



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Support for CEQA Appeal 24-0540 - Molloy

1 message

Margaret Molloy <mmmolloy@earthlink.net>

Tue, Jun 18, 2024 at 2:08 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

(Please share with Committee members and their staff members, and post in the public portal for CF 24-0540)

Hello PLUM committee,

Please review this document before taking a vote on CEQA Appeal 24-0540, Item 13 on your agenda today.

Future legal challenges to this project will look at today's Planning and Land Use Management (PLUM) committee response to this California Environmental Quality Act appeal.

As shown in this document, between 2017 and 2020 property owner Carl Lambert did a \$10M primary renovation of this property that included a significant remodel, change of use, and change of intensity of use without the required Coastal Development Permit, Mello determination, and CEQA analysis and findings. Lambert now calls this RSO building the "V-Hotel." Additionally, Lambert misrepresented material facts in seeking 6 consecutive state Coastal Exemption Permits (CEX) between 2015 and 2018. Lambert also violated Los Angeles Municipal Codes (LAMC) 12.20.2 (required CDP application), 12.36 (Multiple Approvals Ordinance 182,016 (MAO)), Rent Stabilization Ordinance (Ord. No. 152,120), and Home Sharing Ordinance (Ord. No. 185,931), as well as the violating State and Federal due process rights of the public by providing no public notice, hearing, findings, or appeal opportunity for these unpermitted changes.

For the reasons outlined here and incorporating all previously raised issues in the appeal process, PLUM must support this appeal.

Please confirm receipt of this email.

Very Appreciatively,

Margaret Molloy

 **Support for CEQA Appeal 24-0540 - Molloy.pdf**
3800K

Date: 6/18/2024

Subject: Support for CEQA Appeal 24-0540

Hello Planning and Land Use Management (PLUM) committee,

Future legal challenges to this project will look at today's Planning and Land Use Management (PLUM) committee response to this California Environmental Quality Act appeal.

As shown below, between 2017 and 2020 property owner Carl Lambert did a \$10M primary renovation of this property that included a significant remodel, change of use, and change of intensity of use without the required Coastal Development Permit, Mello determination, and CEQA analysis and findings. Lambert now calls this RSO building the "V-Hotel." Additionally, Lambert misrepresented material facts in seeking 6 consecutive state Coastal Exemption Permits (CEX) between 2015 and 2018. Lambert also violated Los Angeles Municipal Codes (LAMC) 12.20.2 (required CDP application), 12.36 (Multiple Approvals Ordinance 182,016 (MAO)), Rent Stabilization Ordinance (Ord. No. 152,120), and Home Sharing Ordinance (Ord. No. 185,931), as well as the violating State and Federal due process rights of the public by providing no public notice, hearing, findings, or appeal opportunity for these unpermitted changes.

On 8/28/2023 the Department of City Planning (DCP) Zoning Administrator (ZA) Jack Chaing issued a Letter of Determination (LOD) for ZA-2021-7223-CUB-CU-CDP that did not address these violations of law. Four appeals were filed. On 3/06/2024 at the West Los Angeles Area Planning Commission (WLAAPC) appeal hearing for ZA-2021-7223-CUB-CU-CDP-1A, ZA Chaing insisted that the CDP application ZA-2021-7223-CUB-CU-CDP applied only to the ground floor and basement uses of the property and a Conditional Beverage Permit (CUB) application for those amenities, but did not address the residential portion of the building, while ZA Chaing based his approval on a **1969 Certificate of Occupancy for the entire building. As such, the original ZA-2021-7223-CUB-CU-CDP LOD, and the WLAAPC LOD issued on 4/09/2024 denying appeal ZA-2021-7223-CUB-CU-CDP-1A, did not address multiple violations of state and local laws. Therefore, PLUM must support this appeal on legal grounds.**

ISSUES - Lambert's Illegal Transformation of 1217 Ocean Front Walk without a Coastal Development Permit

- **On 8/13/2020 as shown in the audio recording, transcript, and slides (linked below) from Lambert's community outreach meeting for ZA-2020-1541-CUB-CU**

(prior CDP application), **Lambert had almost completed a \$10M renovation at that time with no CDP.**

- On 8/13/2020 Lambert Representatives stated that there are two Rent Stabilized (RSO) units (only) in the “Apartment Hotel” at 1217 Ocean Front Walk.
- On 8/13/2020 Lambert himself stated that “some units” have kitchens.

These are illegal changes to the property.

- There is no Certificate of Occupancy (COO), Coastal Exemption Permit (CEX), or Coastal Development Permit (CDP) for illegal changes to this property.
- Lambert’s illegal transformation of the property without a required Coastal Development Permit after non-conforming “Apartment Hotel; Theater; Restaurant” uses lapsed for decades violated the state Mello Act, California Environmental Quality Act (CEQA), Los Angeles Municipal Code (LAMC) 12.20.2, Los Angeles Rent Stabilization Ordinance (RSO), Los Angeles Home Sharing Ordinance (HSO), LAMC 12.36 (Multiple Approvals Ordinance (MAO)), State and Federal due process laws, and ordinary laws.
- Lambert is a licensed lawyer (#123029), broker (#BRE: 00860625), and tax specialist.¹
- Lambert is a serial violator of illegal conversions of 5 Rent Stabilized (RSO) apartment buildings in the dual permit area of the coastal zone in Venice into de facto hotels. This included 52 Paloma (8 units), 29 Navy (24 units), 2 Breeze Avenue (32 units), 417 Ocean Front Walk (32 units), and 1217 Ocean Front Walk (36 units), all without required coastal development permits and often without building permits.
- Lambert cannot claim ignorance or good faith.
- PLUM must support this appeal on legal grounds.

Background

¹ https://www.lambertinc.com/?aios_agent=carl-lambert

1217 Ocean Front Walk is in the dual permit area of the California coastal zone, subject to the Coastal Act, under the jurisdiction of the California Coastal Commission (CCC), and the Mello Act (a state law to protect “housing” in the coastal zone) that is implemented locally. Since 1978, the City of Los Angeles (City) has operated a CCC-approved “City CDP Program” as a delegate authority of the coastal commission per Coastal Act Section 30600.5. The City **must comply** with local, State, and Federal laws including the California Constitution, Coastal Act, California Environmental Quality Act (CEQA), Mello Act (coastal zone specific), Los Angeles Municipal Codes (LAMC) 12.20.2 (CDP application), 12.36 (Multiple Approvals Ordinance 182,016 (MAO)), Rent Stabilization Ordinance (Ord. No. 152,120), and Home Sharing Ordinance (Ord. No. 185,931), and State and Federal due process rights of the public.

Applicant Carl Lambert is a licensed lawyer (#123029), broker (#BRE: 00860625), and tax specialist. Lambert is also a serial violator of illegal conversions of 5 Rent Stabilized (RSO) apartment buildings in the dual permit area of the coastal zone in Venice into de facto hotels at 52 Paloma (8 units), 29 Navy (24 units), 2 Breeze Avenue (32 units), 417 Ocean Front Walk (32 units), and 1217 Ocean Front Walk (36 units), all without the **required** coastal development permit, and often without building permits. **Lambert removed the permanent homes of hundreds of people on the Venice boardwalk and within a half block of that location, while accruing years of unjustified financial benefits (a) by illegally operating RSO properties as de facto hotels (2) while continuing to pay multi-unit residential property tax, not commercial hotel property tax.**

- **No permits, no commercial property tax reassessment.**
- **No permits, no public input including opposition.**
- **No permits, 100% after-the-fact applications for work completed.**

Lambert cannot claim ignorance or good faith. The City and PLUM cannot condone or facilitate flagrant violations of laws by a serial violator.

State Coastal Exemption Permits (CEX)

1217 Ocean Front Walk is in the dual permit area of the coastal zone in Venice. Below is evidence of California Coastal Commission (CCC) staff’s approval of 6 consecutive CEXs between 2015 and 2018 to owner: Carl Lambert, Venice Waldorf, LLC, including approval of CEXs for conditions that do not exist at the property that include a change of use and a change of intensity of use (below) **based on Lambert’ misrepresentation of facts in those applications.**

The California Coastal Commission issued 6 consecutive state CEXs for 1217 Ocean Front Walk between 2015 and 2018:

5-15-0290-X* – Submitted by Donald Barany Architects on 8/06/2015.

Project Description:

Lenny LLC

Partial demolition of interior wall (10'-4" x 9'-3"), removal of interior staircase, remodel of bathroom with ADA accessible features, and construction of new 34" high counter area and overhead (rolling) door within new wall opening.

5-15-0295-X – Submitted by Brian Silveira & Association on 9/09/2015.

Project Description:

Venice Waldorf, LLC

Convert a portion of an existing retail building to commercial kitchen space.

5-15-0434-X - Submitted by Donald Barany Architects on 12/18/2015.

Project Description:

Venice Waldorf LLC

Interior remodel and relocation of door in PH-2 unit on 5th floor of building.

5-16-0051-X - Submitted by Donald Barany Architects on 2/19/2016.

Project Description:

Venice Waldorf, LLC

Replace electrical room in basement with new approximately 152 sq. ft. (20'-3" x 7'-6") electrical room, construct new approximately 101 sq. ft. (8'-1" x 12'-6") anteroom, and new approximately 241 sq. ft. (28'-4" x 8'-6") storage room within an existing basement. Interior remodel only. No new internal area added.

5-16-0402-X – Submitted by Applicant: Carl Lambert, Venice Waldorf, LLC (no representative listed), on 12/02/2016.

