failure to comply with any federal, state or local law.

CASE NO. ZA-2026-1613-CUB

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.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. Unless otherwise provided in Chapter 1A, Chapter 1 (General Provisions and Zoning), or in a project's conditions of approval, any approval by the Zoning Administrator, Director of Planning, an Area Planning Commission, or the City Planning Commission as initial decision makers that is not effectuated within three years of its effective date becomes null and void.

TRANSFERABILITY

This authorization 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 upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 13A.2.7.G. of the Los Angeles Municipal Code provides:

A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its conditions. The violation of any condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission, or City Council in connection with the granting of any action taken pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) and shall be subject to the same penalties as any other violation of this Code.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and public comments received all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements and prerequisites for approving a conditional use as enumerated in Section 12.24 W of the Municipal Code have been established by the following facts.

CASE NO. ZA-2026-1613-CUB

BACKGROUND

The subject property is comprised of three contiguous lots, encompassing a total lot area of approximately 125,029 square feet. The subject property is located within the Venice Community Plan area and is bounded by Sunset Avenue to the north, Vernon Avenue to the south, Lincoln Boulevard to the west, and a ten-foot public walkway to the east. The subject property is zoned [Q]C2-1-CDO and [Q]P-1-CDO with a General Commercial land use designation and is further located within the Lincoln Boulevard Community Design Overlay (ZI-2390), Transit Priority Area in the City of Los Angeles (ZI-2452), Housing Element Sites (ZI-2512), and Los Angeles Coastal Transportation Corridor Specific Plan (ZI-1874). The property is not located within a Very High Fire Hazard Severity Zone, Landslide or Liquefaction Zone, High Wind Velocity Area, Flood Zone, nor Methane Zone. The subject property is located approximately 4.07 kilometers from the Santa Monica Fault.

The property is currently developed with a commercial strip mall, consisting of one-story commercial buildings along with an associated surface parking lot. The site contains an existing grocery store and several other retail businesses. The surface parking lot accommodates 186 vehicular parking spaces to be shared amongst all the tenants. The proposed grocery store operator would be replacing the existing grocery store. No new construction is proposed and, as such, no additional parking will be provided as part of the request herein.

The proposed project involves a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed 12,585 square-foot grocery store. Proposed hours of operation are from 8:00 a.m. to 10:00 p.m., daily.

SURROUNDING PROPERTIES

Properties to the north, across Sunset Avenue, are zoned [Q]C2-1-CDO and R1V2, developed with single-family residences and single-story commercial uses. Properties to the east, across the adjoining alley, are zoned R1V2 and developed with single-family residences. Properties to the south, across Vernon Avenue, are zoned [Q]C2-1-CDO and R1V2, developed with single-family residences and commercial buildings ranging from one to two stories in height. Properties to the west, across Lincoln Boulevard, are zoned [Q]C2-1-CDO and developed with various commercial uses within single-story buildings.

STREETS

Lincoln Boulevard, adjoining the subject property to the west, is a designated Boulevard II with a dedicated right-of-way width of 100 feet and is improved with curb, gutter, and sidewalk.

Sunset Avenue, adjoining the subject property to the north, is a designated Local Street – Standard with a dedicated right-of-way width of 60 feet and is improved with curb, gutter, and sidewalk.

Vernon Avenue, adjoining the subject property to the south, is a designated Local Street – Standard with a dedicated right-of-way width of 50 feet and is improved with curb, gutter, and sidewalk.

Previous relevant cases, affidavits, and orders on the subject property:

Case No. DIR-2021-3309-CDO-WDI – On December 14, 2021, the Director of Planning partially approved and partially denied a request for a Waiver of Dedication and Improvements and also approved a Community Design Overlay plan review for a commercial adaptive reuse which consists of the following: partial demolition of the 3,888 square-foot retail space to the north; demolition of the exterior 2,433 square-foot gated nursey to the south; 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 the restriping of an existing surface parking lot.

Case No. DIR-2019-523-CDO – On January 24, 2019, an application was filed for the partial demolition of existing retail buildings on Lots 1 & 2 and a new building addition. The application was terminated on October 1, 2019.

Cases on Surrounding Properties:

A search of relevant cases within 500 feet of the project site utilizing PTCS was conducted.

Case No. ZA-2021-8202-CUB – On September 7, 2022, an application was filed for a conditional use to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant at the property located at 701 South Lincoln Boulevard. The application is currently on hold.

Case No. ZA-2020-7884-CUB – On January 31, 2022, the Zoning Administrator approved a conditional use to allow the expansion of an existing 1,799 square-foot retail liquor store resulting in a 3,612 square-foot retail liquor store, offering the sale of a full line of alcoholic beverages for off-site consumption and on-site wine tasting in the [Q]C2-1-CDO Zone, located at 723, 727, 729, 733 South Lincoln Boulevard and 841 East Indiana Avenue.

Case No. ZA-2021-4491-CUB – On May 27, 2021, an application was filed for a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption with 26 commercial kitchens and a restaurant at the property located at 401 South Lincoln Boulevard. On January 17, 2023, the application was withdrawn.

PUBLIC CORRESPONDENCE

Planning staff received letters from the Venice Neighborhood Council, dated July 21, 2026, including a staff report and motion indicating support for the proposed project.

Planning staff received a letter from the Los Angeles Police Department (LAPD), dated

July 9, 2026, which expressed non-opposition to the project, subject to a list of 12 recommended conditions.

PUBLIC HEARING

A public hearing was held before the Zoning Administrator on August 11, 2026, at 9:30 a.m. via Zoom. The hearing was attended by the applicant's representatives, Margaret Taylor and Daniel Kramer, Regional Vice Present for Trader Joe's, John McCall, and other members of the community.

- We participated in information outreach for this property. More people have been engaged on what's going on with the site.
- The aerial photo shows the location of the Trader Joe's the Fox Theater. We can see the existing condition of the parking lot.
- There have been cars spinning out at the site.
- As part of our work, we provided information on parking lot improvements, landscaping, and bollards, to address issues at the site.
- Smart & Final is another tenant on the site.
- Trader Joe's space will be fronting Lincoln Boulevard. Per the CDO, there is additional square footage that remains.
- Primary access will be from Lincoln Boulevard.
- The zoning map shows the subject site, and shows Vernon Avenue and Indiana Avenue.
- Vernon Avenue goes up and curves around and exits over to Lake Street and then Indiana Avenue. A question at a community meeting from neighbors was raised trying to make sure that that loading trucks do not utilize Vernon, or Indiana.
- There is no driveway access on the site plan from Vernon Avenue onto the commercial parking lot.
- Regarding off-site sales within a 1000 feet of the subject site, there is the Smart & Final, Lincoln Fine Wines, and a Ralph's. Regarding overconcentration for the census tract, it is recommended that the public convenience or necessity findings are appropriate, given the secondary ancillary use of alcohol sales for a supermarket. Generally, customers expect alcohol sales when they purchase their other goods.
- This new site plan was approved under at DIR case. This is the area of other tenants that will be coming in and taking primary access off of the Lincoln Boulevard to the satisfaction of the CDO.
- The area had a temporary covering for an outdoor plant store there for many years. The expansion is part of the previous DIR approval, and is not within the scope of this alcohol application for Trader Joe's.
- Smart & Final is also considered a grocery store, although it has far more sundries and goods and is industry-oriented. We have seen them commonly on same properties and prefer to be on same properties as other grocery stores.
- Smart & Final is going through some relatively minor tenant improvements. There was a request sent out for overnight parking Smart & Final and their construction company. The property owner stated he said that he has not approved overnight work.

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- One of the positive things that we have done as part of this outreach program is create lines of communication between residents and Trader Joe's, our senior Vice-President and property owner. Neighbors ask about construction on surrounding streets.
- That's always a positive benefit of doing these types of outreach as part of an entitlement request. This is the interior floor plan of the Trader Joe's, and we just want to again you can see here where the other tenants are going to go. This is the loading zone for the Trader Joe's, which is again in front of the store in the parking lot area buffer from surrounding uses.
- Just 4 percent of the floor area will be dedicated to alcohol sales. Customers generally prefer to do all their shopping at the same place, otherwise Trader Joe's loses some of its customers by not offering alcohol sales.
- We went through the Venice Neighborhood Council and their Land Use committee. We made similar presentations. The property owner and Regional Vice-President also participated. They received a unanimous motion and support to move it forward. The Neighborhood Council asked us to do a neighborhood informational meeting that could help again clarify these items and so we sent this flyer out as an additional outreach opportunity to neighbors as well as the public hearing notice.
- We reached out to the Venice Neighborhood Council, the Planning and Board meeting. We clarified the project, introduced our team and went over the CUB application, location, and what planning approvals were on-site, the CDO, and answered questions. The webinar was 81 minutes, and there were 27 attendees. Contact info was provided.
- All questions were answered, including the those about the historic building renovated for occupancy, seismic and asbestos-related issues, and what's happening to other tenants, landscaping and street trees.
- There was concern for residential street parking. We did advise that this is a very large parking lot that is over parked by 34 spaces.
- The employees do have an identified parking location in the parking lot away from customer entrances. Customers will have parking closer to the customer entrances.
- It was requested that delivery trucks do not utilize Vernon or Indiana. This was already addressed. The regional Vice-President took note and followed up with the delivery team, and due to the lack of access to the subject property and the orientation of those streets, as well as following guidelines on local use of local residential streets, we can affirm that truck routes will not be a long burn in or Indiana. There was some frustration that we didn't answer that immediately at the meeting. But we did look into it and followed up.
- A 10 p.m. late hour was raised since other stores do not open as late. We explained that this would be the maximum hours even during holidays and for flexibility. It may be 9 a.m. to 9 p.m., but it's very expensive to change the hours by filing a new conditional use permit.
- For homelessness and security, the Vice-President advised on training procedures and the hiring of security when needed. LAPD and Trader Joe's have had a very good relationship . They have not had issues of alcohol, related crimes, or anything like that.

- In general, the police department and community members were happy to see the site activated have lighting improvements.
- We addressed questions of and restored theater location. After the process, we did receive support from the Neighborhood Council Board, and they submitted their comments into the file.
- We reached out to the Los Angeles Police Department, they did provide a letter of non- opposition and they did include recommended conditions. We reviewed those conditions and are in agreement with those conditions. No deviation from those conditions are requested except that alcohol training be flexible since it's difficult to coordinate with LAPD. Training through ABC's program is requested to be included in that condition. Security patrols are commonly utilized for patron parking to deter loitering, public drinking, pandering, graffiti, noise, littering and vandalism.
- We really tried to make sure that there's good communication moving forward, available to the neighbors.

During the public comment portion of the public hearing, five people provided testimony.

The first speaker, Natasha, stated she is one of the most impacted residents. She lives on Vernon, off of Dylan Court and Lincoln Boulevard. Her concerns include the need for security during the building process. She has been a resident for 22 years. She has a personal relationship with LAPD. She wants to make sure proper business neighbors do their best to mitigate encroaching. There is homelessness on Vernon Avenue. She has been left out of community outreach until her neighbor alerted her of this hearing. She did see a sign posted halfway down the block. She asked what kind of signage, paint and roof colors would be used facing her window, and would it affect her visual enjoyment of the front yard and outdoor areas. She looks forward to welcoming Trader Joe's with open arms.

The second speaker, Rob, stated concerns for the building being heavily filled asbestos, and improper remediation where protocols were not properly followed. He questioned whether permits were pulled. There should be a negative vacuum to suck up the asbestos, when they're doing the demolition inside. It should be going into a container that has filters. Rather, there are big giant tubes that vent out and go back into the neighborhood. Asbestos is supposed to go to a licensed designated asbestos hazardous waste removal place, not just an open bin that the dust goes all over to the residential neighborhood. There's also a lot of concern of a prior dry cleaner operation, including all the chemicals that are there. The air conditioning units and refrigeration units from the building were buried inside the building, so who knows what kind of toxic stuff that is there. It has been asked that Trader Joe's not put any trucks on Indiana and Vernon, but even right now, they said, well, since it's not conducive to that, there's no reason to do it, but they didn't say they're not going to do it. They also didn't say that they're not going to have the trucks parking on Vernon in waiting. These concerns have been brought up before and have only been partially answered. He requested clarification on the environmental issues.

The third speaker, Rick, stated he is a between Vernon and Indiana. His concerns include the environmental concerns mentioned by the previous speaker. In addition, he mentioned two other locations, one on National Boulevard in West LA and one in Santa Monica, where both locations have parking issues. There's always overflow parking into bank parking. He doesn't know how it will affect businesses on Lincoln Boulevard. There are older businesses like his that have no on-site parking. This will affect availability of street parking on Lincoln.

The fourth speaker, Michael, stated inquired of the CEQA exemption and the environmental clearance.

