

CALIFORNIA COASTAL COMMISSION

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



F17

Deputy Director's Report for Los Angeles County

May 13, 2022

EXHIBITS

From: Margaret Molloy
To: [Ziff, Dani@Coastal](mailto:Ziff_Dani@Coastal); [Ainsworth, John@Coastal](mailto:Ainsworth_John@Coastal); [Hudson, Steve@Coastal](mailto:Hudson_Steve@Coastal); [Warren, Louise@Coastal](mailto:Warren_Louise@Coastal); [Haage, Lisa@Coastal](mailto:Haage_Lisa@Coastal); SouthCoast@Coastal
Subject: Request for Public Comment & IMMEDIATE COMMISSION ACTION on A-62-81-A1-E1
Date: Wednesday, April 6, 2022 2:59:38 PM
Attachments: 909-913 Ocean Front Walk Paloma Realty Partners Oliver Fries Principal.pdf
Screen Shot 2022-04-06 at 2.39.14 PM.png
A-62-81 Revised Findings.pdf
A-62-81-A1 AdoptedSR.pdf

The email attachments are included except for the Revised Findings and Adopted Staff Reports. If you would like a copy of these documents, please contact dani.ziff@coastal.ca.gov.

PLEASE SHARE WITH COMMISSIONERS TODAY!!

Hello Ms. Ziff, and all,

This property is **currently listed** by Paloma Realty Partners as a Snapchat Sublease for an illegal 100% office use.

The Coastal Commission cannot allow this Amendment under these circumstances. **There can be No Extension of A-62-81-A1 issued on 12/12/19. This Applicant is not acting on good faith.**

The original 1981 permit was conditioned on the developer to provide a number of spaces for community parking to the North Venice community area.

From: >
Subject: Re: 909-913 Ocean Front Walk Paloma Realty Partners Oliver Fries Principal.pdf
Date: March 30, 2022 at 12:07:33 PM PDT
To: Margaret Molloy <mmmolloy@earthlink.net>

hi Margaret. Yes floors 2 and 3 have been vacant since Snapchat kicked out Jerde on the 2nd floor and then moved out of the 3rd floor themselves. There is still empty retail space next to Starbucks and where the old Freak Show used to be. Horrible. Most recently they applied to the Coastal Commission for a rooftop space to be utilized which was approved under the condition they offer parking to residents of North Venice area for a fair price, (approx \$200/month?) which i believe they do, and is in a contract I found from 1981. (I have not heard anyone that has had a problem when i direct them there to get monthly parking). I saw some businessman circling around with their clipboards and notepads a few weeks ago but they didn't tell me what they were up to. I complained to them that they should bring back The Freak Show and empty storefronts aren't good for anyone. We'll see...

As you can see in the Paloma Realty Partners as a Snapchat Sublease for an illegal 100% office use, listing all three floors and 95 parking spaces.

YOU have an opportunity to stop this now and hold this applicant accountable for their lease offer that violates the 1981 approval and the 2019 approval.

Additionally, a "5,000sq. Ft. Rooftop" is unprecedented, and WILL SET a negative precedent on the Ocean Front Walk in Venice.

Please confirm receipt.

Appreciatively,

Margaret Molloy
mmmolloy@earthlink.net
310-560-2523



PALOMA
REALTY PARTNERS



SUBLEASE OPPORTUNITY
909-913 OCEAN FRONT WALK VENICE

Paloma Realty Partners is pleased to present the opportunity to lease this creative office space, previously occupied by Snap Inc., located right on the Venice Beach Boardwalk with direct access to Venice Beach. Surrounded by dining and shopping amenities along Ocean Front Walk and Abbot Kinney, this property is surrounded by a dynamic community of creative office tenants in the tech, media and e-commerce industries.

SHOWING AVAILABLE UPON REQUEST.