Project Description:

Venice Waldorf, LLC

Interior renovation of existing 1278 sq. ft. restaurant; renovation of existing 140 sq. ft. restroom; interior renovation of existing 302 & 311 sq. ft. commercial spaces. No change in uses requested.

5-18-0109-X – Submitted by Brian Silveira on 3/21/2018.

Project Description:

Venice Waldorf, LLC

Installation of four, 3'4" tall HVAC units on the northern portion of the rooftop of an existing five-story building. No increase in floor area.

*Commission records for 5-15-0290-X show that it was submitted by Donald Barany Architects for [Owner] "Lenny LLC." 5-15-0290-X was Carl Lambert's application. Los Angeles County Recorder #20150920552 is a Grant Deed for Grantor: Lenney, LLC (George Lenney) and Grantee: Venice Waldorf, LLC; B.L.D. Associates III, LTD; Venice Paloma Suites, LLC (all Lambert Entities) dated 7/29/2015. Architect Donald Barany is Lambert's longtime architect on multiple Venice projects. Barany submitted the 5-15-0290-X application on 8/06/2015 after Lambert owned the property.

Material Misrepresentation of Existing Uses in CEX Applications for 1217 Ocean Front Walk

On 12/02/2016 Lambert submitted **5-16-0402-X** to the coastal commission with the project description:

"Interior renovation of existing 1278 sq. ft. restaurant; renovation of existing 140 sq. ft. restroom; interior renovation of existing 302 & 311 sq. ft. commercial spaces. No change in uses requested."

Below, a 1985 L.A. Weekly article documented the closure of The Lafayette Cafe at 1217 Ocean Front Walk in June of that year. Since 1985, and today, that space has been a retail clothing store. On 3/06/2024 at the West Los Angeles Area Planning Commission (WLAAPC) appeal hearing for ZA-2021-7223-CUB-CU-CDP-1A, DCP staff and the Applicant also showed the Lafayette Cafe as the previous restaurant at this location in their visual presentations.² This confirms that Lambert intentionally misrepresented

² <https://drive.google.com/drive/folders/1rKC339g5OnUc-TlKRWqwDpiuIM6pssfw>

material facts in the 5-16-0402-X application by claiming an “existing” restaurant in that space on 12/02/2016.

On September 13, 2023, Los Angeles Department of City Planning’s (DCP) Ira Brown wrote (below) in response to a question about ZA-2021-7223-CUB-CU-CDP, Lambert’s current local CDP application for 1217 Ocean Front Walk:

“The existing permitted use is determined by the Certificate of Occupancy, regardless of existing conditions. **However, for the Coastal Act, the standard of review is the existing conditions (facts-on-the-ground).** Therefore, in the project description it is important to note the project is converting the restaurant to its originally permitted use.”

(emphasis added)

Mr. Brown’s statement confirms that “for the Coastal Act, the standard of review is the existing conditions (facts-on-the-ground).” The project description in 5-15-0295-X was an intentional misrepresentation of material facts by Lambert.

None of these CEXs apply to the scope of the \$10 renovation Lambert claimed to have near-completed on 8/13/2020 (below).

Lambert CDP Applications for 1217 Ocean Front Walk

Since January 2018 Lambert filed three consecutive local CDP applications for 1217 Ocean Front Walk with materially different descriptions of “existing” conditions and use of the property (below).

On **1/29/2018** PAR-2018-2094-CUB (Pre-Alcohol Bureau Control application) states:

“A CUP for full line of alcohol service within a new restaurant on the ground floor of an existing “36-room hotel” as well as hotel rooftop, basement theater, and 36 in-room alcohol access cabinets”

On **3/05/2020** ZA-2020-1541-CUB-CU-CDP application states:

“A CDP TO RE-ESTABLISH EXISTING RESTAURANT AND EXISTING BASEMENT THEATER.” (withdrawn by Applicant on 3/16/2022 (below))

On **8/25/2021** ZA-2021-7223-CUB-CU-CDP application states:

“A CDP TO RE-ESTABLISH EXISTING RESTAURANT AND EXISTING BASEMENT THEATER.”

Historic Certificate(s) of Occupancy

In 1967, 1969, and 1985, the Los Angeles Department of Building and Safety (DBS) issued three Certificate(s) of Occupancy (COO) to long-time owner George Lenney. The 1985 COO was for an “apartment building” that Lenney operated as “Waldorf Apartments and Shops”, an RSO apartment building with 100% long-term residents.

- **Certificate(s) of Occupancy 1959-1985³**

Address of Building #5 Westminister Ave.



**CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY**

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained by or made known to the undersigned, the building 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 8; and with applicable requirements of State Housing Law—for following occupancies:

Issued 1-29-85 Permit No. and Year WLA 49383/84 & 45368

Four story, Type III, 5'x24'6" & 12'x13'6" additions to penthouse #1 of an existing four story, Type III, apartment building. G-1.H-2 occupancy.
No change in parking.

Owner George Lenney
Owner's #5 Westminister Ave.
Address Venice, CA 90291

J. Riley
BY J. RILEY

Form B-95b

In 2013 Lambert Management, Inc. took over management of 1217 Ocean Front Walk, confirmed on 7/13/2015 in a letter from long-time tenant Carlos Camara to the California

³ <https://www.dropbox.com/scl/fi/25xtzbblpk2fvnf76tki9/1217-Ocean-Front-Walk-Certificate-s-of-Occupancy-1959-1985.pdf?rlkey=1x0puxf2ou23qouwhu5dm6nn0&st=s9jez8ag&dl=0>

Coastal Commission⁴. On 1/08/2014 Lambert signed a residential tenant lease for “Waldorf Apartments and Shops” using his broker’s license #0086025⁵. On 6/30/2016 Robert Browning, CFO, Lambert Investments Inc. signed a “Notice of Change of Terms of Tenancy for that unit at 5 Westminster Ave (aka 1217 Ocean Front Walk) showing a long-term residential tenancy.

On 7/29/2015 Los Angeles County Recorder #20150920552 is a Grant Deed for Grantor: Lenney, LLC, and Grantee: Venice Waldorf, LLC; B.L.D. Associates-III, LTD; and Venice Paloma Suites, LLC (all Lambert entities)⁶. On 10/26/2016 Lambert filed a Tenant Habitability Plan (THP) with the Los Angeles Housing Department (LAHD) for **“Primary Renovation” between 1/02/2017 and 4/30/2017 (4mths) with an estimated total value of \$60K⁷**. Nine of the 36 units were listed (vacant) for renovation. “Relocation” and “Per Diem” were marked N/A by Lambert. 2017 photos of the basement show that there was not an “existing basement theater” at that time.⁸ LAHD “Cash for Keys” tenant buyout records for 1217 Ocean Front Walk show that tenants were still in the building on 3/26/2018, more than a year of primary construction started inside the building.⁹

On **1/29/2018** Lambert filed PAR-2018-2094-CUB (pre-Alcohol Beverage Control agency application) seeking: “A CUP for full line of alcohol service within a new restaurant on the ground floor of an existing **“36-room hotel”** as well as hotel rooftop,

⁴ https://www.dropbox.com/scl/fi/149hhhd43zblmec18ffft/07.13.2015-1217-Ocean-Front-Walk_Carlos-Camara-letter-as-a-Lambert-tenant-of-the-building.PNG?rlkey=y2gjytcseayut391j05dcot20&st=d3v0w2ty&dl=0

⁵ https://www.dropbox.com/scl/fi/iqtu2lsar0sm49wmnpjfk/01.08.2014-1217-Ocean-Front-Walk_Rental-Agreement-for-Waldorf-Apartments-Shops.pdf?rlkey=n5qo9kt5nks77t34rx1zspwqk&st=qs4ugmfn&dl=0

⁶ <https://www.dropbox.com/scl/fi/jtnaapiavxblhvhsa749/07.29.2015-1217-Ocean-Front-Walk-Lenney-Lambert-Grant-Deed.pdf?rlkey=8owivrvhbu6zmlpj7j45hvk6x&st=q3q64u3r&dl=0>

⁷ https://www.dropbox.com/scl/fi/0q4wncpxb9d7sesksozux/01.07.2016-1217-Ocean-Front-Walk_HCIDLA-Tenant-Habitability-Plan.pdf?rlkey=stoy7jea85gpe1elyi225gm6z&dl=0

⁸ <https://www.dropbox.com/scl/fi/it00s3w1z6bghkkrvs61c/2017-Basement-at-1217-Ocean-Front-Walk-There-is-No-Existing-Theater.docx?rlkey=76o7p576og5kbw1fy50riaiv4&dl=0>

⁹ https://www.dropbox.com/scl/fi/sproseyhz3sivz3jews0u/1217-Ocean-Front-Walk_LAHD-DRC-Rent-Stabilization-File--3-Pages--1-100-Lambert-Buyouts.pdf?rlkey=qkq6ub06q1u6wgfjb99wboenm&dl=0

basement theater, and **36 in-room alcohol access cabinets.**"¹⁰ On **3/05/2020** Lambert filed ZA-2020-1541-CUBCU-CDP to "re-establish existing restaurant and existing basement theater."¹¹ Lambert withdrew this case on 3/23/2022.