The fifth speaker, David, stated is a resident on Vernon, asked who will explain the issues of the exemption from CEQA. Also, he raised concern about having no guarantees of customer and employee parking or trucks waiting Lincoln, Vernon or Indiana. Residents have lots of concern for this. We don't really use the alley in the back. There are people that are camping out in the alley. Our only option is for street parking for a lot of us. If we are going to lose street parking, Trader Joe's could help with this, especially with resident parking on adjacent streets and local business parking on Lincoln Boulevard.

The fifth caller, Alyshia, stated she has concerns. Her home was recently reassessed, and her property value went down of the Trader Joe's, according to the assessor. Multiple people have brought up parking and traffic concerns. There will be competition with local and small businesses. These small businesses make up Venice. She would love to see small unique local businesses pop up. They add value, and have concerns when other businesses can impact neighborhoods and other local businesses.

At the conclusion of the public hearing, the Zoning Administrator took the case under advisement to allow for any communication to occur/questions to be answered between the public and the applicant's representative and the representative from Trader Joe's. The advisement period would end at 5 p.m., on August 14, 2026.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and

enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Conditional Use Permit from the Zoning Administrator are located within Section 12.24 W of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for off-site consumption to be authorized, certain designated findings have to be made.

CONDITIONAL USE FINDINGS

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

   The subject property is currently developed with one-story commercial buildings and an associated surface parking lot. The site contains an existing grocery store and other retail businesses. The proposed grocery store operator would be replacing the existing grocery store and does not include any new construction. The proposed project involves a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed 12,585 square-foot grocery store. Proposed hours of operation are from 8:00 a.m. to 10:00 p.m., daily.

   The proposed project will perform a function and provide a service that is beneficial for the community by offering fresh foods and related amenities along with ancillary alcohol within the proposed grocery store. The approval of the requested off-site sale of a full line of alcoholic beverages will allow the subject grocery store to serve the surrounding area and develop economically by offering patrons a variety of foods products and alcohol for one-stop shopping. The subject property is located along Lincoln Boulevard which is a major commercial thoroughfare which services both the immediate surrounding area and larger communities in Venice and West Los Angeles. The project site is located along a major commercial corridor within a General Commercial land use designation which contains a diversity of uses that complement each other, including a variety of neighborhood servicing uses such as restaurants, offices, food establishments, personal services, and various types of retail. The proposed project would provide the surrounding residential and commercial uses with additional neighborhood serving grocery and amenity options within the community.

   Approval of the request will contribute to the nature of development in the area which caters to a variety of needs and provides convenient grocery options for residents, visitors, and employees. The proposed operation will be a neighborhood

serving grocery store, selling primarily food items, sundries, plants and flowers, with alcohol sales as an ancillary use. The sale of alcoholic beverages is a is typical of grocery stores, and patrons expect to find alcohol products to purchase along with groceries and packaged food items. Approval of the request will provide residents, visitors and employees of the area with a convenient and accessible grocery store within walking distance of residences and businesses as well as shopping areas. It will promote the viability and economic vitality of this part of the Venice neighborhood by allowing the proposed grocery store to offer a fuller selection of items and help make the overall region more appealing for customers. As such, the project will enhance the built environment in the surrounding neighborhood and will perform a function or provide a service that is essential or beneficial to the community, city or region.

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

The proposed project will be compatible with the surrounding neighborhood and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety. The property is currently developed with a commercial strip mall, consisting of one-story commercial buildings along with an associated surface parking lot. The site contains an existing grocery store and several other retail businesses. The surface parking lot accommodates 186 vehicular parking spaces to be shared amongst all the tenants. The proposed grocery store operator replaces the existing grocery store. No new construction is proposed and, as such, no additional parking will be provided as part of the request herein.

The Conditional Use Permit allows the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed 12,585 square-foot grocery store. Proposed hours of operation are from 8:00 a.m. to 10:00 p.m., daily. Alcohol products would be displayed within a small percentage of the grocery floor area. The subject Trader Joe's grocery market would operate as other Trader Joe's grocery markets, and offer a variety of foods and products, while following protocols for safety, security, and training for alcohol sales.

Properties to the north, across Sunset Avenue, are zoned [Q]C2-1-CDO and R1V2, developed with single-family residences and single-story commercial uses. Properties to the east, across the adjoining alley, are zoned R1V2 and developed with single-family residences. Properties to the south, across Vernon Avenue, are zoned [Q]C2-1-CDO and R1V2, developed with single-family residences and commercial buildings ranging from one to two stories in height. Properties to the west, across Lincoln Boulevard, are zoned [Q]C2-1-CDO and developed with various commercial uses within single-story buildings.

This grant includes conditions of approval that encourage responsible management, ensure mode and character, address potential nuisances, and deter

criminal activity. These conditions will ensure that the operation will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety by ensuring security and safety, provide alcohol sales training, and responsible management. In addition, a 24-hour complaint hotline telephone number and email address are required to be posted on the site to allow the community to inform the applicant/operator of any complaints due to the operation of the subject grocery store. The conditions of the grant will ensure that the location and other characteristics of the use of the subject site will be compatible with and will not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

The City of Los Angeles' General Plan consists of elements that dictates policies that provides the regulatory environment in managing the City and addressing environmental issues. The subject property is located within the Venice Community Plan and is zoned [Q]C2-1-CDO and [Q]P-1-CDO with a General Commercial land use designation. The subject property is further located within the Lincoln Boulevard Community Design Overlay (ZI-2390), Transit Priority Area in the City of Los Angeles (ZI-2452), Housing Element Sites (ZI-2512), and Los Angeles Coastal Transportation Corridor Specific Plan (ZI-1874).

The Conditional Use Permit allows for the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed 12,585 square-foot grocery store. Proposed hours of operation are from 8:00 a.m. to 10:00 p.m., daily.

The Venice Community Plan Map designates the property for General Commercial land uses with the corresponding zones of C1.5, C2, C4, CR, RAS3, and RAS4. The land use designation and surrounding zoning permit for a variety of commercial and residential uses including the subject grocery store. The Venice Community Plan allows for various commercial uses but is silent with regards to the sale of alcohol, leaving interpretation of the intent of the Plan to the Zoning Administrator.

Nevertheless, the project is consistent with the following goals, objectives, and policies of the Community Plan:

Goal 2: *A strong and competitive commercial sector which promotes economic vitality, serves the needs of the community through well designed, safe and accessible areas while preserving the historic, commercial and cultural character of the community.*

Objective 2-1: *To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services within existing commercial areas.*

Policy 2-1.1: New commercial uses shall be located in existing established commercial areas or shopping centers.

Policy 2-1.3: Ensure the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

The proposed project conserves and strengthens the economic viability of an existing commercial mall that had been previously utilized as a grocery store by a different operator. The project will enable the subject property to be utilized in a manner that continues to serve the local community while bolstering the economic vitality of other businesses along Lincoln Boulevard.

The project will not involve any demolition of existing structures/uses or new construction activities. The proposed use is ancillary to the grocery market, which would occupy the tenant space of a former market. The sales of alcohol supports the grocery market's viability and enables it to provide jobs and amenities for nearby residents, visitors, and employees. The grocery store use is permitted by-right within the underlying zoning and plan designation for the property, while alcohol sales is ancillary to the grocery store. Given the scope and limitations established by the conditions herein, the surrounding land uses will not be significantly impacted by the proposed sales of alcohol in conjunction with the operation of the market. The proposed project supports the Community Plan's Commercial Land Use objectives by offering convenient of one-stop shopping to patrons. This also reinforces the ability of the grocery store to strengthen commercial shopping center. Therefore, the project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

4. **The proposed use will not adversely affect the welfare of the pertinent community.**

The subject site is located in the Venice Community Plan area. The property is developed with a shopping center and is zoned for commercial uses. The project site will continue being utilized as such with the proposed sale of a full line of alcoholic beverages for off-site consumption in conjunction with the proposed grocery store located within the existing shopping mall. Venice Community Plan area encompasses several commercial thoroughfares that provide residents and visitors with a variety of service uses. The availability of amenities such as the off-site sale of alcoholic beverages in association with community serving establishments encourages the success of local businesses. The location is proper in relation to adjacent uses as it is located on a site zoned for general commercial uses and surrounded by a varied assortment of urban uses.

The proposed use will contribute to the continued development of the area. The grant authorized herein incorporates several conditions which have been imposed upon the project site to maintain its compatibility with the character of the immediate neighborhood. With oversight from the California Department of

Alcoholic Beverage Control and specific conditions that are imposed upon the grocery store, the project will be compatible with the character of the immediate neighborhood. The Zoning Administrator has imposed conditions to safeguard peaceful enjoyment and quality of life for neighboring properties. Other conditions imposed will maintain the order and ensure cleanliness of the project and its surroundings. Therefore, the granting of the request will not adversely impact the welfare of the pertinent community.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, three (3) on-sale and one (1) off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 2731.00. Data provided on the ABC's License Query System indicate that there are nine (9) existing on-site and three (3) existing off-site alcoholic beverage licenses within the subject Census Tract.

According to statistics provided by the Los Angeles Police Department Pacific Division, which has jurisdiction over the subject property within Crime Reporting District No. 1415, a total of 145 crimes were reported in 2025 compared to the citywide average of 194 crimes and arrests and the high crime average of 232 crimes for 2025. In 2025, there were (3) Narcotics, (0) Liquor Law, (0) Disturbing the Peace, (3) Disorderly Conduct, and (1) DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Concentration can be undue when the addition of a license will negatively impact a community. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license will benefit the public welfare and convenience. The subject site is located within a Census Tract where the addition of a new off-site ABC license would result in a number of active off-site ABC licenses exceeding the ABC guidelines. The crime rate in the reporting district where the subject site is located, however, is lower than those rates identified for the City. No evidence was submitted to the record establishing any link between the subject site and the area's crime rate. The request is to authorize the sale of a full line of alcoholic beverages in conjunction with a proposed grocery store in an existing shopping plaza. The proposed full-service grocery store is a valuable and desirable amenity that serves both the immediate and surrounding communities.

The provision of off-site alcoholic beverages with these conditions is not expected to result in any nuisance activity or contribute to the area's crime rate.

The project site is located in one of the tenant spaces of an existing shopping plaza that is located along a commercial corridor (Lincoln Boulevard) where there is a concentration of retail, personal services, restaurants, and offices. Therefore, an establishment such as the proposed project is anticipated. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are minimized by the conditions of approval that are imposed by this grant. The proposed grocery store will incorporate security measures and will operate from 8:00 a.m. to 10:00 p.m., daily. Therefore, approval of the request will not contribute to the area's crime and will not result in an undue concentration of licensed premises.

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

The project site is zoned for general commercial uses and will be utilized as such with the proposed use of the subject site. Within a 1000-foot radius of the subject site, the single- and multi-family were identified:

Approval of the grant is not anticipated to impact nearby sensitive uses or cause negative impacts commonly associated with the sale and dispensing of alcohol. The proposed project is within an existing shopping plaza which had been operating with a grocery store previously. The project is consistent with the zoning and in keeping with the existing uses adjacent to the project site. The Zoning Administrator has considered the distance of the subject establishment from the nearby sensitive uses. The conditions of the grant address safety, noise and security to protect the health, safety and welfare of the community. The availability of alcoholic beverages for off-site consumption will contribute to the continued development of the Venice community and will serve residents and the local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is of Zone X, areas of minimal flood hazard.

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APPEALS

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at http://planning.lacity.gov/development-services/forms.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

QR Code to Online Appeal Filing

Online Application System (OAS): The OAS (https://planning.lacity.gov/oas) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS

QR Code to Forms for In-Person Appeal Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;

b. Alternatively, appeal applications can be filed with staff at DSC public counters.

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CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC *Tuesday and Thursday Only*	8475 S. Vermont Ave, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS

QR Code to BuildLA Appointment Portal for Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an appointment with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

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Inquiries regarding the matter shall be directed to Esther Ahn, Planning Staff for the Department of City Planning at esther.ahn@lacity.org or (213) 978-1486.

HENRY CHU
Associate Zoning Administrator

HC:EA:nm

cc: Councilmember Traci Park
Eleventh Council District
Adjoining Property Owners

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ZA-2026-1613-CUB
EXHIBIT "A"
TRADER JOE'S
A1.2


EXHIBIT "A"
ZA-2026-1613-CUB
NORTH
Floor Plan
TRADER JOE'S®
620 Lincoln Blvd.
Venice, CA 90291
FP-1
SCALE: 1/16"=1'-0"



1 ELECT. DIV. 1-3-50 ELVIN E. YOAKUM ELECTRICAL INSPECTOR

APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY — BUILDING DIVISION

Lot No. 7

Tract SUBDIVISION OF THE RUSTMENT TO THE HEIRS OF MARTINA M. DE COTA

Location of Building 520 LINCOLN BLVD. (House Number and Street)

Approved by City Engineer — Deputy

Between what cross streets SUNSET AVE. AND VENICE AVE.