ADDRESS: 909-913 Ocean Front Walk, Venice

SIZE: 27,344 SF

RENTAL RATE: Call for details

LEASE TERM: Through February 2025

AVAILABILITY: Immediately

PARKING: 75 spaces at prevailing market rate

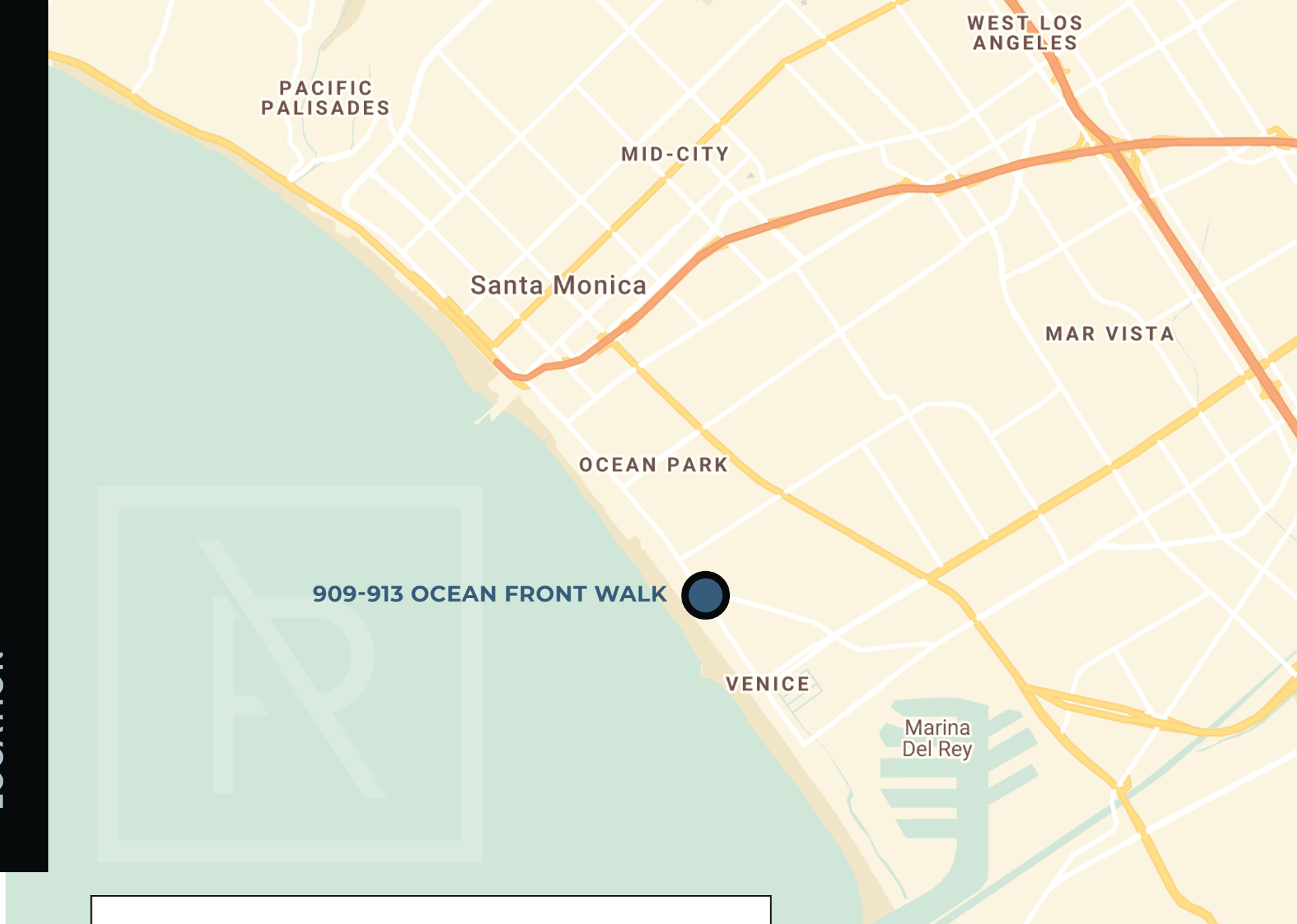
WALKSCORE: 95

BIKEScore: 96

OVERVIEW



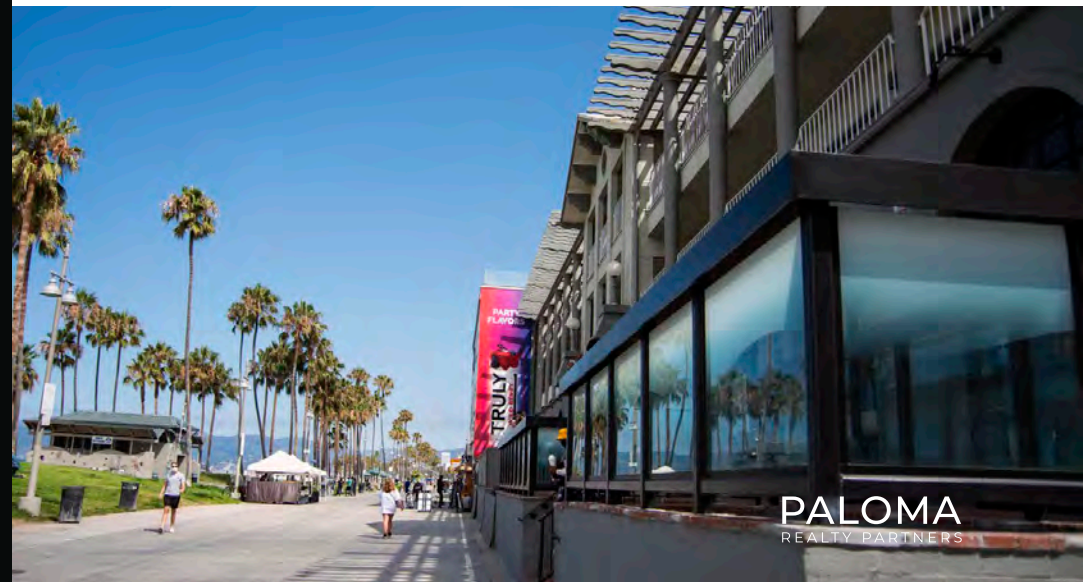
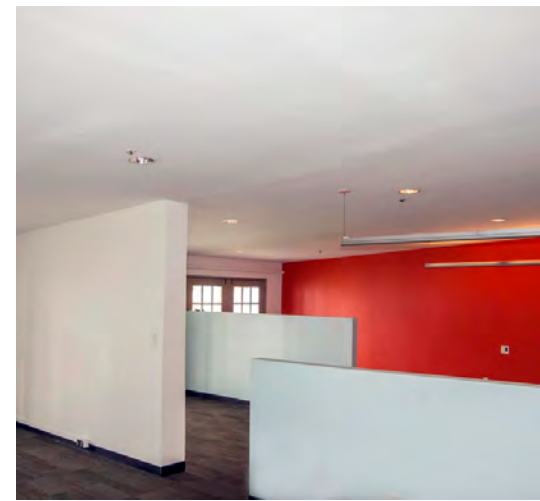
LOCATION



[CLICK HERE FOR GOOGLE MAP VIEW](#)

