

## **CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
301 E Ocean Blvd., Suite 300  
Long Beach, CA 90802-4302  
(562) 590-5071



# **W18e**

**5-20-0397 (SVBSM LLC)**

**April 14, 2021**

**CORRESPONDENCE**



March 5, 2021

California Coastal Commissioners

455 Market Street, Suite 300

San Francisco, CA 94105

Dear Commissioners,

For more than 32 years, Homeboy Industries' mission has been to provide hope, training, and support to formerly gang-involved and previously incarcerated individuals, allowing them to redirect their lives and become contributing members of the community. We do this by providing therapeutic re-entry programming that offers tenderness, compassion, kinship, and opportunities for transformation.

As the 2020 recipient of the Conrad N. Hilton Humanitarian Prize, the largest prize of its kind in the world, Homeboy Industries works to change the way the world views, judges and treats our most marginalized and demonized – the formerly incarcerated and gang involved. By our daily work and commitment to the healing of the most demonized in a trusting, loving community, we demonstrate to the world a new way forward. Homeboy's therapeutic community, re-entry services and social enterprise model aims to reduce recidivism, facilitate family reunification, and remove barriers to employment. Through our core 18-month program, men and women find the space to work on themselves while accessing comprehensive wrap-around services including case management, workforce readiness, substance abuse support, tattoo removal and education.

We are humbled by the offer and opportunity Mr. Klein, a long-time supporter, has offered Homeboy Industries, to use the space of the Membership Restaurant, free of charge. We welcome this as an incredibly generous and valuable offer that will enable us to expand our fundraising reach to the Westside. This past year has been challenging for Homeboy Industries as it has for many and we continue to see an increased need in our community. As a nonprofit we rely on fundraising to support the mission of Homeboy. In addition to hosting our supporters at the venue, Mr. Klein has afforded us the ability to be creative in how we plan to utilize the space including management meetings, employee training events and recognition and holiday gatherings. In addition, because our mission is to find employment for our team members, we are excited that this membership restaurant will offer Job opportunities to people from Homeboy before offering these jobs to others. This is a great advantage to us"

We are grateful for the on-going support of Jeff Klein and appreciate his partnership in enhancing our fundraising and gathering opportunities.

Sincerely,

Elisa Johnson

Manager, Corporate Relations

***Hope has an address***

130 West Bruno Street, Los Angeles, California, 90012 • 323.526.1254 • [homeboyindustries.org](http://homeboyindustries.org)

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March 8, 2021

California Coastal Commissioners  
455 Market Street, Suite 300  
San Francisco, CA 94105

Re: Membership Restaurant

Dear Commissioners:

I am the Executive Director of the [Innocence Project](https://innocenceproject.org) and I am writing in support of the application of the Membership Restaurant. Founded in 1992 by Peter Neufeld and Barry Scheck at the Cardozo School of Law, the Innocence Project's mission is to free the staggering number of innocent people who remain incarcerated, and to bring reform to the system responsible for their unjust imprisonment. To date, we have provided direct representation and/or critical assistance in 231 exonerations, including 192 convictions overturned by DNA testing and 28 by other means. Please visit our website for detailed information about our work.

Jeff Klein's extremely generous offer of on-going donated event space for us (and other not-for-profit groups) will have a tremendous impact on our work. We are a national organization with thousands of donors, prospects, and stakeholders in Southern California. Thus, a partnership with Mr. Klein's event space will enable us to host donor receptions, individual meetings with supporters, film screenings and press conferences where guests can hear from our leadership and our exonerees (many of whom live in Southern California) about the Innocence Project's cases and criminal legal system reform work. Not only would the Innocence Project itself benefit, but our two Southern California-based Innocence Network member organizations, the California Innocence Project and Loyola Law School's Project for the Innocent, stand to benefit as well. Moreover, Mr. Klein has offered to make introductions to his members to enlist them in supporting our work directly.

Mr. Klein and his extended family understand the importance of giving back. They have supported the Innocence Project's work through generous donations, board service, and advocacy for more than a decade. I would be happy to provide any additional information that might assist you in making your decision. At a time when national attention is more focused on criminal justice reform than ever, there is no doubt that the Innocence Project can significantly benefit from Mr. Klein's offer of a home base in Santa Monica.