USE INK OR INDELIBLE PENCIL

1. Purpose of building THEATRE (Store, Dwelling, Apartment House, Hotel or other purpose) Families — Rooms —
2. Owner FOX WEST COAST AGENCY CORP. (Print Name) Phone RE-4111
3. Owner's address 1649 W. WASHINGTON BLVD. P. O. LOS ANGELES 7.
4. Certificated Architect — State License No. — Phone —
5. Licensed Engineer WM. D. COFFEY State License No. 3519 Phone TR-6649
6. Contractor CHOTINER AND GUMBINER State License No. 92979 Phone DU. 8-4107
7. Contractor's address 3123 W. 8TH ST. L.A.
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereon or therein.) $ 115,000
9. State how many buildings NOW on lot and give use of each. NONE (Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 80'x160' No. Stories 1 Height to highest point 29' Size lot 299'x761'
11. Material Exterior Walls MASONRY Type of Roofing COMP.
12. For Accessory Buildings and similar structures (a) Footing: Width 2'0" Depth in Ground 2'0" Width of Wall 10"
(b) Size of Studs — Material of Floor CONC.
(c) Size of Floor Joists STEEL Size of Rafters STEEL

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Wm. D. Coffey (Owner or Authorized Agent)

DISTRICT OFFICE VENICE By W. H. Wilson

FOR DEPARTMENT USE ONLY

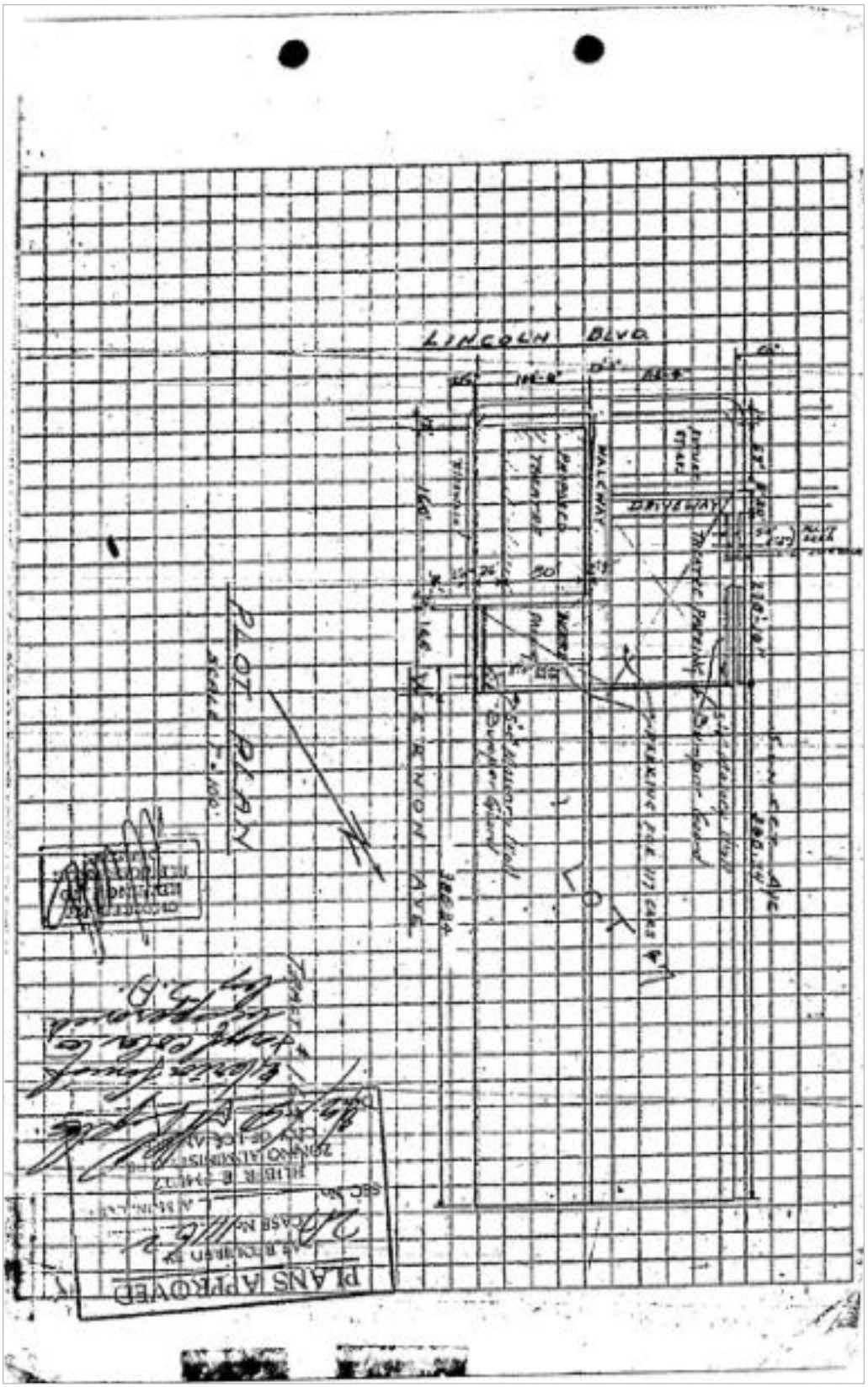
PLAN CHECKING: Date JUN 20 1950; Receipt No. 6335; Valuation $ 115,000; Fee Paid $ 125.00

REINFORCED CONCRETE: Bbls. Cement —; Tons of Reinforcing Steel —

FEES: Bldg. Fee 212.50; Cert. of Occupancy 213.00

TYPE III; GROUP D-1; Maximum No. Occupants 1040; Corner Lot; Key Lot Corner Lot Adjoining Key Lot; Lot Size Average; Ft. from alley; Class B; Zone C-2; Fire District No. 2; District Map No. 7185; Map, Lot; Street Widening; PERMIT No. LA13703; PLANS; Approved; Fire Limits; Flood Zone; Sprinkler Required; Inspector

2A-1142



Permit LA13703, plot plan: proposed theatre on Lincoln Boulevard at Vernon Avenue, with parking for 117 cars. City of Los Angeles, Department of Building and Safety.



3

APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY — BUILDING DIVISION

Lot No. 7

Tract SUBDIVISION OF THE ALLOTMENT TO THE HEIRS OF MARTINA M. DE COTA

Location of Building 620 LINCOLN BLVD. (Room Number and Street) VENICE DISTRICT

Between what cross streets JUNIET AVE. & VERNON AVE.

Approved by City Engineer ____ Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building THEATRE UNDER CONSTRUCTION (Store, Dwelling, Apartment House, Hotel or other purpose) Families — Rooms —
2. State how long building has been used for present occupancy UNDER CONSTRUCTION
3. Use of building AFTER alteration or moving SAME Families — Rooms —
4. Owner FOX WEST COAST AGENCY CORP. Phone RR. 4111
5. Owner's Address 629 S. WASHINGTON BLVD. P.O. L.A.7.
6. Certificated Architect — State License No. — Phone —
7. Licensed Engineer WM. D. COFFEY State License No. 3516 Phone TR. 6119
8. Contractor CHRISTNER & GUMBINER State License No. 92279 Phone DU. 8-4017
9. Contractor's Address 303 W. 8TH ST. L.A.
10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent electrical, heating, ventilating, refrigerating, water supply, plumbing, gas distribution, incinerating, air conditioning, elevator, and other permanent fixtures or equipment now or hereafter connected or attached to said building) $ 51,970
11. State how many buildings NOW on lot and give use of each. THEATRE UNDER CONSTRUCTION (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 80' x 160' Number of stories high 1 Height to highest point 33'
13. Material Exterior Walls MASONRY (Wood, Steel or Masonry) Exterior framework MASONRY (Wood or Steel)
14. Describe briefly all proposed construction and work:
ALTERATION TO BLDG. PERMIT # 13703 - 1950
CONSISTING OF USING WOOD SHEATHING AND COMPO ON ROOF INSTEAD OF POURED REINFORCED GYPSUM & WIDTH OF ISLES IN MAIN FLOOR SEATING - SEE NEW PLAN.

NEW CONSTRUCTION

15. Size of Addition ____ x ____ Size of Lot ____ x ____ Number of Stories when complete ____
16. Footing: Width ____ Depth in Ground ____ Width of Wall ____ Size of Floor Joists ____ x ____
17. Size of Studs ____ x ____ Material of Floor ____ Size of Rafters ____ x ____ Type of Roofing ____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby, I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Wm. D. Coffey (Owner or Authorized Agent)

DISTRICT OFFICE VENICE By Wm. D. Coffey

FOR DEPARTMENT USE ONLY

PLAN CHECKING Date DEC 26'50 Receipt LA11536 Valuation $ 2000. Fee Paid $ 30

CHANGE OF OCCUPANCY Area of Bldg. ____ Sq. Ft. Date ____ Receipt No. ____ Fee Paid $ ____

FEES Bldg. Per. 1.50 Cert. of Occupancy ____ Total 1.50

TYPE III GROUP B-1 Municipal Jur. No 2461 REINFORCED CONCRETE Bldg. Cabinet ____ Type of Reinforcing Steel ____ Bubble Lot ____ Corner Lot ____ Key Lot ____ Corner Lot Keyed ____ Lot Size Irreg. Zone R-2 Fire District No. 2 Loc. Code ____ Street Widening ____ Ft. ____ Ft. Approved checking and approved DEC 7 1950 (Date) Contractor's Registration Number ____ LICENSE Classification ____ Number ____ Expires ____ Telephone ____ Signature ____ Above WELDING

PERMIT No. LA29243

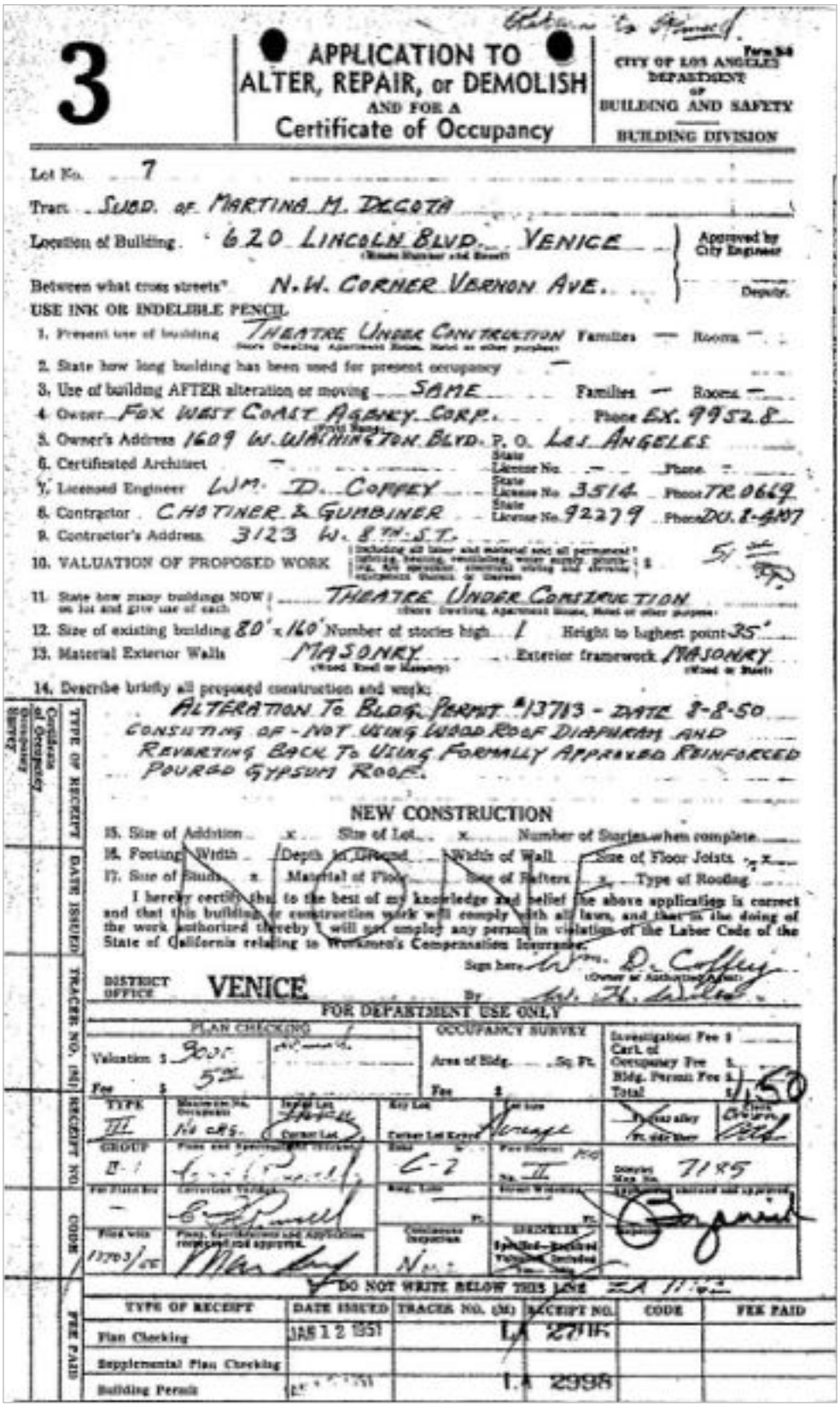
Plans and Specifications checked Peters Corrections Verified Peters Plans, Specifications and Application corrected and approved Peters Fee Paid $ 1.50 Fee Waived ____ Permit Issued DEC 7 1950 (Date) Inspector's Initials ____ Date Work Completed ____ Stamp here when Permit is issued

PLANS Sent ____

Fee Paid $ 1.50 Fee Waived ____ Permit Issued 11703/50

Page 53 of 99

Permit LA29243: alteration to LA13703, wood sheathing and composition roof in place of poured reinforced gypsum, and revised aisle widths. December 7, 1950. City of Los Angeles, Department of Building and Safety.