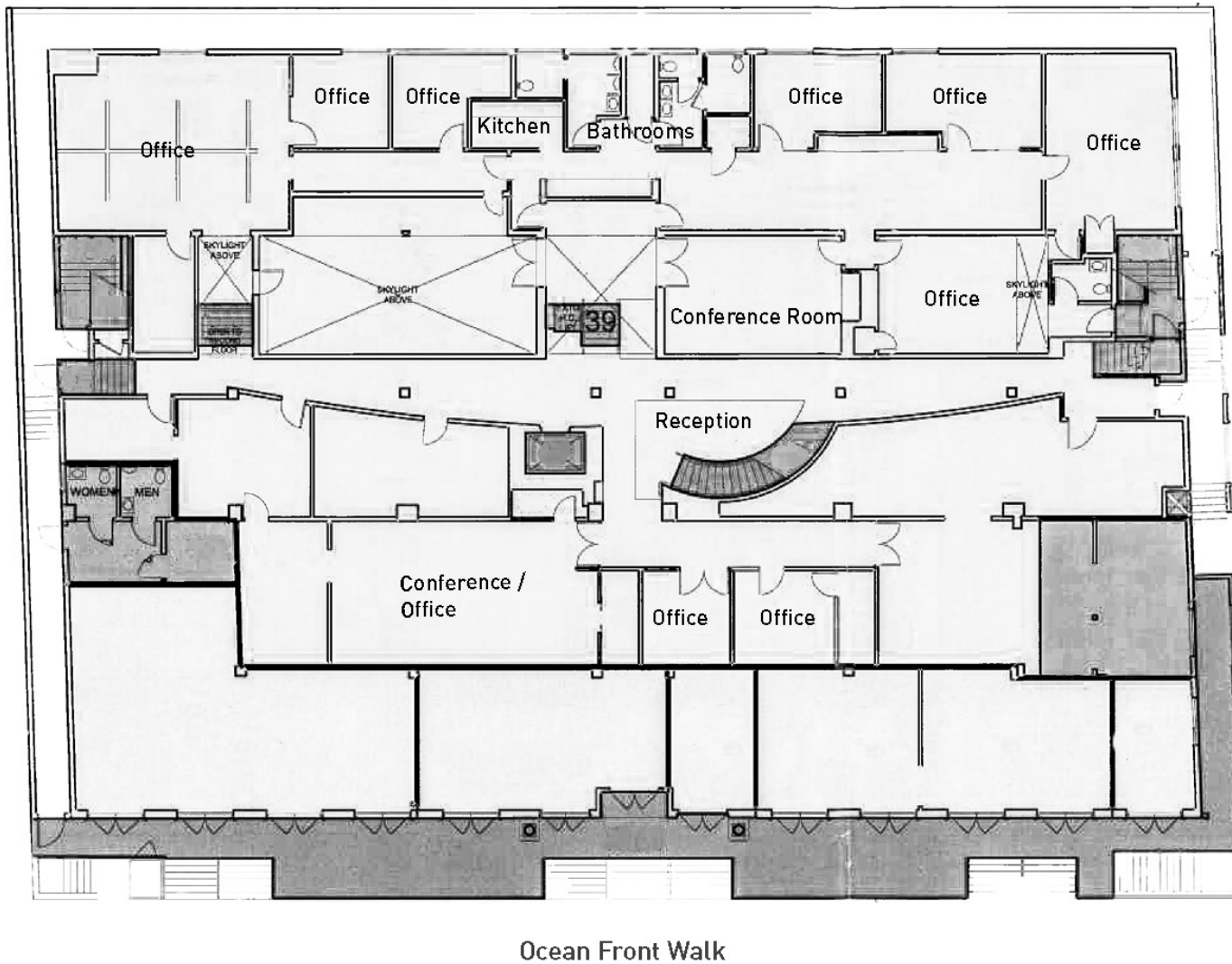


909-913 OCEAN FRONT WALK

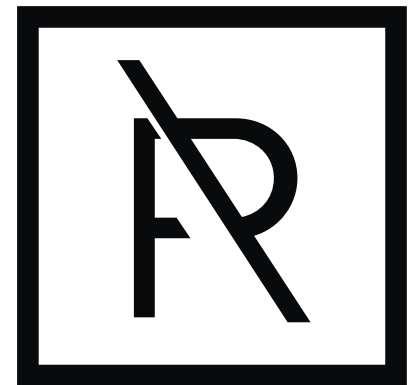


PALOMA
REALTY PARTNERS