On **8/13/2020** Lambert and his Representatives held a Department of City Planning (DCP) required "community outreach meeting" for ZA-2020-1541-CUB-CU-CDP via Zoom¹² due to Covid-19 (screengrabs made during meeting using a personal computer). At the 8/13/2020 meeting, Lambert stated in part:

"With the **\$10 million remodel** we've got an elevator that's been completely redone. People used to get stuck in it all the time. **All new electrical. All new plumbing.**"

(emphasis added)

And,

"I probably got about 35 to 40 permits for all the different systems - emergency systems, fire life-safety systems, and so I think what's taken the longest. We've got coastal development permits for the electrical upgrade and the underground electrical vault. Just a real challenge but we got through it and got it in there. Still waiting on DWP to connect it and that's coming. And as soon as I can, probably opening fall. It'll take a little while to dial in, fine tune everything **but most of the units have already been signed off for electrical, power, heating and air conditioning, and water, plumbing. It's been a challenge.**"

(emphasis added)

¹⁰ <https://www.dropbox.com/scl/fi/nmlmhquydom31rj3n0y5y/1-29-2018-Lambert-filed-PAR-2018-2094-CUB.pdf?rlkey=6icdljmwwbjh3q1ddzrjndz8a&dl=0>

¹¹ https://www.dropbox.com/scl/fi/3c7s82h0wkzfq9fd4b1ho/1217-Ocean-Front-Walk_ZA-2020-1541-CUB-CU-CDP.jpg?rlkey=b4aot1uypufkquvn25wm5u9i9&dl=0

¹² https://www.dropbox.com/scl/fi/8jwk1pe83s625sm3fxh1k/1217-Ocean-Front-Walk-community-outreach-meeting-for-ZA-2020-1541-CUB-CU-CDP-via-Zoom_8-13-2020_2.pdf?rlkey=s5krwpo4nq4aib6h1g4znrnsq&dl=0

1217 Ocean Front Walk is in the dual permit area of the coastal zone. Lambert stated that he got 35 to 40 permits for “primary renovation” work, all without a local or state CDP. Lambert did not seek a CDP.

Additional disclosures at the 8/13/2020 meeting included Lambert’s Representative Nik Hlady of Elizabeth Peterson Group, Inc. statement in response to a question asking if there are rent stabilized units in this “apartment hotel”:

“...there are two rent stabilized units in this apartment hotel.”

And Lambert responded to a question about how many of the 36 units have kitchens:

“Yes, some of the units have kitchens.”

The changes to the property described by Lambert and his representatives on 8/13/2020 do not correlate to any of the historic Certificate(s) of Occupancy for the property or to the project descriptions on the 6 state CEXs submitted to the commission between 2015 and 2018, and there was no CDP for this property.

The City of Los Angeles and the California Coastal Commission are responsible for enforcement of the violations of state and federal law described here.

LADBS

On 1/26/2021 DBS issued 16016-10003-30772: “Supplemental to Permit 16016-10002-30772¹³ verify unit count per 1967 C of O: 11 Apartments, 22 Light Housekeeping & 3 Guest Rooms. Units: 304, 306, 314, PH-6.” This does not correlate to the information given by Lambert and his Representatives on 8/13/2020 regarding the residential use of the property.

Also, on 8/13/2020 Nik Hlady, EPG stated:

“So currently, the ground floor is occupied by retail and retail food uses. There's unfortunately not a Certificate of Occupancy for those uses so approval of the requested CUP will allow for the revitalization of the

¹³ https://www.dropbox.com/scl/fi/j5a2ufk2n1p9y8tktt24b/01.26.2021-1217-Ocean-Front-Walk-16016-10003-30772-Unit-Count-per-1967-COO_Owner-Builder-Carl-Lambert.pdf?rlkey=lp8s9n3qpmsbg9p1ak5brdk01&dl=0

buildings historic ground floor uses for which there still is a Certificate of Occupancy for that ground floor restaurant.”

On **12/03/2021** DBS issued a Certificate of Occupancy¹⁴ (15016-10000-09202) for an **Apartment Hotel; Theater; Restaurant; Retail**. DBS clearances for that COO (PCIS 15016-10000-09202) show signoffs between 8/30/2016 to 8/18/2021 (2 pgs.)¹⁵

That 12/03/2021 COO was issued improperly without a required CDP for an intensification of use of the property for “**Apartment Hotel; Theater; Restaurant; Retail**” (issued erroneously for “Owner: Lenny, LLC”) that was not previously approved. **Importantly, Zoning Administrator (ZA) Jack Chaing did not mention the 12/03/2021 Certificate of Occupancy in his 8/28/2023 LOD for ZA-2021-7223-CUB-CU-CDP, or in his statements to commissioners at the ZA-2021-7223-CUB-CU-CDP-1A appeal hearing on 3/06/2024.**

Conclusion

Lambert is a lawyer (#123029), broker (#0086025), and tax expert. Long-time owner George Lenney operated a 100% residential 36-unit RSO apartment building for long-term tenants per 1985 Certificate of Occupancy issued to Mr. Lenney. Lambert took over management of “Waldorf Apartments and Shops” in 2013 (see lease with Lambert’s broker #0086025). LAHD records under Lenney’s ownership show a Use-Code: 0500, Multi-Unit Residential. A 2015 Los Angeles County Assessor record shows a sale to Lambert on 7/29/2015, and Use-Code: 0500¹⁶. **Now, Lambert claims a hotel, V-Hotel, with no public notice, hearing, findings, or appeal opportunity for that change of use. For the reasons outlined here and incorporating all previously raised issues in the appeal process, PLUM must support this appeal.**

¹⁴ <https://www.dropbox.com/scl/fi/nfh8piw3xvwzf8ysen40b/12.03.2021-1217-Ocean-Front-Walk-Certificate-of-Occupancy-15016-10000-09202.pdf?rlkey=j4d3o64s41j1n3dim8ssuutcv&dl=0>

¹⁵ <https://www.dropbox.com/scl/fi/hqtm4wwf3s8geladsgddv/DBS-Clearances-for-2021-Certificate-of-Occupancy-PCIS-15016-10000-09202-2-pgs..pdf?rlkey=c9nrria3useoq4opzng4y3jugz&dl=0>

¹⁶ https://www.dropbox.com/scl/fi/e1alk6ymqej73577pbykn/12.07.2015-1217-Ocean-Front-Walk_Assessor-Record-Use-Code-0500-Multi-Unit-Residential.pdf?rlkey=qxmi8ba9lpvdt6853artss7br&st=0kgzxon1&dl=0

Please confirm receipt of this email.

Appreciatively,

Margaret Molloy

Exhibit 1

From: "Reed, Jessica@Coastal" <Jessica.Reed@coastal.ca.gov>

Subject: Re: Information request: timeframe that a State CEX is valid?

Date: April 23, 2024 at 10:57:01 AM PDT

To: Margaret Molloy <mmmolloy@earthlink.net>

Dear Ms. Molloy,

One does not need to come to the Commission to obtain permission for development that does not require a coastal development permit, but often a letter of determination is requested if one is unsure whether the work is exempt or if the local government requires it. Exemption determinations are issued when the Executive Director determines that the work to be performed is exempt from coastal development permit requirements. Exempt development does not require a coastal development permit; thus, there are no conditions and no expiration.

Regards,
Jessica

(emphasis added)

From: Margaret Molloy <mmmolloy@earthlink.net>

Sent: Monday, April 22, 2024 12:52 PM

To: Reed, Jessica@Coastal <Jessica.Reed@coastal.ca.gov>

Subject: Information request: timeframe that a State CEX is valid?

Hello Ms. Reed,

Can you please let me know me know the timeframe that a State CEX is valid? Is it 2yrs like a CDP? What is the process to extend a CEX?

Appreciatively,

Margaret Molloy

Exhibit 2

From: "SouthCoast@Coastal" <SouthCoast@coastal.ca.gov>

Subject: RE: Molloy Public Comment 5/10/2024

Date: May 10, 2024 at 9:48:57 AM PDT

To: Margaret Molloy <mmmolloy@earthlink.net>, Materials
<materials@coastal.ca.gov>

Hi,

Thank you for your comment, it has been received and will be forwarded to analysts and supervisors.

Staff Services Analyst
**CALIFORNIA
COASTAL
COMMISSION**
South Coast District
Office
301 E. Ocean Blvd.
Suite 300
Long Beach, CA 90802
(562) 590-5071

(emphasis added)

Exhibit 3

From: Ira Brown <ira.brown@lacity.org>

Subject: Re: Questions re Notice of Exemption for ZA-2021-7223-CUB-CU-CDP revised on 6-22-2021 for 1217 Ocean Front Walk

Date: September 13, 2023 at 9:29:48 AM PDT

To: Margaret Molloy <mmmolloy@earthlink.net>

Cc: Jack Chiang <jack.chiang@lacity.org>

Hello Margaret

Please see my response below in red.

On Mon, Sep 11, 2023 at 10:38 PM Margaret Molloy <mmmolloy@earthlink.net> wrote:

Hello Mr. Brown,

Can you please respond to this as Mr. Chiang's email response said: "I am currently away from the office. I will be back on Monday, September 18, 2023. Your email and questions will be answered as soon as I am back in the office."

Appreciatively,

Margaret Molloy

Begin forwarded message:

From: Margaret Molloy <mmmolloy@earthlink.net>

Subject: Questions re Notice of Exemption for ZA-2021-7223-CUB-CU-CDP revised on 6-22-2021 for 1217 Ocean Front Walk

Date: September 10, 2023 at 5:26:07 PM PDT

To: jack.chiang@lacity.org

Cc: Vince Bertoni <vince.bertoni@lacity.org>, Lisa Webber <lisa.webber@lacity.org>

Hello Mr. Chiang,

A. Can you please provide the original version of the Notice of Exemption for ZA-2021-7223-CUB-CU-CDP that was revised on 6-22-2021 per notation on page 2 in the online published version?