Sincerely,



Christina Swarns,  
Executive Director

Oge Egbuonu  
(In)Visible Portraits Mutual Aid Effort supporting Black women  
March 9th, 2021  
Re: Membership Restaurant

California Coastal Commissioners  
455 Market Street, Suite 300  
San Francisco, CA 94105

Dear Commissioners,

My name is Oge Egbuonu. I have an organization called (In)Visible Portraits which promotes the safety and care of Black women and the reeducation of Americans about Black women. We offer mutual aid to Black women (trans and cis) no questions asked.

It started with my documentary, of the same name, a film shattering historical otherizing of Black women in America and reclaiming our true narrative as told in our own words; which then inspired a movement towards helping Black women during one of the most unprecedented times we have all faced. Across the country, many people are doing their best every day to survive a pandemic, economic crisis, and the impact of unnatural disasters due to climate change. What we know is when this country feels the impact of any kind of crisis, marginalized communities feel it the hardest, especially Black women. (In)Visible Portraits and I embody a commitment to support Black women (trans & cis) and Black families in moments when they need it most. Helping them to get the support they need in accessible ways without shame or guilt connected to it.

I am writing as the head of the (In)Visible Portraits, in further support of the application of this Membership Restaurant. Jeff Klein's proposal for accessible space for our community and other not-for-profit entities in the greater Los Angeles area is an incredibly generous overture to a community like mine. It allows us space for free, which is unheard of, to do fundraisers, board meetings, screenings and impromptu meetings. Meeting spaces are a luxury that can be hard to come by and this helps me exponentially. Having this space as a refuge will allow me to screen my movie, invite speakers and simply have meetings for free- it's incredibly helpful and needed.

I urge you to support Mr. Klein's proposal so communities like my own can benefit from his generous offer.

Sincerely,  
Oge Egbuonu



California Coastal Commissioners  
455 Market Street, Suite 300  
San Francisco, CA 94105

Dear Commisioners,

I am writing in my capacity as the Chief Executive Officer of LIFT, an organization that is partnering with parents with young children to break intergenerational cycles of poverty and build financial mobility. We do this by providing integrated financial, educational, and employment coaching that results in increase in income, decrease in debt, and improved credit scores in a model that builds the financial, personal, and social capital needed to thrive, or as we like to put it—Hope. Money. and Love. I invite you to our website: [www.whywelift.org](http://www.whywelift.org) for more detail.

Building social connection and relationships is a major pillar of our programs. As such, we are excited to partner with Mr. Klein's social club in ways that would benefit our programs. We look forward to the generous offering of free space to hold staff retreats, board meetings, donor gatherings and special events. Mr. Klein's locale will allow us to have joint events bringing together the families we serve with our donor families to build relationship, shift narrative of people in poverty, and break down sociocultural barriers.

There is a benefit that goes beyond financial value and we are beyond grateful to be considered a key partner in this effort. I welcome the opportunity to provide any additional information that might help in making your decision.

Respectfully yours,

Michelle Rhone-Collins  
CEO  
LIFT, Inc



**LOS  
ANGELES  
LGBT  
CENTER®**

Anita May Rosenstein Campus  
1118 N. McCadden Place  
Los Angeles, CA 90038

T: 323-993-7400  
F: 323-308-4480

[lalgbtcenter.org](http://lalgbtcenter.org)

📍 @lalgbtcenter  
📞 @LALGBTCenter  
📧 @lalgbtcenter

March 9, 2021

**RE: *Membership Restaurant***

Dear Mr. Jeffery Klein:

On behalf of the nearly **800 employees** and **50,000 patients/clients** of the Los Angeles LGBT Center (Center), thank you for being a champion for our community and the ongoing outreach efforts and mission of the Center to build a better world where LGBT people thrive as healthy, equal, and complete members of society.

Since 1969 the Center has cared for, championed, and celebrated LGBT individuals and families in Los Angeles and beyond. **Today the Center provides services for more LGBT people than any other organization in the world, offering programs, amenities, and global advocacy that span four broad categories: *Health, Social Services and Housing, Culture and Education, Leadership and Advocacy.*** Despite our size, scope, and determination to meet the growing demand for our services, we remain a lean, fiscally disciplined organization, earning a four-star Charity Navigator rating for six consecutive years. This is primarily done via our gracious network of supporters, such as yourself – Mr. Klein – and your organization.