3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY — BUILDING DIVISION

Lot No. 7

Tract SUBD. OF MARTINA M. DECOTA

Location of Building 620 LINCOLN BLVD. (Number Number and Street) VENICE — Approved by City Engineer

Between what cross streets? N.W. CORNER VERNON AVE. — Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building THEATRE UNDER CONSTRUCTION (State Dwelling, Apartments, Rooms, Hotel or other purpose) Families — Rooms —
2. State how long building has been used for present occupancy —
3. Use of building AFTER alteration or moving SAME Families — Rooms —
4. Owner FOX WEST COAST AGENCY CORP. Phone EX. 9952.8
5. Owner's Address 1609 W. WASHINGTON BLVD. (Street Number) P. O. LOS ANGELES
6. Certificated Architect — State License No. — Phone —
7. Licensed Engineer WM. D. COFFEY State License No. 3514 Phone TR. 0669
8. Contractor CHOTINER & GUMBINER State License No. 92379 Phone DU. 8-4107
9. Contractor's Address 3123 W. 8TH. S.T.
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, gas, gas appliances, electrical wiring and devices, elevators, boilers, etc.) $ 5M
11. State how many buildings NOW on lot and give use of each THEATRE UNDER CONSTRUCTION (State Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 80' x 160' Number of stories high 1 Height to highest point 35'
13. Material Exterior Walls MASONRY (Wood, Steel or Masonry) Exterior framework MASONRY (Wood or Steel)
14. Describe briefly all proposed construction and work:
ALTERATION TO BLDG. PERMIT #13703 - DATE 8-8-50 CONSISTING OF - NOT USING WOOD ROOF DIAPHRAM AND REVERTING BACK TO USING FORMALLY APPROVED REINFORCED POURED GYPSUM ROOF.

NEW CONSTRUCTION

15. Size of Addition — x — Size of Lot — x — Number of Stories when complete —
16. Footing: Width — Depth — Reinforced — Width of Wall — Size of Floor Joists — x —
17. Size of Studs — x — Material of Floor — Size of Rafters — x — Type of Roofing —

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here W. D. Coffey (Owner or Authorized Agent)

DISTRICT OFFICE VENICE By H. Wilder

FOR DEPARTMENT USE ONLY

PLAN CHECKING: Valuation $ 9000 — Fee $ 5.00
OCCUPANCY SURVEY: Area of Bldg. — Sq. Ft. — Fee $
Investigation Fee $ — Cert. of Occupancy Fee $ — Bldg. Permit Fee $ — Total $ 1.50

TYPE III — Occupancy No CRS. — Zone C-2 — Map No. 7185 — GROUP II-1 — Plans and Specifications Checked — Fire District No. II — Corrections Required — Bldg. Lines — Street Widening — Approved and Approved — Filed with 13703/50 — Plans, Specifications and Application Approved — Conditions Inspection — Services Installed — Permit Issued — Date — Signature

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	JAN 12 1951		LA 2998		
Supplemental Plan Checking					
Building Permit			LA 2998		

Permit LA02998: alteration to LA13703, returning to the originally approved reinforced poured gypsum roof. January 12, 1951. City of Los Angeles, Department of Building and Safety.



3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form 3-3
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 7 1
Tract SUBD. PARTOW H. REALTY 16575
Location of Building 620 LINCOLN BLVD. VENICE
(House Number and Street)
Between what cross streets? Pinnett & Vernon Ave
Approved by City Engineer
Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building THEATER UNDER CONSTRUCTION (Store, Dwelling, Apartment House, Hotel or other purpose) Families — Rooms —
2. State how long building has been used for present occupancy NONE YET
3. Use of building AFTER alteration or moving SAME Families — Rooms —
4. Owner FOX WEST COAST AGENCIES CORP. Phone RE 21111
5. Owner's Address (Print Name) 1609 W. WASHINGTON BLVD P. O. LOS ANGELES
6. Certificated Architect — State License No. — Phone —
7. Licensed Engineer WM. D. COFFEY State License No. 3514 Phone EX. 0469
8. Contractor CHATINER & GUMBINER State License No. 92279 Phone DU. 8-4107
9. Contractor's Address 3123 W. 8TH ST. L.A.
10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment, trades or classes) $ 500.00
11. State how many buildings NOW on lot and give use of each THEATRE UNDER CONSTRUCTION (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building x Number of stories high 1 Height to highest point 25'
13. Material Exterior Walls MASONRY (Wood, Steel or Masonry) Exterior framework MASONRY (Wood or Steel)
14. Describe briefly all proposed construction and work:
ALTERATION TO PERMIT # 13703/50.
CONSISTING OF CHANGING SHAPE OF MARQUISE
SEE PLAN FOR SHAPE.

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete
16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x
17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Wm. D. Coffey
(Owner or Authorized Agent)
By W. H. Wilke

DISTRICT OFFICE VENICE

FOR DEPARTMENT USE ONLY

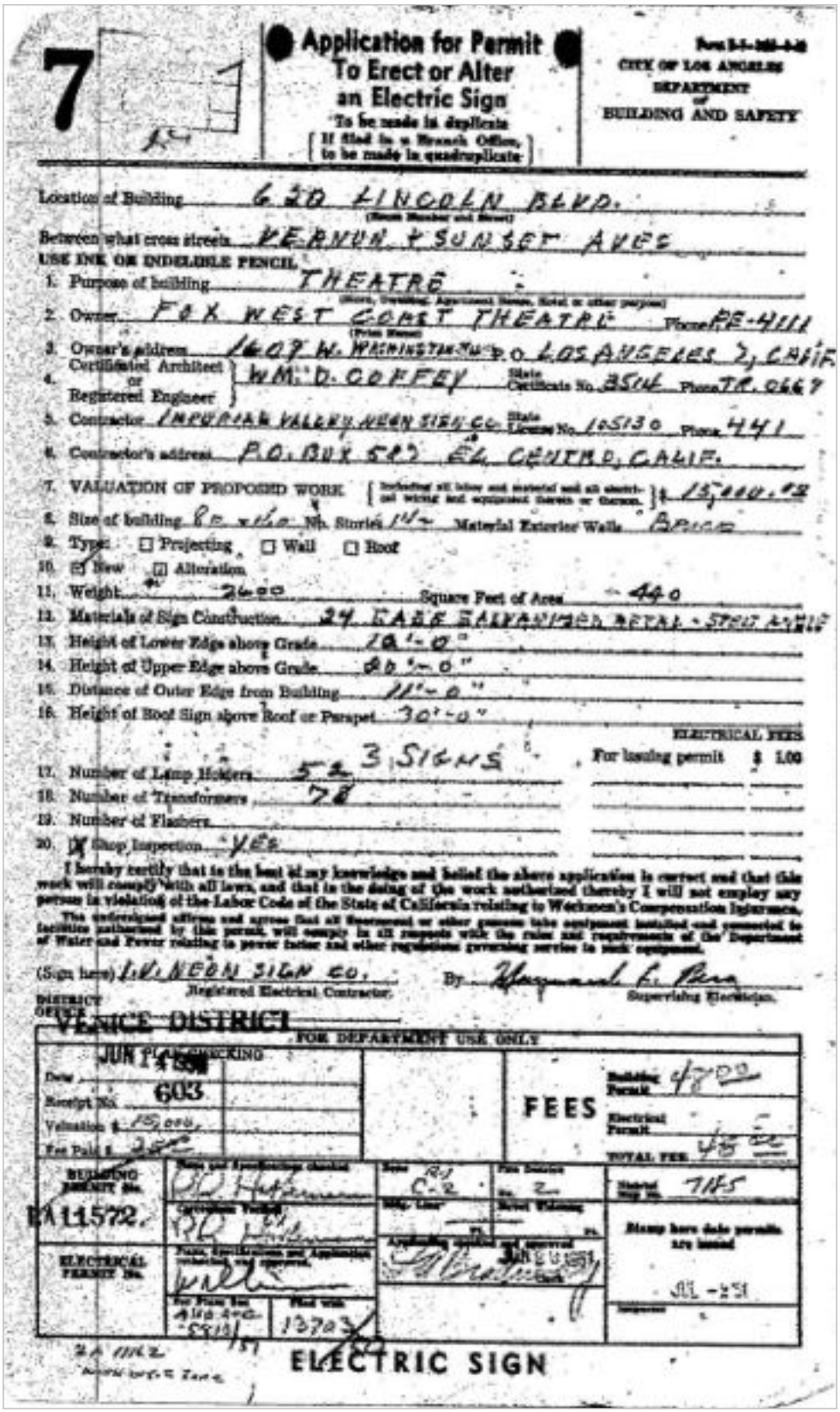
PLAN CHECKING: Valuation $ 500 Fee $ 1.00
OCCUPANCY SURVEY: Area of Bldg. Sq. Ft. Fee $
Investigation Fee $
Cert. of Occupancy Fee $ 3.50
Bldg. Permit Fee $
Total $

TYPE III
GROUP R-1
Plans and Specifications checked: C.C. Russell
Class R-2 R-1
Fire District No. II
Plans approved: C.C. Russell
Bldg. Line Ft.
Sprinkler: Required Not Required
Inspection: Welding
Plot with 12703/49
Plans, Specifications and Application recommended for approval:
Application (plot plan) approved:
Inspector

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	APR -2		LA 4483		
Supplemental Plan Checking					
Building Permit			LA 5410		

Permit LA05810: alteration to LA13703, changing the shape of the marquee. April 1951. City of Los Angeles, Department of Building and Safety.



7

Application for Permit To Erect or Alter an Electric Sign
To be made in duplicate
If filed in a Branch Office, to be made in quadruplicate

CITY OF LOS ANGELES
DEPARTMENT of BUILDING AND SAFETY

Location of Building 620 LINCOLN BLVD.
Between what cross streets KEARNY & SUNSET AVES
USE INK OR INDELIBLE PENCIL
1. Purpose of building THEATRE
2. Owner FOX WEST COAST THEATRE Phone RE-4111
3. Owner's address 1607 W. WASHINGTON BLVD. P.O. LOS ANGELES 7, CALIF.
4. Certificated Architect or Registered Engineer WM. D. COFFEY State Certificate No. 3514 Phone TR. 0667
5. Contractor IMPERIAL VALLEY NEON SIGN CO. State License No. 105130 Phone 441
6. Contractor's address P.O. BOX 582 EL CENTRO, CALIF.
7. VALUATION OF PROPOSED WORK [Including all labor and material and all electrical wiring and equipment thereto or thereon.] $ 15,000.00
8. Size of building 80 x 140 No. Stories 1½ Material Exterior Walls BRICK
9. Type: ☐ Projecting ☐ Wall ☐ Roof
10. ☐ New ☑ Alteration
11. Weight 2400 Square Feet of Area 440
12. Materials of Sign Construction 24 GAGE GALVANIZED METAL - STEEL ANGLE
13. Height of Lower Edge above Grade 10'-0"
14. Height of Upper Edge above Grade 40'-0"
15. Distance of Outer Edge from Building 11'-0"
16. Height of Roof Sign above Roof or Parapet 30'-0"

ELECTRICAL FEES
17. Number of Lamp Holders 52 3 SIGNS For issuing permit $ 1.00
18. Number of Transformers 78
19. Number of Flashers
20. ☒ Shop Inspection YES

I hereby certify that to the best of my knowledge and belief the above application is correct and that this work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

The undersigned affirms and agrees that all fluorescent or other gaseous tube equipment installed and connected to facilities authorized by this permit, will comply in all respects with the rules and requirements of the Department of Water and Power relating to power factor and other regulations governing service to such equipment.

(Sign here) I.V. NEON SIGN CO. By Raymond L. Pace
Registered Electrical Contractor. Supervising Electrician.