"6-22-2021" refers to the date when the NOE template (form) was updated, instead of a prior NOE that was issued for this project.

B. Can you please explain how it is consistent to approve (1) the "**renovation of an existing 1.276 square-foot restaurant with 896 square feet of Service Floor Area and 43 seats and a basement level theater with 49 seats**" while also showing approval (2) to "**re-establish the existing permitted uses**"? **These two statements appear to directly contradict each other.**

The existing permitted use is determined by the Certificate of Occupancy, regardless of existing conditions. However, for the Coastal Act, the standard of review is the existing conditions (facts-on-the-ground). Therefore, in the project description it is important to note the project is converting the restaurant to its originally permitted use.

C. Can you let me know if the "closing time at 12.00am midnight" that you approved "**exceeding the required 11pm closing time in a Commercial Corner Development**" is an already "existing" exception to the required 11pm closing time in a Commercial Corner Development, or is that a new benefit that you are granting?

"new benefit"

Please all parties confirm receipt of this email. Mr. Chiang, I would appreciate your immediate response. The appeal filing deadline for ZA-2021-7223-CUB-CU-CDP is 9/12/2023.

Appreciatively,

Margaret Molloy

--



Ira Brown
Pronouns: He, His, Him
City Planner
**Los Angeles City
Planning**
200 N. Spring St., Room
721
Los Angeles, CA 90012
T: (213) 978-1453 |
Planning4LA.org

E-NEWS

From: Ira Brown <ira.brown@lacity.org>

Subject: Re: Questions re Notice of Exemption for ZA-2021-7223-CUB-CU-CDP revised on 6-22-2021 for 1217 Ocean Front Walk

Date: April 12, 2024 at 8:29:37 AM PDT

To: Margaret Molloy <mmmolloy@earthlink.net>

Cc: Jack Chiang <jack.chiang@lacity.org>

Hello Margaret

The definition of a Certificate of Occupancy is defined by LAMC Section 91.109, which can be found by following this link:

https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-173160

The definition of Development in the Coastal Act can be found by following this link:

https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=30106

Ira

(emphasis added)

On Thu, Apr 11, 2024 at 10:24 PM Margaret Molloy <mmmolloy@earthlink.net> wrote:

Hello Mr. Brown,

Can you please provide the sections of law, both LAMC and Coastal Act, that govern this statement:

'The existing permitted use is determined by the Certificate of Occupancy, regardless of existing conditions. However, for the Coastal Act, the standard of review is the existing conditions (facts-on-the-ground). Therefore, in the project description it is important to note the project is converting the restaurant to its originally permitted use.'

Appreciatively,

Margaret Molloy

Exhibit 4

L.A. WEEKLY June 28-July 4, 1985



Gary Leonard

Farewell, Lafayette Cafe The Lafayette stood for 25 years at the corner of Westminster Avenue and the Venice Boardwalk with an attitude of sublime indifference to its surroundings. Inside, Arturo Garcia presided over the cash register in what was a sort of sanity sanctuary: a place that was dark and quiet and restrained and quintessentially coffee shop, with a menu that barely changed from the beatnik to the rollerskate era.

Drug transactions went down at the pagoda at the end of Westminster. Outside were howlers and screamers. Outside were usually a half-dozen dogs waiting patiently for their people to finish eating. Outside was the Pacific Ocean. Outside the door was the entire beach fantasmagoria of light and air and pretension and skin and sea and humanity on parade.

Inside were huevos rancheros, ask for the slice of cheese and the salsa on the beans. Inside was an honest chocolate milkshake served in the old stainless steel containers and thick and cold enough to freeze your fillings down to your tonsils, and a standard greasy American hamburger and fries, and gritty urn coffee. No espresso, no cappuccino, no croissants, no tiny pizzas with goat cheese, no carpaccio.

Some of the customers wedged into the vinyl booths were film people who had just turned \$50,000 deals. Some of them were curb-service hookers from the hard-luck corner of Main

Street down the block. Some of them had slept in the sand the night before and had panhandled the price of a burger. It didn't matter. Everyone was treated the same; except for tourists who breezed in in designer whites looking for Venice atmosphere. The waitresses always let them know who they were, even when it cost them tips. The Lafayette was not for power lunches.

No more Lafayette. Not after Sunday. The rent's too high; the property, with all that foot traffic on the weekends, is too valuable. The space will be used for sunglasses, or Asian athletic shoes, or some damn thing or other, and the inhabitants of Venice will have to find another destination for their leisurely 9 a.m. stroll down the boardwalk for breakfast. And respite, and renewal.

Randy S. Brooks wrote a poem in 1975 that he's been passing out down there during the last week. It's got a lot of Venice in it. One stanza goes:

*When your treasures are in boxes in somebody's garage
When your castle walls have tumbled into yesterday's mirage
When your keys have fallen off the ring and they tow your
car away
I'll meet you down at the Lafayette Cafe.*

Too true. No more.

Exhibit 5

Since January 2018 Lambert filed 3 CDP Applications by Lambert for 1217 Ocean Front Walk, each with a materially different description of the “existing” use of the property:



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number	Ordinance	Zoning Information	CPC Cards	ZA Cards						
Case Number: <input type="text" value="PAR-2018-2094-CUB"/>	<input type="button" value="Search"/>	Format: AA-YYYY-1234	Example: ZA-2011-3269	Advanced Search Help						
Case Number:	PAR-2018-2094-CUB	0 Case Documents found for Case Number: PAR-2018-2094-CUB								
Case Filed On:	01/29/2018	<table border="1"> <thead> <tr> <th>Type ↑</th> <th>Scan Date</th> <th>Signed</th> </tr> </thead> <tbody> <tr> <td colspan="3">No Documents were found</td> </tr> </tbody> </table>			Type ↑	Scan Date	Signed	No Documents were found		
Type ↑	Scan Date	Signed								
No Documents were found										
Accepted for review on:										
Assigned Date:	01/29/2018									
Staff Assigned:	VANESSA SOTO									
Hearing Waived / Date Waived :	/									
Hearing Location:										
Hearing Date / Time:										
PAR Action:										
PAR Action Date:										
End of Appeal Period:										
Appealed:	No									
BOE Reference Number:										
Case on Hold?:	Yes									
Primary Address										
Address	CNC	CD								
1217 S OCEAN FRONT WALK 90291	Venice	11								
View All Addresses										
Project Description:	CUP FOR FULL-LINE ALCOHOL SERVICE WITHIN A NEW RESTAURANT ON THE GROUND FLOOR OF AN EXISTING 36-ROOM HOTEL,AS WELL AS HOTEL ROOFTOP, BASEMENT THEATER AND 36 IN-ROOM ALCOHOL ACCESS CABINETS.									
Requested Entitlement:	CUP TO PERMIT THE ON-SITE SALE AND CONSUMPTION OF ALCOHOL IN CONJUNCTION WITH AN EXISTING 36-ROOM HOTEL/APARTMENT INCLUDING A NEW GROUND FLOOR RESTAURANT, BASEMENT THEATER, ROOFTOP POOL DECK AND IN-ROOM ALCOHOL ACCESS CABINETS.									
Applicant:	[Company:VENICE WALDORF, LLC]									
Representative:	ELIZABETH PETERSON [Company:ELIZABETH PETERSON GROUP, INC.]									

Case Number: [Search](#) Format: AA-YYYY-1234 Example: ZA-2011-3269

Case Number: ZA-2020-1541-CUB-CU-CDP
Case Filed On: 03/05/2020
Accepted For Review On: 02/28/2022
Assigned Date: 08/03/2020
Staff Assigned: IRA BROWN
Hearing Waived / Date Waived : No
Hearing Location:
Hearing Date :
ZA Action: WITHDRAWN
ZA Action Date: 03/23/2022
End of Appeal Period:
Appealed: No
BOE Reference Number: 0
Case on Hold?: No

Primary Address

Address	CNC	CD
1217 S OCEAN FRONT WALK	Venice	CD 11

[View All Addresses](#)

Project Description: A CDP TO RE-ESTABLISH EXISTING RESTAURANT AND EXISTING BASEMENT THEATER.
Applicant: CARL LAMBERT [Company: VENCICE WALDORF, LLC]
Representative: ELIZABETH PETERSON [Company: ELIZABETH PETERSON GROUP, INC.]

Approved Documents		Initial Submittal Documents	
1 Approved Documents found for Case Number: ZA-2020-1541-CUB-CU-CDP			
Type	Scan Date	Signed	
▼ Initial Actions (1) ?			
Withdrawl Request Response Ltr	3/21/2023	Yes	View

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK

HELEN LEUNG
VYETTE LOPEZ-LEDESMA

KAREN MACK
DANA M. PERLMAN
RENEE DAKE WILSON

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

March 21, 2022

Owner/Applicant

Carl Lambert
Venice V, Inc.
2 Breeze Avenue
Unit 101
Los Angeles, CA 90291

Case Number(s): ZA-2020-1541-CUB-CU-CDP

CEQA: ENV-2020-1542-CE

Representative

Elizabeth Peterson
Elizabeth Peterson Group Inc.
400 S. Main Street
Unit 808
Los Angeles, CA 90013

Project Location: 1217 S. Ocean Front Walk

CASE WITHDRAWAL CONFIRMATION LETTER

The Los Angeles City Planning Department has received your e-mail, dated March 16, 2022, requesting the withdrawal of the above-referenced cases from further processing. Whereas, the above-reference case has been replaced with Case No. ZA-2021-7223-CUB-CU-CDP; the Director of Planning hereby terminates all proceedings relative to the case numbers listed above.