One of our most impactful and life-changing programs includes employment and mentorship services for our youth. The Center's youth employment programs offer everything an LGBT individual would need to enter the Los Angeles job market including resume building, professional attire, solid skillsets, and long-term mentorship. More specifically, our culinary arts program ensures our "graduates" have the *right* experience to succeed, and excel, in hospitality and food services. **Knowing individuals like you prefer hiring LGBTQ youth not only aligns with our mission but helps to combat potential homelessness and employment challenges of many abandoned LGBT youth here in Los Angeles.**

Moreover, **your offer to donate free space for events would dramatically support our passion to keep generated funds directed at our vital services.** As a four-star Charity Navigator recipient, we rank among the most accountable and transparent not-for-profits when it comes to balancing expenses and direct patient/client services. We are very proud of that indicator and your support – fiscally and in-kind – ensures we can maintain a high-level of support, while cultivating and fostering relationships with donors, volunteers, and ambassadors alike.

The Los Angeles LGBT Center is very much in support of your work and the Santa Monica membership restaurant opportunity. Thank you for partnering with the Center and for your years of advocacy to the LGBTQ community of Los Angeles. Together, we are an unstoppable force in the fight against bigotry and the struggle to build a better world, a world in which LGBT people can be healthy, equal, and complete members of society.

Sincerely,

A handwritten signature in blue ink, appearing to be 'C. Ouellette', with a stylized flourish at the end.

Calen D.B. Ouellette, MBA  
Chief Development Officer  
Senior Executive Team



March 16, 2021

California Coastal Commissioners  
455 Market Street, Suite 300  
San Francisco, CA 94105

Dear Commissioners,

For over 20 years, Equality California has led the fight for LGBTQ+ civil rights and social justice in California and beyond. Equality California brings the voices of LGBTQ+ people and allies to institutions of power in California and across the United States, striving to create a world that is healthy, just, and fully equal for all LGBTQ+ people. We advance civil rights and social justice by inspiring, advocating, and mobilizing through an inclusive movement that works tirelessly on behalf of those we serve.

Equality California's work — efforts to advance civil rights and social justice, expand access to healthcare, protect and support LGBTQ+ students and ensure our community has access to resources to navigate the COVID-19 crisis — are more important than ever. But the unfortunate reality is the economic fallout from the COVID-19 pandemic has had a significant impact on Equality California financially, and the space provided by Jeff Klein for our organizational efforts would have a tremendous impact in allowing us to continue our vital work.

The space donated by Mr. Klein would allow the organization to hold a variety of events that would create funding opportunities to support our work, programmatic events to engage our members and spaces for staff and board development. The space would also allow the organization to tap into a rarely used market and reach our members in the Santa Monica area, while saving critical funds typically spent on venue expenses.

Equality California is grateful for the ongoing partnership with Jeff Klein and his commitment to our community and look forward to utilizing this new space in support of our mission.

Sincerely,

Tony Hoang  
Managing Director

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*Equality California*

3701 Wilshire Blvd, Suite 725  
Los Angeles, CA 90010





March 15, 2021

California Coastal Commissioners  
455 Market Street, Suite 300  
San Francisco, CA 94105

Dear Commissioners,

I am writing in my capacity as the Chairperson of Young Eisner Scholars ("YES"), in further support of the application of Membership Restaurant. YES provides services to young men and women in the most economically challenged and ethnically diverse communities in Los Angeles. Specifically, YES identifies promising students from underserved communities equipping them with the resources, support and skills for academic and personal success through high school, college, post-grad studies and career. I invite you to our website [www.yesscholars.org](http://www.yesscholars.org) for more detail.

Against the very challenging backdrop under which YES operates, Jeff Klein's proposal for accessible space is a game changer. Why? Because meeting space is a premium YES cannot afford – the venue on offer is a true opportunity to host workshops for mentors and students, a student speaker series, tutorials for college prep work, and perhaps most significantly, a venue where we can invite scholars from across Los Angeles to meet in support of their collective academic goals. Currently, our students gather in a pocket settings – borrowed classrooms, homes of volunteers and of course, in times of covid, by zoom. The timing of the project could not be more advantageous for organizations like YES – here is a real opportunity to emerge from the pandemic with a place of welcome and purpose.