DISTRICT OFFICE VENICE DISTRICT

FOR DEPARTMENT USE ONLY

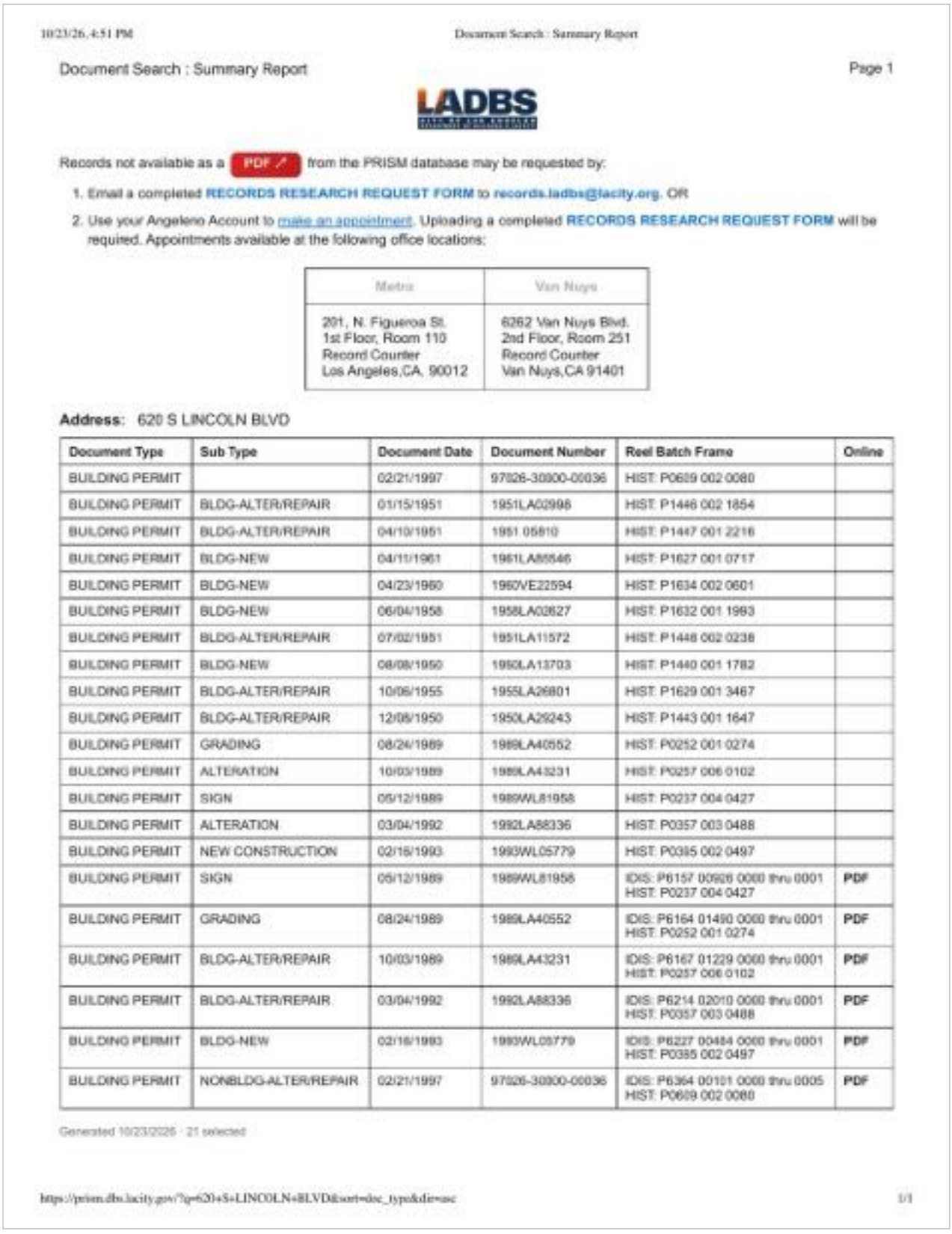
JUN 1951 CHECKING
Date
Receipt No. 603
Valuation $ 15,000
Fee Paid $ 25.00

FEES
Building Permit 47.00
Electrical Permit 48.00
TOTAL FEE

BUILDING PERMIT No. LA 11572
Zone R1 C-2
Fire District No. 2
Map No. 715
Plan Check
Electrical Permit No.
Approved
JUN 22 1951
Stamp here date permits are issued
JUL -2 51
Plot Plan Ref. A 1/8 A-C 5519/51
Filed with 13703
Inspector

ELECTRIC SIGN

Permit LA11572: three new electric signs for the theatre, built by Imperial Valley Neon Sign Co., El Centro; valuation $15,000. Approved June 22, 1951; issued July 2, 1951. City of Los Angeles, Department of Building and Safety.



10/23/26, 4:51 PM Document Search : Summary Report

Document Search : Summary Report Page 1

LADBS

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1. Email a completed RECORDS RESEARCH REQUEST FORM to records.ladbs@lacity.org. OR
2. Use your Angeleno Account to make an appointment. Uploading a completed RECORDS RESEARCH REQUEST FORM will be required. Appointments available at the following office locations:

Metro	Van Nuys
201, N. Figueroa St. 1st Floor, Room 110 Record Counter Los Angeles,CA. 90012	6262 Van Nuys Blvd. 2nd Floor, Room 251 Record Counter Van Nuys,CA 91401

Address: 620 S LINCOLN BLVD

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	Online
BUILDING PERMIT		02/21/1997	97026-30000-00036	HIST: P0609 002 0080	
BUILDING PERMIT	BLDG-ALTER/REPAIR	01/15/1951	1951LA02998	HIST: P1446 002 1854	
BUILDING PERMIT	BLDG-ALTER/REPAIR	04/10/1951	1951 05810	HIST: P1447 001 2216	
BUILDING PERMIT	BLDG-NEW	04/11/1961	1961LA85546	HIST: P1627 001 0717	
BUILDING PERMIT	BLDG-NEW	04/23/1960	1960VE22594	HIST: P1634 002 0601	
BUILDING PERMIT	BLDG-NEW	06/04/1958	1958LA02627	HIST: P1632 001 1993	
BUILDING PERMIT	BLDG-ALTER/REPAIR	07/02/1951	1951LA11572	HIST: P1446 002 0238	
BUILDING PERMIT	BLDG-NEW	08/08/1950	1950LA13703	HIST: P1440 001 1782	
BUILDING PERMIT	BLDG-ALTER/REPAIR	10/06/1955	1955LA26801	HIST: P1629 001 3467	
BUILDING PERMIT	BLDG-ALTER/REPAIR	12/08/1950	1950LA29243	HIST: P1443 001 1647	
BUILDING PERMIT	GRADING	08/24/1989	1989LA40552	HIST: P0252 001 0274	
BUILDING PERMIT	ALTERATION	10/03/1989	1989LA43231	HIST: P0257 006 0102	
BUILDING PERMIT	SIGN	05/12/1989	1989WL81958	HIST: P0237 004 0427	
BUILDING PERMIT	ALTERATION	03/04/1992	1992LA88336	HIST: P0357 003 0488	
BUILDING PERMIT	NEW CONSTRUCTION	02/16/1993	1993WL05779	HIST: P0385 002 0497	
BUILDING PERMIT	SIGN	05/12/1989	1989WL81958	IDIS: P6157 00926 0000 thru 0001 HIST: P0237 004 0427	PDF
BUILDING PERMIT	GRADING	08/24/1989	1989LA40552	IDIS: P6164 01490 0000 thru 0001 HIST: P0252 001 0274	PDF
BUILDING PERMIT	BLDG-ALTER/REPAIR	10/03/1989	1989LA43231	IDIS: P6167 01229 0000 thru 0001 HIST: P0257 006 0102	PDF
BUILDING PERMIT	BLDG-ALTER/REPAIR	03/04/1992	1992LA88336	IDIS: P6214 02010 0000 thru 0001 HIST: P0357 003 0488	PDF
BUILDING PERMIT	BLDG-NEW	02/16/1993	1993WL05779	IDIS: P6227 00484 0000 thru 0001 HIST: P0385 002 0497	PDF
BUILDING PERMIT	NONBLDG-ALTER/REPAIR	02/21/1997	97026-30000-00036	IDIS: P6364 00101 0000 thru 0005 HIST: P0609 002 0080	PDF

Generated 10/23/2026 - 21 selected

https://prism.dbs.lacity.gov/?q=620+S+LINCOLN+BLVD&sort=doc_type&dir=asc 1/1

LADBS summary of building permits for 620 S. Lincoln Blvd, 1950-1997, including the 1950 new-building permit (1950LA13703).



APPLICATION FOR INSPECTION 2520 1 0 0 2 7 4 OF GRADING AND FOR GRADING CERTIFICATE

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LOT 1-3 BLK. TRACT 22995 COUNTY MAP NO. MP739-43/44 DEPT. MAP 7185/111-145 LADBS TARIFF 2721 ZONE C2-1/P-1 FIRE DIST. 1 COUN. DIST. 6

2. PURPOSE OF GRADING 02 FILL IN EXISTING BASEMENT

3. ZIP ADDRESS 620 SOUTH LINCOLN BOULEVARD, LOS ANGELES

4. NEAREST CROSS STREET VERNON AVENUE SUNSET BOULEVARD CD6

5. OWNER'S NAME STEVEN D. KIM PHONE 213-593-6717 LAT. SCH. 208803

6. OWNER'S ADDRESS 2647 30TH STREET, SANTA MONICA 90405 ZIP

7. PLANS BY (CIVIL ENGR.) BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE ALLEY

8. CIVIL ENGR. ADDRESS CITY ZIP PROP. LINE

9. ENGR. GEOLOGIST BUS. LIC. NO. ACTIVE STATE LIC. NO./CERT. NO. PHONE ANNIVERSE 211312 2111162

10. SOIL ENGR. (TESTING AGENCY) BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE PIONEER SOILS 738-6977 A773014

11. CONTRACTOR B-1 CONSTRUCTION BUS. LIC. NO. B518026 ACTIVE STATE LIC. NO. PHONE 213-664-6685 CBC15616 CBD128,012

12. CONTRACTOR'S ADDRESS 727 N. KINGSLEY DRIVE, LOS ANGELES 90028 CITY ZIP

13. JOB ADDRESS 620 SOUTH LINCOLN BOULEVARD NEAREST INTER. STREET

14. NUMBER OF CUBIC YARDS CUT FILL 1330 C.Y. DIST. OFF. LA P.C. NO.

15. MAXIMUM SCOPE CUT FILL RETAINING WALL REQUIRED YES NO BOARD FILE NO. LIVING ENGRG

FILL DENSITY TESTS & CERTIFICATION OBTAIN REQUIRED DO NOT REQUIRED MODIFY CURRENT USE FILE WITH

CALIF. ENVIRONMENTAL QUALITY ACT REQUIREMENTS EXEMPT COMPLETED LANDSCAPE APPROVED ZONED DIST C, LOS

PLANS CHECKED FIRST FLR

BOND AMOUNT APPLICATION APPROVED MONITOR

CASH DATE POSTED SURETY CA #

FEE 50.70 EFF. EFF. INSPECTOR

STP IF

CA. 250.00 SURV. 19.17 STRUCTURE

FEE

FEE

Unless a shorter period of time has been established by practical action, your check submitted will be held until the filing and this permit is issued and after the last is paid or 120 days after the last is paid if construction is not commenced.

$26.5

50.70 B-OC
000.00 000
10.17 DSC
40552 T001
8/28/89 BRANCH DATE

D6981 8.2489
894A 40552

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 8/23/89 Lic. Class B Lic. No. 518026 Contractor (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500.).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____ B. & P. C. for the reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 1147750-89 Insurance Company STATE FUND

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 8/23/89 Applicant's Signature

Applicant's Mailing Address 727 N. Kingsley Dr. L.A. CA 90028

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, and neither the City of Los Angeles nor any board, department, officer or employee thereof makes any warranty or shall be responsible for the particular use or results of any work described herein or the condition of the premises on which such work is performed. (Sec. 91.0202 LAMC)

Signed _____ (Owner or agent having property owner's consent) Position _____ Date 8/23/89

22. I certify that all of the land included in the tentative Tract map is under my ownership or land on which similar rights have been granted.

Signed _____ (Owner or agent having property owner's consent) Position _____ Date

Grading permit 1989LA40552: fill existing basement, 1,330 cubic yards, August 1989.