You may be entitled to a refund assessed based on the status of the case in accordance with the Department's refund policy. Any portion of your filing fee, if available for refund, is subject to submittal, review, and approval of an appropriate claim refund application. You may access the refund claim form from the City Clerk's website at:

<http://clerk.lacity.org/CouncilandPublicServices/ReferenceMaterialsandForms/index.htm>

Once you have completed your Refund Claim Form and filed with the City Clerk, your refund claim will be processed by the City accordingly.

The claim package filed at the City Clerk should include the following three (3) documents:

- Claim For Refund form;
- Withdraw/Termination Confirmation letter;
- Processed Application Invoice for the associated refund claim.

Note: General Refund Provisions when filing Refund Claims:

- Must be filed within 12 months of the date the fee was paid
- Must be filed by the person or entity who paid the fee
- Must be a written verified claim filed with the City Clerk
- Comply with LAMC, Section 22.13(a) if amount of refund is less than \$29,457.00
- Comply with LAMC, Section 22.12 if amount of refund is more than \$29,457.00

Inquiries regarding this matter may be directed to Ira Brown by phone on (213) 978-1453 or via email at IraBrown@lacity.org.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink that reads "Ira Brown". The signature is written in a cursive, flowing style.

IRA BROWN
City Planning Associate
West/Coastal Project Planning Division

Case Number: [Search](#) Format: AA-YYYY-1234 Example: ZA-2011-3269

Case Number: ZA-2021-7223-CUB-CU-CDP
Case Filed On: 08/25/2021
Accepted For Review On: 09/01/2022
Assigned Date: 08/30/2021
Staff Assigned: IRA BROWN
Hearing Waived / Date Waived : No
Hearing Location: VIRTUAL EVENT
Hearing Date : 12/07/2022 10:30 AM
ZA Action: APPROVED WITH CONDITIONS
ZA Action Date: 08/28/2023
End of Appeal Period: 04/23/2024
Appealed: Yes
BOE Reference Number: 0
Case on Hold?: No

Primary Address

Address	CNC	CD
1217 S OCEAN FRONT WALK	Venice	CD 11

[View All Addresses](#)

Project Description: A CDP TO RE-ESTABLISH EXISTING RESTAURANT AND EXISTING BASEMENT THEATER.
Applicant: CARL LAMBERT [Company: VENCICE WALDORF, LLC]
Representative: ELIZABETH PETERSON [Company: ELIZABETH PETERSON GROUP, INC.]

Approved Documents		Initial Submittal Documents	
3 Approved Documents found for Case Number: ZA-2021-7223-CUB-CU-CDP			
Type	Scan Date	Signed	
▼ Initial Actions (2) ?			
Determination Letter	8/28/2023	Yes	View
Notice of Exemption	8/28/2023	Yes	View
▼ Appeal Actions (1) ?			
Appeal Decision Report I	4/9/2024		View

Exhibit 6

8/13/2020 Carl Lambert community outreach meeting for ZA-2020-1541-CUB-CU at 1217 Ocean Front Walk

Audio Link

<https://www.dropbox.com/scl/fi/5uls6bxfwqy0x75vt9wpq/1217-Ocean-Front-Walk-Carl-Lambert-community-outreach-meeting-Aug-13-2020.m4a?rlkey=lsf34ffqq61f2807uvip2esla&dl=0>

Transcript

Nik Hlady

The Q&A function works really nicely to keep track of questions and make sure that we get as many of them answered as possible. We also have Elizabeth Peterson, and the Applicant, Venice Waldorf's LLC Carl Lambert, be able to answer some questions as well. In terms of noticing, this is the beginning of the community outreach process. In terms of outreach for this specific meeting which is being done digitally because of the pandemic in the country and in LA county, we can't hold an in-person meeting but we did mail out a notice of this meeting to all the property owners and residents within a 500 foot radius of the site, included an RSVP link. Everyone who RSVP received an e-mail today at around 1:00 PM and then we sent out another e-mail about 30 minutes ago to folks who had RSVP to a little bit later in the afternoon. Thank you all for being here. I'm excited to present this project to you. We'll go ahead and get going.

This is an aerial view of the property. It's located right on Ocean Front Walk at the intersection of Westminster Ave. **It's a five-story apartment hotel built between 1913 and 1915** and opened up in 1915. Given its prominent location in the heart of Venice right on the Ocean Front Walk, it has really breathtaking ocean views from both the units and from the rooftop patio. **The ground floor is currently occupied by a retail business and some retail food businesses. The requested CUP would make way for the reintroduction of the property's original restaurant ground floor use and basement theater use.** I'll walk through the CUP request in detail on the following slide.

This one shows the zoning of the subject property, here outlined in blue. It has a **C-1.1 commercial zoning designation and a corresponding land use designation of community commercial.** **Nearby properties to the rear are zoned RD 1.5 residential properties.** Again, fronting the property is the Ocean Front Walk boardwalk and Venice Beach itself.

What we have before us tonight is a **CUP request for alcohol service for an existing ground floor restaurant, basement theater, and for an existing apartment hotel.** I'll break it down a little bit further. The **CDP request is for the existing 1276 square foot ground floor restaurant with 43 interior seats, along with an existing 748 square foot basement theater with 49 seats.** The other components of the project that make up the **hotel service area**, so that includes 645 square foot hotel lobby service area with 17 seats that fronts Westminster. And a small 200 square foot penthouse patio with 13 seats on the **penthouse level** of the of the apartment hotel property which can **serve as an amenity for the hotel guests.** We're also **requesting in-room access cabinets, meaning mini bars in all of the 36 units of the apartment hotel.** At this time the request, in order to allow for maximum flexibility for future operators, is for alcohol sales between 6:00 AM and 2:00 AM daily although we probably won't end up operating with those hours for the restaurant. I really think the restaurant operating hours, with the 24-hour operation for the hotel itself. **Concurrent coastal development permit application** has been submitted along with the CDP request. **There is no change of use. As a result, the CUP requests all the uses are remaining consistent with what was historically approved at this property and from what there exists Certificates of Occupancy.**

Elizabeth Peterson

And Nick, as we know this is an apartment hotel. So that's clearly stated here. I just wanted to point that out

Hlady

Thanks Elizabeth. I wanted to back it up and find a little bit of a history about the Venice Waldorf. It opened up in May 1915 as the Hotel Waldorf. You can see it there, not quite in the foreground but in the background of this photo which was taken from the 1920s. It was luxurious when it first opened, and it was definitely a sort of premier attraction in burgeoning young Venice. It **became the home** to Charlie Chaplin, Fatty Arbuckle, Clara Bow, and more, over its early history. The development of this hotel is very much in keeping with Venice's early development and rise as a recreational destination between 1910 and 1930. The Hotel Waldorf was the focal point in Venice's earliest early development when hotels, apartments, and apartment hotels were all being built at or on the beach in order to serve the growing base of customers and visitors who wanted to visit Venice beach at the time. **It included a historic ballroom use.** This is the one that's in the basement. It had live theater and jazz bands. Historic records and historic accounts show this was quite a rollicking place and was very much a place for fun and enjoyment and activity. It also featured what at the time were cutting edge innovative amenities such as electrical lighting, a central phone system, and steam heat.

Peterson

And that we know is what is called the theater portion of the building.

Hlady

Later on in the property's history, the Lafayette Cafe occupied the ground floor restaurant space that the CUP request is for. Again, you see another great historic photo there to your right from the earlier part of the century, and then a photo of the Lafayette Cafe later on. The Lafayette Cafe was in existence from the 1960s until 1985. It was a classic Venice haunt for decades and sort of allowed this property to be the center and locus of community attention and activity through the latter part of the century. **So currently, the ground floor is occupied by retail and retail food uses. There's unfortunately not a Certificate of Occupancy for those uses so approval of the requested CUP will allow for the revitalization of the buildings historic ground floor uses for which there still is a Certificate of Occupancy for that ground floor restaurant.**

With that in mind I will move forward to describe the various components of the conditional use permit request starting with the restaurant. Here is a rendering of potentially of how that restaurant could look like on the interior. It's modest in size, 1276 square feet with 43 seats. The restaurant is entirely consistent with the 1967 Certificate of Occupancy for the restaurant in terms of its dimensions and its location. **The idea is for this establishment, of this future establishment, the applicant is still seeking an operator so pretty early on in the process, the idea is that it can fill a niche for a casual vibrant dining option, responsible operator, right on the boardwalk. Some of the benefits we see of the project are the revitalization and bringing back to life this historic property. Additionally, it puts eyes right on the street. I'll show the next slide. It shows high windows and doors creating an indoor-outdoor feel that lends itself to a more active and vibrant boardwalk and Westminster Ave. Then right here, outlined in orange, is the outline of the ground floor restaurant. Over here you see the dining area. You have the seating right along the wall, this fronting on Westminster, this fronting on Ocean Front Walk, this indoor-outdoor feel also will lend itself towards social distancing best practices and also lend itself to sort of an authentic Venice feel in that it really provides for sort of an indoor-outdoor dining experience and communal and social experience that's very sort of the fitting of the character of Venice.** I wanted to show you this would be on Ocean Front Walk looking at the front entrance of the restaurant. Over to the right you would have Westminster Blvd.