I write these words with great confidence, as YES has been the beneficiary of Mr. Klein's unflinching support for nearly twenty years. While other venues declined to extend the narrowest of discounts, Mr. Klein not only donated space at his iconic Sunset Tower Hotel to YES but made it possible for us to afford to feed our guests – no small feat with hungry donors! Based on our experience, I know that a not-for-profit welcomed to Membership Restaurant will be treated with dignity and hospitality as Mr. Klein knows no other way. Philanthropy is not a mere box to check on an application, it is core to Jeff's values. I welcome the opportunity to provide any additional information that might help in making your decision. I trust you will see Mr. Klein's proposal as an exciting opportunity one that will further the YES mandate and that of so many worthy LA based organizations in providing equal opportunity for equal talents.

Best regards,

A handwritten signature in black ink, appearing to read "Elizabeth Callender". The signature is fluid and cursive, with the first name "Elizabeth" and the last name "Callender" clearly distinguishable.

Elizabeth Callender  
Chair, YES Board of Directors

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EQUAL OPPORTUNITY FOR EQUAL TALENT

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Surfrider Foundation  
Los Angeles Chapter  
3435 Ocean Park Blvd. #107-12  
Santa Monica, CA 90405

April 9, 2021

**RE: Application No. 5-20-0397 (SVBSM LLC, Santa Monica)**

Dear Chair Padilla and Honorable Commissioners,

The Surfrider Foundation is a nonprofit dedicated to the protection and enjoyment of the world's ocean, waves and beaches, for all people, through a powerful activist network. The Los Angeles Chapter (Surfrider) is an ardent proponent of enhancing ocean access equity for all people. As such, Surfrider is concerned about the public access and environmental justice implications regarding the proposed private, membership-only facility directly across the street from Santa Monica State Beach. The facility is also only one block from the beach and directly within the City's designated zone for visitor-serving uses.

The City of Santa Monica's Land Use Plan (LUP) allows for non-visitor serving uses on upper floors of structures within areas designated for visitor serving uses. However, the City's Local Coastal Permit (LCP) is not the standard of review, the Coastal Act is. Therefore, the Commission must evaluate this project for consistency with the public access and environmental justice policies of the Coastal Act first and foremost.

Special Condition 1 requires the applicant to submit a statement of non-discrimination. However, this does not adequately address environmental justice concerns. By excluding non-paying members from accessing the facility, low-income individuals and families will be unable to enter. The applicant has stated that there will be an informal option for individuals to provide "in-kind" payments such as contributing a skill (i.e., singing monthly at the restaurant) instead of paying the membership fee; however, there is no information about the number of people that they are willing to accept "in-kind" payments and how they will promote this option. It seems unrealistic that people who are unable to pay the membership fee

will seek out or even find this option. As such, it is unlikely to reduce environmental justice concerns or enhance public access to any significant degree.

**Surfrider strongly urges the Coastal Commission to require the applicant to restructure the business plan to a non-membership based model that will be accessible and affordable to all.** We appreciate the applicant proposing to expand the free access of their facilities to non-profits, but think more needs to be done. At a minimum, additional public access requirements should be included in the coastal development permit to enhance public benefit from the proposed facility. The applicant should be required to hold free monthly community events that benefit local community groups or nonprofits and open the facility for public access on the weekends or several weekend days per month. If the applicant will not agree to this, they should be required to provide in-lieu mitigation fees to fund local public access enhancement in the region.

Finally, Surfrider appreciates inclusion of Special Condition 3, the Marine Debris Reduction Program. Condition 3(C) requires participation in a marine debris reduction program such as the ReThink Disposable Program or Surfrider's Ocean Friendly Restaurants (OFR) program, or a substantially similar program. Surfrider supports this condition and applauds the Coastal Commission for incorporating this sustainability measure into the permit. However, **we strongly encourage additional specificity be incorporated into the condition language to clarify that to "participate in a Marine Debris Reduction Program" means that the applicant must meet all mandatory criteria for the program and be fully certified.** For reference, Surfrider's OFR program includes the following mandatory criteria:

1. Only reusable foodware is used for onsite dining.\*
2. Paper straws are provided only upon request.\*\*
3. No expanded polystyrene use (aka Styrofoam).
4. No plastic bags are used for takeout or to-go orders.
5. Single-use utensils, straws, condiments, and other accessory items are provided only upon request for takeout and to-go orders.
6. Beverages are not sold in plastic bottles.
7. Proper recycling practices are followed.