3 APPLICATION FOR INSPECTION

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1-3 22995

Theater

Retail Store

620 S. Lincoln Blvd Los Angeles

Change of Use (T/I)

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

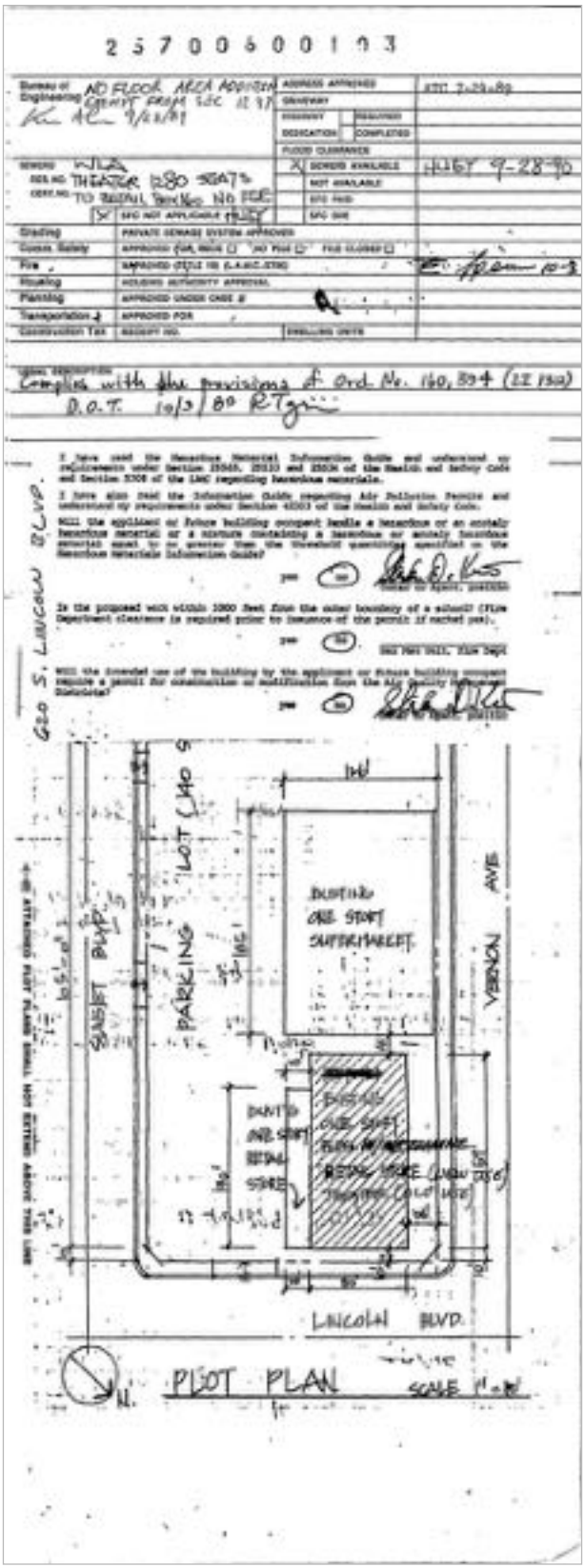
OWNER-BUILDER DECLARATION

WORKERS' COMPENSATION DECLARATION

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

CONSTRUCTION LENDING AGENCY

Permit 89LA43231: change of use from theater to retail store, September-October 1989. (page 1 of 2)



Permit 89LA43231: change of use from theater to retail store, September-October 1989. (page 2 of 2)



3 APPLICATION FOR INSPECTION 57 00 3 00 4 8 8 — TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant is Complete Numbered Items Only.

1-3 | 22995 | 739-41/44 | 111-145 | 2731 | C2-1/R-3 | 2 | 6

RETAIL SHOP | Retail Store

620 S Lincoln Blvd

Venice Av | Sunset Blvd

Steven D Kin | 213-593-6717 | 1rmg

2447 30th St | Santa Monica | 90405

Joe Sang Youck | 399-0968

J & C | 738-9177

3800 Wilshire Blvd #200 | LA | 90010

II 1312 AC
IA 11162
APP 33014
CPC 15616
ORD 128012

CONC | W8 | CONC

3 620 S. Lincoln Blvd

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO COMPLETE ANY AND ALL PROPOSED BUILDING: $ 49,000

15. NEW WORK: complete work under permit 89LA43231

75% complete

Retail Store

MLA | NOCA

3/4/92

3298

10.29 | 6.75 | LA

92LA 88336

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date ____ Lic. Class ____ Lic. Number ____ Contractor ____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. ____ B. & P. C. for ____

Date ____ Owner's Signature ____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. ____ Insurance Company ____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date ____ Applicant's Signature ____

Applicant's Mailing Address ____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Applicant's Signature ____

In addition, I understand that in the event that I should become subject to the Workers' Compensation provisions of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

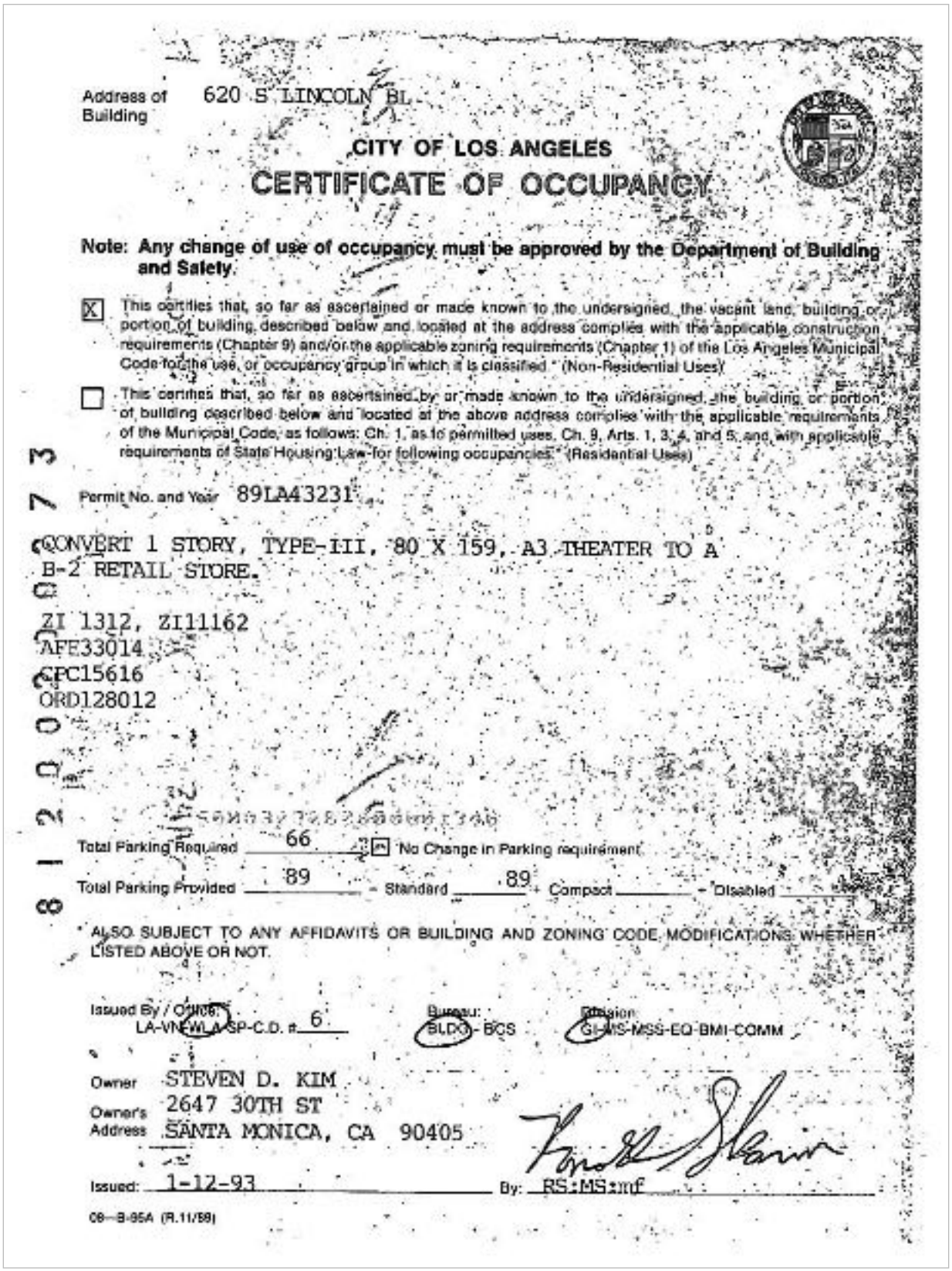
Lender's Name ____ Lender's Address ____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof shall be responsible for the particular work to be performed, the manner in which it is done or the conditions of the property or soil upon which such work is performed.

Signature ____ (Owner or agent having property owner's consent) Position ____ Date 3-4-92

Permit 92LA88336: completion of work under 89LA43231, March 1992.



Address of Building 620 S LINCOLN BL

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified. (Non-Residential Uses)

[ ] This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5, and with applicable requirements of State Housing Law for following occupancies. (Residential Uses)

Permit No. and Year 89LA43231

CONVERT 1 STORY, TYPE-III, 80 X 159, A3 THEATER TO A B-2 RETAIL STORE.

ZI 1312, ZI11162
AFE33014
CPC15616
ORD128012

Total Parking Required 66 [X] No Change in Parking requirement

Total Parking Provided 89 - Standard 89 - Compact ____ - Disabled ____

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By / Office: LA-VN-WLA-SP-C.D. # 6 Bureau: BLDG - BCS Division GI-MS-MSS-EQ-BMI-COMM

Owner STEVEN D. KIM
Owner's Address 2647 30TH ST SANTA MONICA, CA 90405

Issued: 1-12-93 By: RS:MS:mf

08-B-95A (R.11/89)

Certificate of Occupancy: one-story Type III, 80 x 159 ft, A-3 theater converted to B-2 retail store, January 12, 1993.



620 S Lincoln Blvd

Permit #: 22041 - 10000 - 68065
Plan Check #: E22LA11306 Printed: 03/23/26 03:24 PM
Event Code:

Electrical
Commercial
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
APPLICATION FOR ELECTRICAL
PLAN CHECK AND INSPECTION

Issued On: 03/23/2026
Last Status: Issued
Status Date: 03/23/2026

1. PROPERTY OWNER
LINCOLN LT LLC 2802 SANTA MONICA BLVD SANTA MONICA CA 90404

2. APPLICANT INFORMATION (Relationship: Agent)
KEVIN SHAMIM - 5847 WILBUR AVE. TARZANA 91356 (818)788-6778

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME ADDRESS CLASS LICENSE # PHONE #
(C) C10 K28014
(E) SHAMS,, NADER GHANBARZADE 13305

E22LA11306

5. APPLICATION COMMENTS

6. DESCRIPTION OF WORK
Full plan check for service upgrade. Scope of work includes 2500A, 120/208V, 3Ph, 4W and total affected area is 2,331 sf.

7. CHECKLIST ITEMS: Electronic Plan

8. COUNCIL DISTRICT: 11

9. APPLICATION PROCESSING INFORMATION
Plan Check By: Stephanie Lopez
OK for Cashier: Internet Permit
Signature: FRANCIS VIGILUNOS Date: 09/03/2024

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 24168865

620 S Lincoln Blvd
22041 - 10000 - 68065

NOTICE:
The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that

10. PROJECT VALUATION & FEE INFORMATION (Fees Per Period)

Permit Valuation		PC Valuation	
FINAL TOTAL Electrical	1,395.20	Panel Over 1200 Amp	0.00
Permit Total	1,395.20	Services Over 1200 Amp	0.00
Permit Fee Subtotal Electrical	1,257.00		
Permit D.S.C. Surcharge	38.40		
Permit Sys. Development Surcharge	76.80		
Permit Issuing Fee	23.00		
Permit Supp. Issuing Fee	0.00		
Plan Check Balance	0.00		
Plan Check Subtotal Electrical	0.00		
Plan Check D.S.C. Surcharge	0.00		
P. C. Sys. Development Surcharge	0.00		
Floor, Show, Mfg. Incdc. display area	0.00		
5.1 thru 20 HP-KVA	0.00		
20.1 thru 50 HP-KVA	0.00		
Lig/Gen Rec, Dwell App, Non-Dwell A	0.00		
Panel 201-600 Amp	0.00		
Panel 601-1200 Amp	0.00		

Payment Date: 03/23/2026
Receipt No.: 2823999
Amount: $1,395.20
Method: CC

11. ATTACHMENTS

B03122041100658065

Electrical permit 22041-10000-68065: 2,500-amp service upgrade, issued March 23, 2026.