So, there's also a 645 square foot little hotel service area. This opens up to Westminster. The purpose of this would be able to provide sort of a both a service to the Venice residents and visitors, as well as the guests of the hotel, the apartment hotel, providing Groundworks coffee in the morning juice and snacks, sort of healthy retail

food options similar to what exists there currently. So not too big of a change there. In the evening this would be able to be basically a **hotel lobby bar for the benefit of both the guests and the public, so this is part of the hotel service area, so it's covered under the apartment hotel Certificate of Occupancy. It's adjacent to the restaurant but it will function separately and be a different operator from that of the restaurant.**

I'll show you that on the 1st floor plan, outlined in red is the location of that hotel service area. **You can see the fixed bar.** Again, this will function as a snack and food bar during the days and in the end, you can sort of **gently transition into an alcohol serving bar.**

To the right is the hotel entry lobby and an entry reception with access to the upper floors provided through the staircase here, and through a newly renovated elevator.

Now we're moving down to the basement level. Outlined in green is the **748 square foot basement theater. There are 49 seats, flexible seating arrangement** meaning that those chairs could be moved and that that lends itself to flexible programming for this original basement theater for which there is a 1969 Certificate of Occupancy. **We believe that basement theater is what the historic original ballroom was as well.** The types of activities that this theater can accommodate include yoga and meditation classes, meeting spaces for community-based events, potentially AA. We could also create some limited screenings of art, movies, startup tech screenings, and potentially some comedy theater, and even some live music. It's in the basement so it's a totally enclosed room meaning that any potential noise bleed can really be mitigated from this basement use. We will bring on an acoustical engineer as part of this site to ensure that any noise stemming from the basement is entirely kept in the basement. Then around the basement theater you have the sort of back of house support uses, things like electrical storage, cold storage, employee storage, restrooms, and essentially the mechanical equipment that the building like this one that's being renovated needs to function.

Then finally we're requesting alcohol service for a small 200 square foot penthouse patio with 13 seats, mostly an ancillary amenity for the guests of the hotel.

Peterson

And the **apartment** of course, too.

Hlady

And the apartments that are in the apartment hotel. It basically allows them to take advantage of the amazing ocean views, ocean breezes, and just serves as a nice little

amenity on the rooftop there. Again, we are requesting alcohol service for this upper portion.

I want to be clear that you know this project is for the sale and service of alcohol for all of those aforementioned uses, the ground floor restaurant, the hotel service area, cafe on the ground floor, the basement theater, the penthouse patio, and for in-room access cabinets for the 36 units in this hotel. This project does not involve any change of use. **It's associated with a \$10 million renovation** that will breathe new life into this historic apartment use. It'll really allow this building to not only be more open and friendly to the public but will allow for its historic grandeur and really unique character to shine through. **Per Certificates of Occupancy applicable to this property, there's a total of 36 units. Those are broken down as follows: 26 light housekeeping rooms, 3 guest rooms, and 11 apartment units. So again, there's no change of use.** I think I covered all the bullet points in this slide.

Here's a site plan. There were some questions provided earlier. I think most of them are by Mr. Joe Broido. I think most of them are getting answered here and again we'll have an opportunity for **Q&A**.

In terms of parking, the property right next door at 1215 S Ocean Front Walk is under the same ownership as 1217 S Ocean Front Walk. This is a historic property built in the early part of the century so in terms of parking it's grandfathered in, meaning that no parking is required to be provided as part of this project. However, there is the opportunity to provide some parking. The parking lot next door, it's at the back of a one-story retail building that also fronts Ocean Front Wal, has a total of 21 parking spaces. These are public parking spaces from 10:00am until 6:00am meaning they could be used by any resident Venice residents. Because they have tandem stacked parking there will be a valet attendant at all times this parking lot is being used. In the evenings we intend that this parking lot could be used primarily by folks staying at the apartment hotel or folks dining in the restaurant. But again, from 10:00am to 6:00pm this is paid public parking, and the paid rates are consistent with those in the public parking spaces elsewhere in Venice.

As I approach the end of my presentation, I wanted to sort of summarize what we believe are some of the **really strong justifications for the conditional use permit request for alcohol service in the various components of this historic building.** Approval of the requested CUP will re-energize the ground floor of the historic property by making way for a vibrant restaurant use along with **the hotel lobby service area that really creates an indoor-outdoor feel, generates activity during the day and even into the nighttime hours, puts eyes on the street, and represents an enhancement to**

public safety in the area while also just providing a desirable amenity that we believe Venice residents and Venice visitors will be able to enjoy. We really want to stress that the project's historic roots and Venice character will really shine through in this project. You'll see its sort of come to life, its historic ambience and character will shine through when this project is complete. And it would reinvigorate the existing historic basement theater use. I think that's a really exciting nod and homage to the history of this property. And then it makes way for the preservation of this historic property through the **\$10 million renovation of the property. Again, there's no change of use. Everything is consistent with the Certificate of Occupancy that exists for this property. There's no new square footage being added. It's a conditional use permit request so we're not asking for any deviations or exceptions from the Venice Coastal Zone Specific Plan, the Venice coastal Land Use Plan, nor the Los Angeles Municipal Code. No zone change, no general plan amendment. What we're asking for is discretionary approval for alcohol service in order to revitalize and reinvigorate this historic property.** We think this is going to maintain a really positive presence on the boardwalk and for the surrounding neighbors as well as for Venice visitors. And it's going to create new full-time and part-time jobs. The applicant is committed to hiring locally and has already begun preliminary conversations with local operators who could potentially operate the restaurant and the basement theater. With that, I conclude my presentation.

It looks like we do have some questions coming in and we welcome any additional questions coming in as we speak. Again, my name is Nik Vlady. I'm the planning director with Elizabeth Peterson Group. We have Mark Jones, one of our planners on the call. CEO Elizabeth Peterson is on as well, as is **Carl Lambert with Venice Waldorf**. Mark, if you could start lining up some of the questions that have come in.

Mark Kansas

Good evening, everyone. My name is Mark Kansas. I'm also with Elizabeth Peterson Group. I will now start the Q&A portion of the presentation. First, I wanted to start with Joe. I know that you asked your questions in the beginning of the presentation. Are you able to send a quick chat just confirming if your questions have been answered and if's there anymore and then I'll get back to you?

Kansas

I will start with another question asking are there rent stabilized units in this apartment hotel?

Hlady

Yes, there are two rent stabilized units in this apartment hotel. They're also currently being renovated. The occupants of those units are not residing at the property. They will return to much improved units from what they left. Carl, you want to elaborate any further on that?

Carl Lambert

With the \$10 million remodel we've got an elevator that's been completely redone. People used to get stuck in it all the time. **All new electrical. All new plumbing.** It's going to be a lot nicer, upgraded. The building really needed it. It wasn't very safe electrically. All the firelight safety has been improved. It's going to be a nice gem for the neighborhood.

Kansas

I will come back to Joe's questions. He feels that most of the questions were not answered so I'll just go through them, and Nik, if you could quickly answer some of these.

Hlady

Sure, yeah. I have them here printed up here as well. Joe, so thanks for sending those questions along.

Lambert

Joe regarding amplified music or the question about amplified music up on the roof. Recognize there's a lot of rooms around that area so it's not going to be a big party area. There might be some ambient sound and certainly it'll be minimized and contained, and it should not be heard off property as otherwise it'll be too loud.

Peterson

The acoustic engineer will make sure that we will meet LAMC code which is less than a 5-decibel sound transference and that's inaudible to the human ear so we're doing a full engineered study of the building.

Hlady

With respect to the theater, the seated occupancy is 49 seats. At this time, we don't have LADBS Building and Safety occupancy, but essentially, it's going to be about 50 on the top. It's not that big. It's a nice intimate theater space. Alcohol will be served. In terms of the closing time for events there, this is a theater and not a nightclub so while the request is until 2:00am, again that's to provide maximum flexibility. We don't anticipate that any of those uses in the theater will go will past midnight. I think Carl spoke to the penthouse, what will be its uses be. Again, this really intends to be ancillary amenity for the residents of the apartment hotel, residents and guests to the

apartment hotel. Again, it has a limited occupancy of 13 seats and the hours there I think also could be limited till midnight. Again, no live music or amplified music specified in the CUP for the penthouse. In terms of the restaurant, I will jump back up to the floor plan of the ground floor. There is not a bar associated with the restaurant. You can see that there are some 2 tops, 4 tops, some bench seating, and then seating along Ocean Front Walk. You can see the kitchen there, 380 square feet in the back end. As a restaurant, I think typical restaurant hours of operation could go a little bit later than midnight. Again, you have a seat count of 43 seats. We do not have a Los Angeles Department of Building and Safety occupancy. I want to point out that the restrooms for the restaurant would be located: here is the woman's and here's the men's restroom, so all on the ground floor, really accessible by the users of the restaurant. **In terms of the parking, as I mentioned there's no parking on site.** It's essentially impossible to provide parking on site. It's built lot line to lot line. It was built in the early part of the century. **The parking for the evening hours for the property will be accommodated in that 21-space parking space next door. There will be valet. Again, what is meant by apartment hotel is there are three types, so apartment hotel means that it is a hybrid apartment and hotel. The definition in the Los Angeles Municipal Code is that there needs to be at least two apartment units and the rest can be guest rooms.** In this case the Certificate of Occupancy for the apartment hotel specifies these as listed here on this slide. In terms of upcoming next steps, this as I mentioned is one of the first steps in our community outreach. We have reached out to the Venice Neighborhood Council LUPC, land use and planning committee. We have folks from LUPC on the call here. They're of course notified of this community meeting. We do not have a hearing date scheduled for them. We anticipate being on their docket in September. At this time, we do not have a date scheduled for the LA City hearing. **We do have a case number.** I'll give it to you right now. Again, we wanted to get this project out in front of the community to understand any concerns, take your feedback and input, really early on for the process. As far as it is right now, we don't really have a ticking timer for the hearing. We are excited to get this project in front of LUPC. In terms of the planning case number, it is ZA-2020-1541-CUB-CU and I'll write that in here. Mark, do you want to keep it going with some questions? Thank you, Joe.