*\* Foodware includes dinnerware, drinkware, silverware, and ramekins/containers.*

*\*\* Exceptions may be made for naturally occurring materials (e.g. hay, bamboo) and reusables (e.g. metal, glass), not including bio-based plastic.*

*Straws should be provided to anyone who needs one, including people with disabilities.*

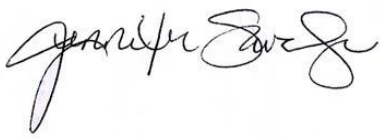
Surfrider strongly encourages the Coastal Commission to require marine debris reduction programs for all hotels, restaurants and visitor serving facilities within the coastal zone. Reducing plastic pollution at the source will make a drastic impact in improving the plastic pollution water quality crisis facing our coast and oceans.

Thank you for considering Surfrider's suggestions. We look forward to continuing to work with the Coastal Commission to improve coastal access for all and help solve the global plastic pollution crisis.

Sincerely,

A handwritten signature in black ink, appearing to read 'Graham Hamilton'.

Graham Hamilton  
Surfrider Foundation  
Los Angeles Manager

A handwritten signature in black ink, appearing to read 'Jennifer Savage'.

Jennifer Savage  
Surfrider Foundation  
California Policy Manager

# UNITE<sup>HERE</sup>! Local 11

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464 Lucas Ave., Suite 201 • Los Angeles, California 90017 • (213) 481-8530 • FAX (213) 481-0352

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Feb 9, 2021

***VIA EMAIL***

Jeff Staben, Executive Assistant  
c/o California Coastal Commission  
45 Fremont St #2000  
San Francisco, California 94105  
[Jeff.staben@coastal.ca.gov](mailto:Jeff.staben@coastal.ca.gov)

**RE: Item T14h of Coastal Commission Hearing Scheduled February 11, 2021;  
Application No. 5-20-0397 (SVBSM LLC, Santa Monica)**

On behalf of UNITE HERE Local 11 (“Local 11”) and the 30,000 hotel, airport, and stadium workers that we represent in Southern California, as well as the Los Angeles Alliance for a New Economy (“LAANE”), we write to express our opposition to the proposed membership restaurant at 1401 Ocean Avenue (“Project”). A membership-based, private restaurant is not a compatible use with the Coastal Act’s central mandate to maximize coastal access. We urge the Commission to deny the Project as it is currently proposed.

Coastal Act Section 30210 requires “maximum access... for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.” This project restricts access to those who can afford a membership fee of \$150-\$350 a month.<sup>1</sup> The proposed mitigation that it will be possible to gain entrance by providing “‘in-kind’ payments such as contributing a skill (i.e., singing monthly at the restaurant)” is not a substitute for a legitimately accessible, visitor-serving use, such as a regular restaurant. No one would consider it coastal access if a beach was only available after completing a test of strength or demonstrating skill on an instrument or some other such feat.

Additionally, Coastal Act Section 30213 states that “Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.” This is clearly not a lower cost facility. This proposal does not provide lower cost access, nor has it demonstrated that it would be infeasible to operate in the format of a regular restaurant, especially given that many other restaurants exist in the nearby area. This Project would only ensure that a key location near the beach is privatized and inaccessible for years to come.

Sincerely,

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<sup>1</sup> California Coastal Commission (1/22/21) Staff Report,  
<https://documents.coastal.ca.gov/reports/2021/2/Th14h/Th14h-2-2021-report.pdf> p. 2.

*Danielle Wilson*

Danielle Wilson, Research Analyst  
UNITE HERE Local 11  
[Danielle.wilson@unitehere11.org](mailto:Danielle.wilson@unitehere11.org)

*Jonah Breslau*

Jonah Breslau, Research Analyst  
Los Angeles Alliance for a New Economy  
[jbreslau@laane.org](mailto:jbreslau@laane.org)