620 S Lincoln Blvd

Permit #: 22042 - 10000 - 27801
Plan Check #: M22LA06210 Printed: 03/25/26 11:56 AM
Event Code:

Plumbing GREEN - MANDATORY
Apartment
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
APPLICATION FOR PLUMBING
PLAN CHECK AND INSPECTION

Issued On: 03/25/2026
Last Status: Issued
Status Date: 03/25/2026

1. PROPERTY OWNER
LINCOLN LT LLC 2802 SANTA MONICA BLVD SANTA MONICA CA 90404

2. APPLICANT INFORMATION (Relationship: Engineer)
KEVIN SHAMIM - 5847 WILBUR AVE. Tarzana 91356 (818)788-6778

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME / ADDRESS / CLASS / LICENSE # / PHONE #
(C) B S M CONSTRUCTION INC 2575 STANWELL DRIVE 2ND F CONCORD, CA 94520 B K28014
(E) SHAMIM,, MAHMOUD 21579

M22LA06210

5. APPLICATION COMMENTS

6. DESCRIPTION OF WORK
T.I. POTABLE WATER AND MEDIUM PRESSURE GAS SYSTEM. 2" WATER METER

7. CHECKLIST ITEMS: Signed Declaration, Electronic Plan

8. COUNCIL DISTRICT: 11

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

9. APPLICATION PROCESSING INFORMATION
Plan Check By: Varant Melkonian
OK for Cashier: Varant Melkonian
Signature: Varant Melkonian Date: 03/25/2026

For Cashier's Use Only W/O #: 24227801

620 S Lincoln Blvd
22042 - 10000 - 27801

NOTICE:
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11. PROJECT VALUATION & FEE INFORMATION (Fees For Period)

Permit Valuation		PC Valuation	
FINAL TOTAL Plumbing	1,107.66	Gas Pressure Regulator	0.00
Permit Total	1,107.66	Vacuum Breaker/Hose Bibb	0.00
Permit Fee Subtotal Plumbing	992.20	Backflow Device	0.00
Permit D.S.C. Surcharge	30.49	On-Site Water Distribution	0.00
Permit Sys. Development Surcharge	60.97	Pressure Regulating Valve	0.00
Permit Issuing Fee	24.00	Com or Res > 3 Stories	
Permit Supp. Issuing Fee	0.00		
Plan Check Balance	0.00		
Plan Check Subtotal Plumbing	0.00		
Plan Check D.S.C. Surcharge	0.00		
P. C. Sys. Development Surcharge	0.00		
Green Building			
Original Floor Drains/Floor Sinks	0.00		
Original Other Sinks/Lavatories	0.00		
Original Toilets	0.00		
Earthquake Valve	0.00		
Water Heater and Vent	0.00		

Payment Date: 03/25/2026
Receipt No.: 2825880
Amount: $1,107.66
Method: CC

12. ATTACHMENTS
Signed Declaration

Plumbing permit 22042-10000-27801: tenant improvement, issued March 25, 2026.



The FOX pylon sign, with traces of earlier painted lettering visible on its face. Photograph by Anita Mazkoori, October 27, 2026.



Vernon Avenue side of the building, with the FOX pylon and the painted brick wall lettered "Fox Discount Mall." Photograph courtesy of the applicant, October 29, 2026.



a. Gilded wave-pattern plaster bands across the ceiling.



b. Curved soffit with wave-pattern trim above the entrance doors.



c. Detail of the gilded wave-pattern plaster molding.

Interior of the Fox Venice in February 2023, during its use as a swap meet: surviving decorative plaster in the lobby and auditorium. Video stills by Escott O. Norton, Los Angeles Historic Theatre Foundation. Used with permission.



d. Wave-pattern soffit detail at a ceiling transition.



e. Banded ceiling lines continuing inside from the entrance and curving down.



f. Exterior: banded soffit beneath the marquee at the entrance, with the glass-block window at lower left.

Images d and e: video stills by Escott O. Norton, February 2023. Image f: photograph by Mike Hume, courtesy of Escott O. Norton. Used with permission. As Norton notes, the banded lines of the exterior entrance soffit continue inside and curve down.



Vernon Avenue side, looking along the painted brick side wall and the lower rear section of the building. Photograph courtesy of the applicant, October 29, 2026.



Artist's sketch of the Fox Venice Theater, circa 1951 (LAPL 00044365). Herald Examiner Collection. Courtesy of the Los Angeles Public Library Photo Collection.



Opening night, August 17, 1951. The marquee reads "Gala Invitational Premiere Tonight ... George Jessel ... Stars in Person." Photo: Ralph Morris. Courtesy of the Los Angeles Public Library Photo Collection.



Opening night crowds on Lincoln Boulevard, August 17, 1951. Photo: Ralph Morris. Courtesy of the Los Angeles Public Library Photo Collection.



Opening night guests beneath the marquee soffit, 1951 (LAPL 00015705). Photo: Ralph Morris. Courtesy of the Los Angeles Public Library Photo Collection.



Opening night guests, 1951 (contact sheet). Courtesy of the Los Angeles Public Library Photo Collection.



Exterior with marquee advertising Yellow Submarine and Paper Lion, 1968. Courtesy of the Los Angeles Public Library Photo Collection.



Fox Venice monthly program calendar, August, 1970s, published by Cumberland Mountain Theaters. Image gathered by Victor Hermínio Lopez for the 2019 nomination effort.



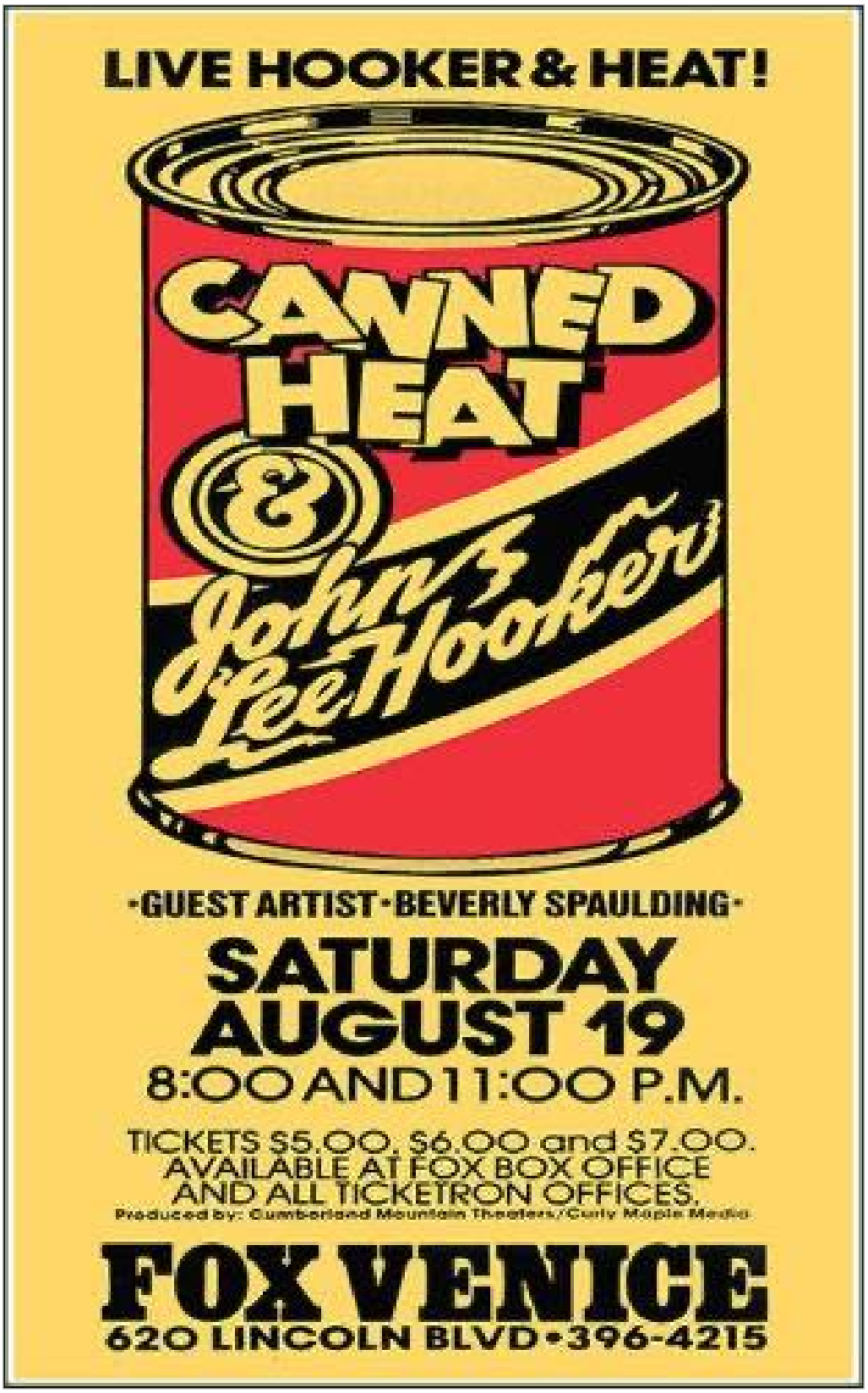
Fox Venice monthly program calendar, 1970s, published by Cumberland Mountain Theaters. Image gathered by Victor Hermínio Lopez for the 2019 nomination effort.



Fox Venice monthly program calendar, November 1977, published by Cumberland Mountain Theaters. Image gathered by Victor Hermínio Lopez for the 2019 nomination effort.



Detail of a Fox Venice program calendar listing The Rocky Horror Picture Show and a special midnight concert by the Mystic Knights of the Oingo Boingo. Image gathered by Victor Hermínio Lopez for the 2019 nomination effort.



Concert poster for Canned Heat and John Lee Hooker at the Fox Venice, Saturday, August 19, 1970s. The concert was released as the album Hooker 'n Heat: Recorded Live at the Fox Venice Theatre. Image gathered by Victor Hermínio Lopez for the 2019 nomination effort.



Flyer for performances by Toni Basil at the Fox Venice, June 9, 16, 23 and 30, 1970s. Image gathered by Victor Hermínio Lopez for the 2019 nomination effort.



Exterior with marquee advertising Caligula, 1983. Photo: Mike Sergieff. Herald Examiner Collection. Courtesy of the Los Angeles Public Library Photo Collection.



Exterior, circa 1988, with the FOX letters missing from the pylon. Photo: Mike Sergieff. Herald Examiner Collection. Courtesy of the Los Angeles Public Library Photo Collection.



The ornamental neon front of the Fox marquee, with the FOX pylon behind, as sign workers prepared to remove it. Courtesy of the Museum of Neon Art (MONA). Permission originally secured by Victor Hermínio Lopez, 2019, and renewed October 2026.



Removal of the ornamental marquee front by 3-Star Sign, before its donation to the Museum of Neon Art, which added it to its collection in 1988. Courtesy of the Museum of Neon Art (MONA). Permission originally secured by Victor Hermínio Lopez, 2019, and renewed October 2026.



The Fox marquee's ornamental neon front, relit, in the collection of the Museum of Neon Art. Courtesy of the Museum of Neon Art (MONA). Permission originally secured by Victor Hermínio Lopez, 2019, and renewed October 2026.

City of Los Angeles
Department of City Planning

10/15/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
913 E VERNON AVE
620 S LINCOLN BLVD
909 E VERNON AVE

ZIP CODES
90291

RECENT ACTIVITY
ZA-2026-1613-CUB
ENV-2026-1614-CE

CASE NUMBERS
CPC-2018-7548-CPU
CPC-2014-1456-SP
CPC-2006-3786-CDO
CPC-2005-8252-CA
CPC-19XX-15616
CPC-1992-446-HD
CPC-1992-318-ZC
CPC-1984-226
ORD-186104
ORD-183497
ORD-179906
ORD-169327
ORD-168999
ORD-128012
DIR-2021-3309-CDO-WDI
DIR-2019-523-CDO
ENV-2021-3310-CE
ENV-2019-524-CE
ENV-2014-1458-EIR-SE-CE
ENV-2007-1541-ND
ENV-2005-8253-ND
MND-98-245-CUB
AFF-33014

Address/Legal Information	
PIN Number	111B145 763
Lot/Parcel Area (Calculated)	19,878.7 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H4
Assessor Parcel No. (APN)	4243029022
Tract	TR 22995
Map Reference	M B 739-43/44
Block	None
Lot	1
Arb (Lot Cut Reference)	None
Map Sheet	111B145
Jurisdictional Information	
Community Plan Area	Venice
Area Planning Commission	West Los Angeles APC
Neighborhood Council	VENICE NC
Council District	CD 11 - Traci Park
Census Tract #	2731.00000000
LADBS District Office	West Los Angeles
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]C2-1-CDO
Zoning Information (ZI)	ZI-2390 Community Design Overlay: Lincoln Boulevard
	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor
	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density
	ZI-2512 Housing Element Sites
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Rezoning Site)
Hillside Area (Zoning Code)	No
Specific Plan Area	LOS ANGELES COASTAL TRANSPORTATION CORRIDOR
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	Lincoln Boulevard
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Neighborhood	Venice
Residential Market Area	High
Commercial Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	OC-3
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	4243029022
APN Area (Co. Public Works)*	0.456 (ac)
Use Code	1300 - Commercial - Department Store - One Story
Assessed Land Val.	$257,712
Assessed Improvement Val.	$230,759
Last Owner Change	01/09/2019
Last Sale Amount	$711,007
Tax Rate Area	67
Deed Ref No. (City Clerk)	50067-70
	5-872
	476738
	1848334
	1325952
	1015920
Building 1	
Year Built	1951