Kansas

Sure, I will follow up with the next question asking if there are any kitchens in the units.

Lambert

Yes, some of the units have kitchens.

Kansas

Then I will follow up with a message of support towards the project. I'll just briefly read a couple of sentences, just for you know a nice balance. This is from Frank Lutz saying he supports Carl Lambert's master plan for renovation and improvement of the Waldorf Hotel and its commercial spaces. He's a 52yr. resident of Venice having lived on both Wavecrest at Speedway and presently at Westminster and Speedway. He's seen it all and he's **very familiar with finer details of Lamberts plan for the Waldorf and for the adjacent outdoor areas.** Frank, we want to thank you for your support.

Hlady

Just trying to point out this project is really best seen as a historic preservation project. Lambert has invested a significant amount in the building to sort of give it new life and allow it to live on **and serve Venice for decades to come.** It is an old building, so it does require some special attention and care, which is what it's getting as part of this project. The restaurant, alcohol serving amenities, the hotel service area, and the basement theater, not only will sort of enliven the project, they also will support the economics of the project as well. It is located in a public-serving use on the ground floor. We think it is really desirable.

Peterson

It's really important to mention to you that the building was not safe. We had to do a full electrical upgrade and drop in new power. The elevator was not safe as well. So, the building was unstable as well. We've done a lot of work to stabilize the building, make sure that it's safe and that it continues on in its legacy and it's still standing.

Kansas

I also want to reiterate that this forum is to discuss the CUP request for alcohol for the theater restaurant and mini bars inside of the hotel, so, if questions could be directed toward the request that would be great.

Lambert

This has been a labor of love to restore an old building that kind of carved up over the years. The original electrical probably was not very safe considering it was cloth wiring and knob and tube, which a lot of people when they opened it up and looked, they went wow. It was pretty bad. The elevator, a few people got stuck in it generally about once a month or so. We completely re-piped it, so that, and some seismic upgrades there. It's a long time coming, but it's coming together it's going to be a real gem for us in Venice. I want to say thanks to everybody joining us today. Also feel free to reach out to any of us with specific questions and we'll continue with the community engagement. Happy to work with any of the neighbors and answer any further questions directly.

Hlady

There is a question here about when will the renovations begin or have they already? When will you estimate everything to be finished? Carl, you're the man on the ground there, I think you now best. Want to let us know?

Lambert

I probably got about 35 to 40 permits for all the different systems - emergency systems, fire life-safety systems, and so I think what's taken the longest. We've got coastal development permits for the electrical upgrade and the underground electrical vault. Just a real challenge but we got through it and got it in there. Still waiting on DWP to connect it and that's coming. And as soon as I can, probably opening fall. It'll take a little while to dial in, fine tune everything but most of the units have already been signed off for electrical, power, heating and air conditioning, and water, plumbing. It's been a challenge.

Hlady

Yes, like it like it tends to be with historic properties. They have really unique needs, and the answers are usually more complicated rather than less complicated. **Again, there's a few more questions here about the about the tenancy of the building. I really want to keep this focused on the subject request for a conditional use permit.**

This really intends to serve as an introduction to the process, outline all of the locations and areas of the building for which alcohol services are being proposed, show you the floor plans, show you some preliminary renderings, really try to try to show you the spirit of this project and how it intends to carry through the sort of authentic Venice roots of this building, and again to bring it back to life. I think Carl said it really well, that it's a labor of love. It's uniquely located. You'll certainly be notified of opportunities when this project comes before the Venice Neighborhood Council, that will be another opportunity to learn more about this project and continue to ask questions. My contact information is here, as is Marks. And we'll do our very best to answer questions moving forward as this project moves forward through the City's review process. I just wanted to thank everyone for their time and **seeing if there are no more questions that are germane to the CUP request.**

Lambert

Thanks very much for everybody joining us today.

Peterson

Have a great evening everyone. Thank you very much for your time today. It's much appreciated.

8/13/2020 Carl Lambert visual presentation at community outreach meeting for ZA-2020-1541-CUB-CU at 1217 Ocean Front Walk



Venice Waldorf
Conditional Use Permit (CUP)
request

1217 S Ocean Front Walk
Venice, CA 90291
Applicant: Venice Waldorf, LLC
Representative: Elizabeth Peterson Group



1217 Ocean Front Walk,
Los Angeles, CA 90291

CUP REQUEST

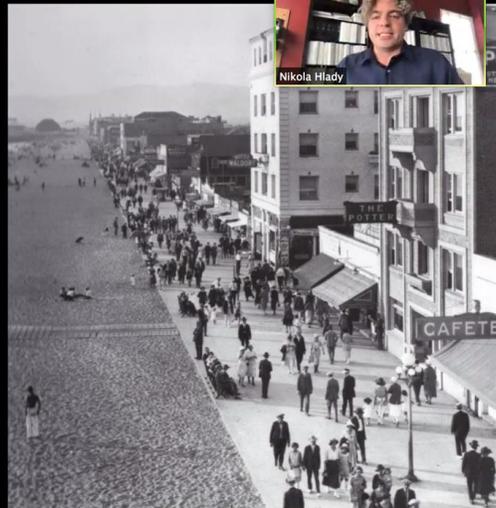
Pursuant to the Los Angeles Municipal Code, section 12.24-W,1; the applicant requests a new Conditional Use permit the on-site sale, dispensing and consumption of a full-line of alcoholic beverages in conjunction with:

- An existing 1,276 sq. ft. ground-floor restaurant having 43 interior seats
- An existing 748 sq. ft. basement theater with 49 seats
- 645 sq. ft. hotel lobby service area with 17 seats
- 200 sq. ft. penthouse patio with 13 seats
- In-room access cabinets in 36 units in the apartment hotel
- Alcohol Sales between 6 am-2am daily, 24-hour operation for hotel
- Concurrent Coastal Development Permit application submitted



Venice Waldorf - History

- Opened in May 1915 as the Hotel Waldorf
- Luxurious in nature, the hotel was the home the Charlie Chaplin, Fatty Arbuckle and Clara Bow
- Part of Venice's early development and rise as a recreational destination between 1910 and 1930.
- Historic ballroom use with live entertainment
- Electric lighting, central phone system and steam heat



Venice Waldorf - History

- Lafayette Café from 1960's-1985



Restaurant

- 1,276-SF
- 43 seats
- 1967 Certificate of Occupancy for Restaurant
- Casual, vibrant dining option right on the boardwalk





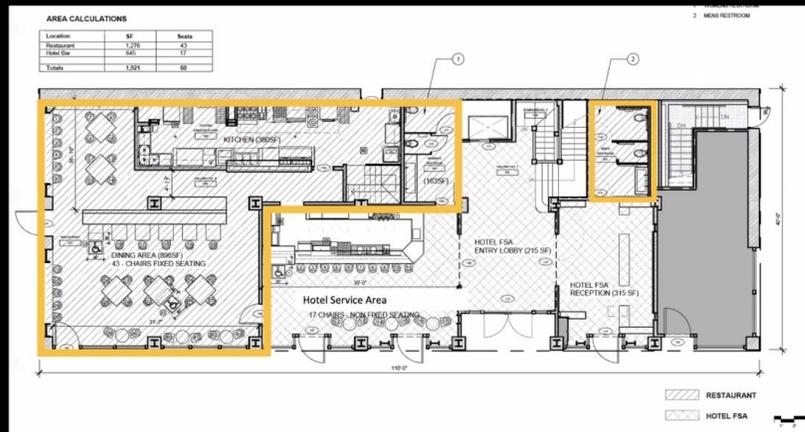
Restaurant



Recording

Restaurant

- High doorways give indoor/outdoor feel
- Activate the ground floor and put eyes on the street
- Allow for social distancing best practices in a manner that's faithful to our Venice roots

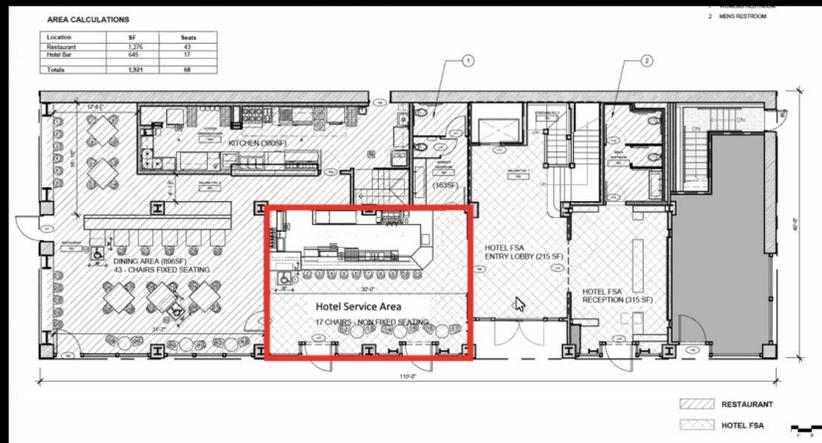


Hotel Service Area

- 645-SF
- 17 seats
- Groundworks coffee, juice and snacks in the mornings
- Alcohol service for hotel guests and public
- Part of hotel service area



