

City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT
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Karen Bass, Mayor

April 14, 2026

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housing.lacity.gov

Response Requested By: May 12, 2026

COUNTY: Los Angeles
MUNICIPALITY: Los Angeles
PROJECT NAME: 12901 Venice Blvd. - demolition

To Whom It May Concern:

The City of Los Angeles Housing Department (LAHD) is considering administering federal grant funds from the U.S. Department of Housing and Urban Development (HUD) for the demolition and redevelopment of the City-owned property listed above. LAHD is identifying organizations with an interest in the proposed undertaking and its potential to affect historic properties. The purpose of this letter is to inquire whether your organization wishes to participate as a consulting party for the federal Section 106 compliance review, described below.

Under Title 24 of the Code of Federal Regulations (CFR) Part 58.4, LAHD has assumed HUD's environmental review responsibilities for projects in Los Angeles funded in part or in full by HUD programs. This includes obligations under Section 106 of the National Historic Preservation Act (NHPA). The NHPA directs federal agencies including their assigned responsible entities (e.g. LAHD), to protect historic properties and avoid, minimize, or mitigate possible harm to them that may result from agency-funded actions. This federal review process under Section 106 is described at <http://www.achp.gov/citizensguide.html>. In Los Angeles, HUD-funded projects are additionally subject to compliance with the Programmatic Agreement (PA) of September 6, 1995 among the City of Los Angeles, the State Historic Preservation Office (SHPO) and the Advisory Council for HUD-funded Programs.

Proposed Undertaking

Located in the Mar Vista neighborhood approximately 12 miles southwest of downtown Los Angeles, the corner property at 12901 Venice Boulevard contains a commercial office building and rear parking lot. The building faces south with no set-back along Venice Boulevard and the parking lot is accessed via a driveway off Beethoven Street. Originally constructed in 1950 as commercial retail, the one-story concrete office building has a rectangular plan, a double barrel vault roof with projecting parapet, and metal frame, wire-glass ribbon windows on either side of the main pedestrian entrance along Venice Boulevard. A secondary entrance on the north elevation is similar to the main entrance, with a projecting volume clad in corrugated metal panels and a recessed metal-frame double doors. The entire primary south elevation has been painted with an abstract pattern in bright colors while the east elevation features a mural entitled "Two Blue Whales." Dating from 1978, the mural is the work of artists Margaret Garcia and Randy Gerald who's dynamic composition of two whales swimming in opposite directions is executed in a range of blue tones. Today the mural is partially obscured by creeping fig growing over the northern portion of the building's eastern exterior walls.

Redevelopment of the parcel would involve demolition of the extant building, mural, and parking lot to accommodate new construction of a housing project. Prior to any work commencing, the City will prepare an evaluation of the property's eligibility for listing on the National Register of Historic Places as part of the Section 106 review process. Enclosed is a map that shows the project location.

Section 106 Consultation

By becoming a consulting party, you will be actively informed of steps in the Section 106 process and your comments will be actively sought. In order to become a consulting party, we ask that you respond to this invitation by **Tuesday, May 12, 2026** requesting consulting party status.

Under Section 106, consulting parties have certain rights and obligations (16 U.S.C. 470 et seq. and implementing regulations at 36 CFR Part 800). For example, if you do not respond within this time frame, you may still request consulting party status in the future; however, the project may advance without your input and you won't have an opportunity to comment on the current steps.

If you are requesting consulting party status, we kindly ask that your organization nominate one representative and one alternate to participate on behalf of the group. LAHD requests that you submit your response via email to Jinderpal.Bhandal@lacity.org; or in writing to the address above.

Sincerely,

Jinderpal S. Bhandal, Environmental Affairs Supervisor
Housing Development Bureau, Environmental Services Unit
Los Angeles Housing Department

Attachments

LAHD | Section 106 Review

DCRC Redevelopment Project – 12901 Venice Blvd, Los Angeles

Project Location

ICF 2026