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Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	12,812.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4243029022]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No
Northeast D/Q Ordinance Ridgelines	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.1169336
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No

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Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 4243029022]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Rezoning Sites 67
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Pacific
Reporting District	1415
Fire Information	
Bureau	West
Battallion	4
District / Fire Station	63
Red Flag Restricted Parking	No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-7548-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1456-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Description(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2006-3786-CDO
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Description(s):	COMMUNITY DESIGN OVERLAY DISTRICT
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-19XX-15616
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	CPC-1992-446-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Description(s):	ZC & HD ENCOMPASSING THE REGULATORY PROVISIONS OF ORD NO 166,513, THE EAST VENICE MULTI-FAMILY ICO TO CONTROL MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON THE MULTI-FAMILY & COMMERCIALLY ZONED PROPERTIES IN THE EAST VENICE & WEST MAR VISTA NEIGHBORHOODS, &REGULATE HEIGHTS IN SINGLE-FAMILY AREAS OF THOSE NEIGHBORHOODS
Case Number:	CPC-1992-318-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Description(s):	ZONE CHANGES ENCOMPASSING THE REGULATORY PROVISIONS OF ORD. NO. 166,513, THE EAST VENICE MULTI-FAMILY INTERIM CONTROL ORDINANCE TO CONTROL MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON THE MULTI-FAMILY AND COMMERCIALLY ZONED PROPERTIES IN THE EAST VENICE AND WEST MAR VISTA NEIGHBORHOODS, AND TO REGULATE HEIGHTS IN SINGLE-FAMILY AREAS OF THOSE NEIGHBORHOODS
Case Number:	CPC-1984-226
Required Action(s):	Data Not Available
Project Description(s):	AMENDMENT TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLANTHE PROPERTY LOCATION IS GENERALLY BOUNDED ON THE EAST BY THE SAN DIEGO FWY; ON THE SOUTH BY THE CITY BOUNDARY OF THE CITY OFEL SEGUNDO; THE NORTH BY THE CITY BOUNDARY OF THE CITY OF SANTA MONICA AND ON THE WEST BY THE PACIFIC OCEAN PROPOSED PROJECT BROAD AMENDMENTS TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN
Case Number:	DIR-2021-3309-CDO-WDI
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT WDI-WAIVER OF DEDICATIONS AND IMPROVEMENTS
Project Description(s):	PURSUANT TO LAMC 13.08 E, A DESIGN OVERLAY PLAN APPROVAL FOR CONFORMANCE WITH THE LINCOLN BOULEVARD CDO. PURSUANT TO LAMC 12.37, A WAIVER OF DEDICATION TO WAIVE 5-FOOT DEDICATIONS TO LINCOLN BOULEVARD AND VERNON AVENUE.
Case Number:	DIR-2019-523-CDO
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Description(s):	: PURSUANT TO LAMC SECTION 13.08, A DIRECTOR'S CASE FOR THE LINCOLN BLVD. COMMUNITY DESIGN OVERLAY DISTRICT TO ALLOW THE PARTIAL DEMOLITION OF EXISTING RETAIL BUILDINGS ON LOTS 1 & 2. WALL ALONG LINCOLN BLVD. TO REMAIN. SCOPE OF WORK TO ALSO INCLUDE BUILDING ADDITION OVER FOOTPRINT OF DEMOLISHED AREA AND ATTACHED TO REMAINING WALL WILL HOUSE NEW TRADER JOE'S GROCERY STORE. EXISTING PARKING LOT TO REMAIN AS IS. PROJECT SITE IS ZONED C2 AND IS LOCATED IN THE LINCOLN BOULEVARD COMMUNITY DESIGN OVERLAY DISTRICT.
Case Number:	ENV-2021-3310-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	PURSUANT TO LAMC 13.08 E, A DESIGN OVERLAY PLAN APPROVAL FOR CONFORMANCE WITH THE LINCOLN BOULEVARD CDO. PURSUANT TO LAMC 12.37, A WAIVER OF DEDICATION TO WAIVE 5-FOOT DEDICATIONS TO LINCOLN BOULEVARD AND VERNON AVENUE.
Case Number:	ENV-2019-524-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Project Description(s):	: PURSUANT TO LAMC SECTION 13.08, A DIRECTOR'S CASE FOR THE LINCOLN BLVD. COMMUNITY DESIGN OVERLAY DISTRICT TO ALLOW THE PARTIAL DEMOLITION OF EXISTING RETAIL BUILDINGS ON LOTS 1 & 2. WALL ALONG LINCOLN BLVD. TO REMAIN. SCOPE OF WORK TO ALSO INCLUDE BUILDING ADDITION OVER FOOTPRINT OF DEMOLISHED AREA AND ATTACHED TO REMAINING WALL WILL HOUSE NEW TRADER JOE'S GROCERY STORE. EXISTING PARKING LOT TO REMAIN AS IS. PROJECT SITE IS ZONED C2 AND IS LOCATED IN THE LINCOLN BOULEVARD COMMUNITY DESIGN OVERLAY DISTRICT.
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
	SE-STATUTORY EXEMPTIONS
	CE-CATEGORICAL EXEMPTION
Project Description(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2007-1541-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	TO PROVIDE DESIGN GUIDANCE AND DIRECITON TO ENHANCE THE VISUAL IDENTITY, AND TO IMPROVE THE WALKABILITY AND THE APPEARANCE OF THE LINCOLN CORRIDOR.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	MND-98-245-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Description(s):	Data Not Available

DATA NOT AVAILABLE

ORD-186104

ORD-183497

ORD-179906

ORD-169327

ORD-168999

ORD-128012

AFF-33014

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ZIMAS PUBLIC Generalized Zoning 10/15/2026 D



Address: 620 S LINCOLN BLVD
APN: 4243029022
PIN #: 111B145 763

Tract: TR 22995
Block: None
Lot: 1
Arb: None

Zoning: [Q]C2-1-CDO
General Plan: General Commercial

ZIMAS Legend Zoning

Original Zoning Code (Chapter 1)

- Open Space
- Agriculture
- Single Family Residential
- Multiple Family Residential
- Commercial
- Manufacturing
- Parking
- Public Facilities

New Zoning Code (Chapter 1A)

- Open Space
- Agricultural
- Residential
- Residential-Mixed
- Commercial
- Commercial-Mixed
- Industrial
- Industrial-Mixed
- Public
- Freeway

ZIMAS Legend General Plan Land Use

General Plan Land Use (Chapter 1)

Residential

- Minimum Residential
- Very Low I Residential; Very Low Residential
- Very Low II Residential
- Low I Residential; Low Residential
- Low II Residential
- Low III Residential
- Low Medium Residential
- Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Density Residential
- High Medium Residential
- Very High Medium Residential

Commercial

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial; Community Commercial (Framework)
- Community Commercial - Mixed High Residential
- General Commercial (Framework)
- Neighborhood Commercial (Framework)
- Regional Commercial (Framework); Regional Center Commercial
- Regional Mixed Commercial (Framework)

Industrial

- Light Manufacturing; Light Industrial (Framework)
- Limited Industrial (Framework); Limited Manufacturing
- Industrial Commercial
- Hybrid Industrial
- Heavy Manufacturing
- Heavy Industrial (Framework)
- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- Commercial Manufacturing

Parking

- Parking Buffer

Port of Los Angeles

- General / Bulk Cargo - Hazardous (Industrial / Commercial)
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

Los Angeles International Airport

- Airport Airside
- Airport Landside
- Airport Landside Support
- LAX Airport Northside

Open Space / Public Facilities

- Open Space
- Other Public Open Space
- Public / Quasi-Public Open Space
- Public Facilities
- Public I Open Space

General Plan Land Use (Chapter 1A)

- Transit Core
- Traditional Core
- Community Center
- Village
- Neighborhood Center
- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Hybrid Industrial
- Markets
- Light Industrial
- Production
- Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeways

ZIMAS Legend Points of Interest

- Animal Shelter
- Area Library
- Bridge
- Campground
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Park
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural Art Center
- Cultural Historical Site
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- HQ Fire Department Headquarters
- Fire Station
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Gate To Wildlife Preserve
- Health Center Medical Facility
- Helistop
- Historic Monument
- Historical/Cultural Monument
- Horsekeeping Area
- Horticultural Center
- Hospital
- HW House Of Worship
- Important Ecological Area
- JC Junior College
- MTA Station
- MTA/Metrolink Station
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- Oil Collection Center
- P Parking Enforcement
- HQ Police Headquarters
- Police Station
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Receiving Station
- C Private College
- E Private Elementary School
- Private Golf Course
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- Proposed Alternative Youth Hostel
- Proposed Area Library
- Proposed Campground
- Proposed Community Library
- Proposed Community Park
- Proposed Cultural Cultural/Hist Site
- Proposed Expansion Community Library
- Proposed Expansion Community Park
- Proposed Expansion Fire Station
- Proposed Expansion Neighborhood Park
- Proposed Expansion Police Station
- Proposed Expansion Public Elementary
- Proposed Expansion Public Housing
- Proposed Expansion Public Junior HS
- Proposed Expansion Public Senior HS
- Proposed Expansion Regional Library
- Proposed Fire Station
- Proposed Horsekeeping Area
- Proposed Hospital
- Proposed Important Ecological Area
- Proposed Interpretive Center
- Proposed Neighborhood Park
- Proposed Police Station
- Proposed Power Distribution Station
- Proposed Power Receiving Station
- Proposed Private Golf Course
- E Proposed Public Elem School
- Proposed Public Golf Course
- JH Proposed Public Junior HS
- SH Proposed Public Senior HS
- Proposed Pumping Station
- Proposed Regional Library
- Proposed Regional Park
- Proposed Scenic View Site
- SC Proposed School Unspecified Loc/Type
- SF Proposed Special Sch Facility
- Proposed Trail & Assembly Area
- E Public Elementary School
- Public Golf Course
- Public Housing
- JH Public Junior High School
- MS Public Middle School
- SH Public Senior High School
- Pumping Station
- RTD Stop
- Refuse Collection Center
- Regional Library
- Regional Park
- RPD Residential Plan Development
- Scenic View Site
- ADM School District Headquarters
- Skill Center
- SS Social Services
- Special Feature
- Special Recreation (a)
- SF Special School Facility
- Steam Plant
- sm Surface Mining
- Trail & Assembly Area
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor

ZIMAS Legend Basemap and Lines

Basemap Symbols

- Wells - Active
- Wells - Not Active
- Lot Line
- Tract Line
- Lot Cut
- Easement Information Line
- Zoning Boundaries Line
- Building Line Information Line
- Case Lines
- Arb Circle
- Ortho Easement Information Line
- Ortho Zoning Boundaries Ortho
- Building Outlines
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault_Zone
- Fire District No. 1
- Sub-Division Tract Map
- Sub-Division Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone

Miscellaneous Lines

- Airport Boundary
- Alternate Use
- Bus Line
- Century City
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Commercial Planned Development
- Community Redevelopemnt Project Area
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Non-Designated
- Park Road
- Rapid Transit Line
- Residential Planned Development
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power Line
- Special Study Area
- Stagecoach Line
- Wildlife Corridor

Freeway Lines

- Freeway
- Interchange
- Non-Designated
- On-Ramp / Off-Ramp
- Railroad
- Scenic Freeway Highway

ZIMAS Legend Other Programs

500 Ft. School / Park Zone

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Courses
- Historic Sites
- Horticulture / Gardens
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Skate Parks
- Special Education
- Charter School
- Early Education Center
- Elementary School
- Middle School
- Opportunity School
- Senior High School
- Span School

Coastal Zone

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

Transit Oriented Communities

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Waiver of Dedication or Improvement

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

AB 2097

- Entitlement Eligible

Mixed Income Incentive Program

Transit Oriented Incentive Areas (TOIA)

- T-1
- T-2
- T-3
- Outside of TOIA

Opportunity Corridors (OC)

- OC-1
- OC-2
- OC-3

Corridor Transitions (CT)

- CT-1
- CT-2
- CT-3

Dear Office of Historic Resources and Cultural Heritage Commission,

I am writing this letter as an endorsement of the Historic-Cultural Monument nomination of the Fox theatre in Venice. I am the Executive Director of the Museum of Neon Art in Glendale, CA. For the past 45 years we have worked to preserve the neon signs and architectural elements of some of Los Angeles most iconic buildings. The Fox Theater is among these and we preserved part of the marquee in our collection in 1988. The Fox Theatre has been a community fixture for over 75 years and its existence speaks to the history of theatre and architecture as well as Venice itself.

Thanks for your consideration,
Corrie Siegel

Corrie Siegel she/her
Executive Director
MUSEUM OF NEON ART / MONA
MO
NA
neonmona.org 818.696.2149
facebook | instagram | tiktok
216 S. Brand Blvd. Glendale, CA 91204