Hotel Service Area



Penthouse Patio

- 200-SF
- 13 Seats

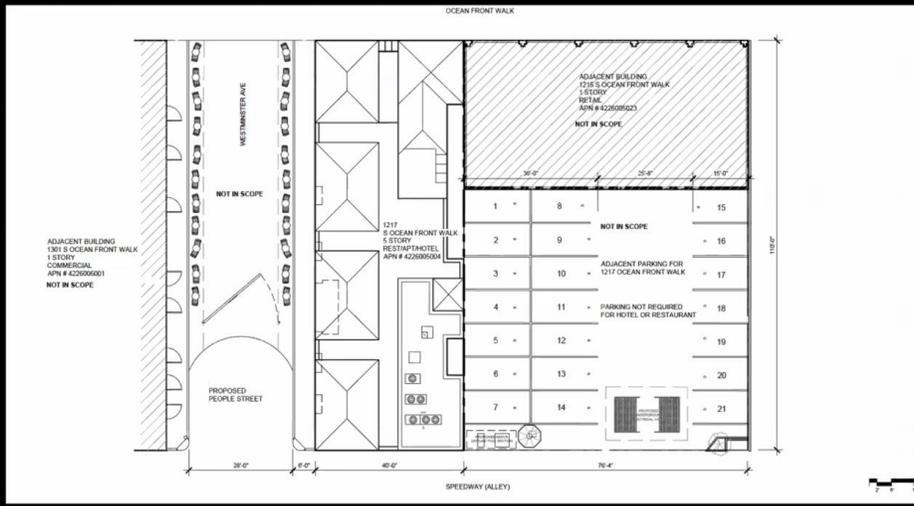


Apartment Hotel

- \$10 million dollar renovation of property breathing new life into the historic apartment hotel use
- 36 units per Certificates of Occupancy for Apartment Hotel
 - 22 “Light Housekeeping,” 3 Guest Rooms, 11 Apartments
 - No change of use
- Alcohol service in guest rooms with in-room access cabinets as a typical amenity



Apartment Hotel



Thank you.

Questions?

nik@epgla.com
mark@epgla.com



Exhibit 7

Lambert's Illegal Transformation of 1217 Ocean Front Walk without a Coastal Development Permit

Below is documentation of Lambert's transformation of the property without a Coastal Development Permit, after non-conforming "Apartment Hotel; Theater; Restaurant" uses had lapsed for decades.

Certificate(s) of Occupancy 1959-1985

<https://www.dropbox.com/scl/fi/25xtzbb1pk2fvnf76tki9/1217-Ocean-Front-Walk-Certificate-s-of-Occupancy-1959-1985.pdf?rlkey=1x0puxf2ou23qouwhu5dm6nn0&st=s9jez8ag&dl=0>

On 1/08/2014 Lambert signed a residential tenant lease for "Waldorf Apartments and Shops" (as the property was known) using his broker's license #0086025.

<https://www.dropbox.com/scl/fi/iqtu2lsar0sm49wmnpjcf/01.08.2014-1217-Ocean-Front-Walk-Rental-Agreement-for-Waldorf-Apartments-Shops.pdf?rlkey=n5qo9kt5nks77t34rx1zspwqk&dl=0>

On 7/29/2015 Los Angeles County Recorder #20150920552 is a Grant Deed for Grantor: Lenney, LLC, and Grantee: Venice Waldorf, LLC; B.L.D. Associates-III, LTD; and Venice Paloma Suites, LLC (all Lambert entities).

<https://www.dropbox.com/scl/fi/jtnaapiavxblhvhysa749/07.29.2015-1217-Ocean-Front-Walk-Lenney-Lambert-Grant-Deed.pdf?rlkey=8owivrvhbu6zmlpj7j45hvk6x&dl=0>

On 10/26/2016 Lambert filed a Tenant Habitability Plan (THP) with the Housing Department for "Primary Renovation" between 1/02/2017 and 4/30/2017 (4mths) with an estimated total value of \$60K. Nine of 36 units are listed for renovation (and vacant). "Relocation" and "Per Diem" are marked N/A by Lambert.

<https://www.dropbox.com/scl/fi/0q4wncpxb9d7sesksozux/01.07.2016-1217-Ocean-Front-Walk-HCIDLA-Tenant-Habitability-Plan.pdf?rlkey=stoy7jea85gpe1elyi225gm6z&dl=0>

2017 photos of the basement show that there was not an "existing basement theater" at that time.

<https://www.dropbox.com/scl/fi/it00s3w1z6bghkkrvs61c/2017-Basement-at-1217-Ocean-Front-Walk-There-is-No-Existing-Theater.docx?rlkey=76o7p576og5kbw1fy50riaiv4&dl=0>

On 1/29/2018 Lambert filed PAR-2018-2094-CUB seeking: “A CUP for full line of alcohol service within a new restaurant on the ground floor of an existing “36-room hotel” as well as hotel rooftop, basement theater, and 36 in-room alcohol access cabinets.”

<https://www.dropbox.com/scl/fi/nmlmhquydom31rj3n0y5y/1-29-2018-Lambert-filed-PAR-2018-2094-CUB.pdf?rlkey=6icdljmwvbjh3q1ddzrjndz8a&dl=0>

On 3/26/2018 LAHD “Cash for Keys” (tenant buyouts) records show that tenants were still in the building after more than a year of primary construction inside the building.

https://www.dropbox.com/scl/fi/sproseyhz3sivz3jews0u/1217-Ocean-Front-Walk_LAHD-DRC-Rent-Stabilization-File--3-Pages--1-100-Lambert-Buyouts.pdf?rlkey=qkq6ub06q1u6wgfbj99wboenm&dl=0

On 3/05/2020 Lambert filed ZA-2020-1541-CUBCU-CDP for a “CDP to “re-establish existing restaurant and existing basement theater.” This case was withdrawn on 3/23/2022.

https://www.dropbox.com/scl/fi/3c7s82h0wkzfq9fd4b1ho/1217-Ocean-Front-Walk_ZA-2020-1541-CUB-CU-CDP.jpg?rlkey=b4aot1uypufkquvn25wm5u9i9&dl=0

On 8/13/2020 a “community outreach meeting” required by the Department of City Planning for ZA-2020-1541-CUB-CU-CDP was held via Zoom due to Covid-19. (screengrabs made during meeting using a personal computer)

https://www.dropbox.com/scl/fi/8jwk1pe83s625sm3fxh1k/1217-Ocean-Front-Walk-community-outreach-meeting-for-ZA-2020-1541-CUB-CU-CDP-via-Zoom_8-13-2020_2.pdf?rlkey=s5krwpo4nq4aib6h1g4znrnsnq&dl=0

On 09/20/2020 Housing Department Inspector Heber Jurado inspected 1217 Ocean Front Walk and wrote: “Superintendent stated units___ and ___ will be the only residential units in the building and the rest will be hotel guest rooms”.

https://www.dropbox.com/scl/fi/b7zohgag3bo5lzbqupurk/LAHD-Inspection-Reports_Heber-Jurado-9-02-2020.pdf?rlkey=s8jgo0bxtkirsj82wswlqfrwm&dl=0

On 1/26/2021 DBS issued 16016-10003-30772: Supplemental to Permit 16016-10002-30772 verify unit count per 1967 C of O: 11 Apartments, 22 Light Housekeeping & 3 Guest Rooms. Units: 304, 306, 314, PH-6.

https://www.dropbox.com/scl/fi/j5a2ufk2n1p9y8tktt24b/01.26.2021-1217-Ocean-Front-Walk-16016-10003-30772-Unit-Count-per-1967-COO_Owner-Builder-Carl-Lambert.pdf?rlkey=lp8s9n3qpmsbg9p1ak5brdk01&dl=0

On 8/25/2021 Lambert filed ZA-2021-7223-CUBCU-CDP: “CDP to reestablish existing restaurant and existing basement theater.”

<https://www.dropbox.com/scl/fi/g5p89juaf5w97jmr5g8x0/1217-Ocean-Front-Walk-ZA-2021-7223-CUBCU-CDP-filed-8-25-2021.jpg?rlkey=vqid03mrtc7uwiwchmympr51m&dl=0>

DBS Clearances for 2021 Certificate of Occupancy - PCIS 15016-10000-09202 (2 pgs.)

<https://www.dropbox.com/scl/fi/hqtm4wwf3s8geladsgddv/DBS-Clearances-for-2021-Certificate-of-Occupancy-PCIS-15016-10000-09202-2-pgs..pdf?rlkey=c9nria3useoq4opzng4y3jugz&dl=0>

12/03/2021 Certificate of Occupancy (15016-10000-09202) for an Apartment Hotel; Theater; Restaurant; Retail.

<https://www.dropbox.com/scl/fi/nfh8piw3xvwzf8ysen40b/12.03.2021-1217-Ocean-Front-Walk-Certificate-of-Occupancy-15016-10000-09202.pdf?rlkey=j4d3o64s41j1n3dim8ssuutcv&dl=0>