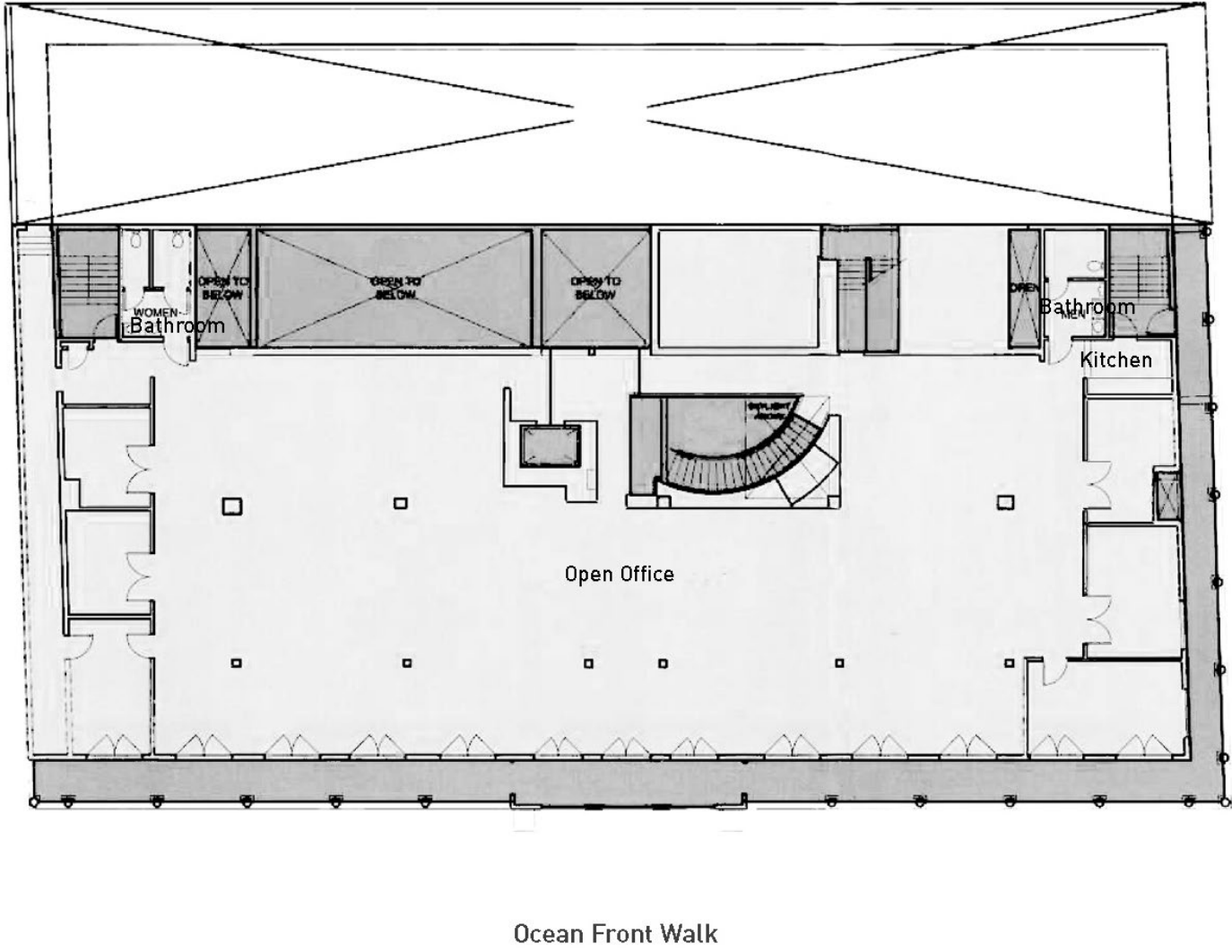
FIRST FLOOR PLAN



NOT TO SCALE.
ACTUAL SPACE MAY
VARY. FOR REFERENCE
PURPOSES ONLY.



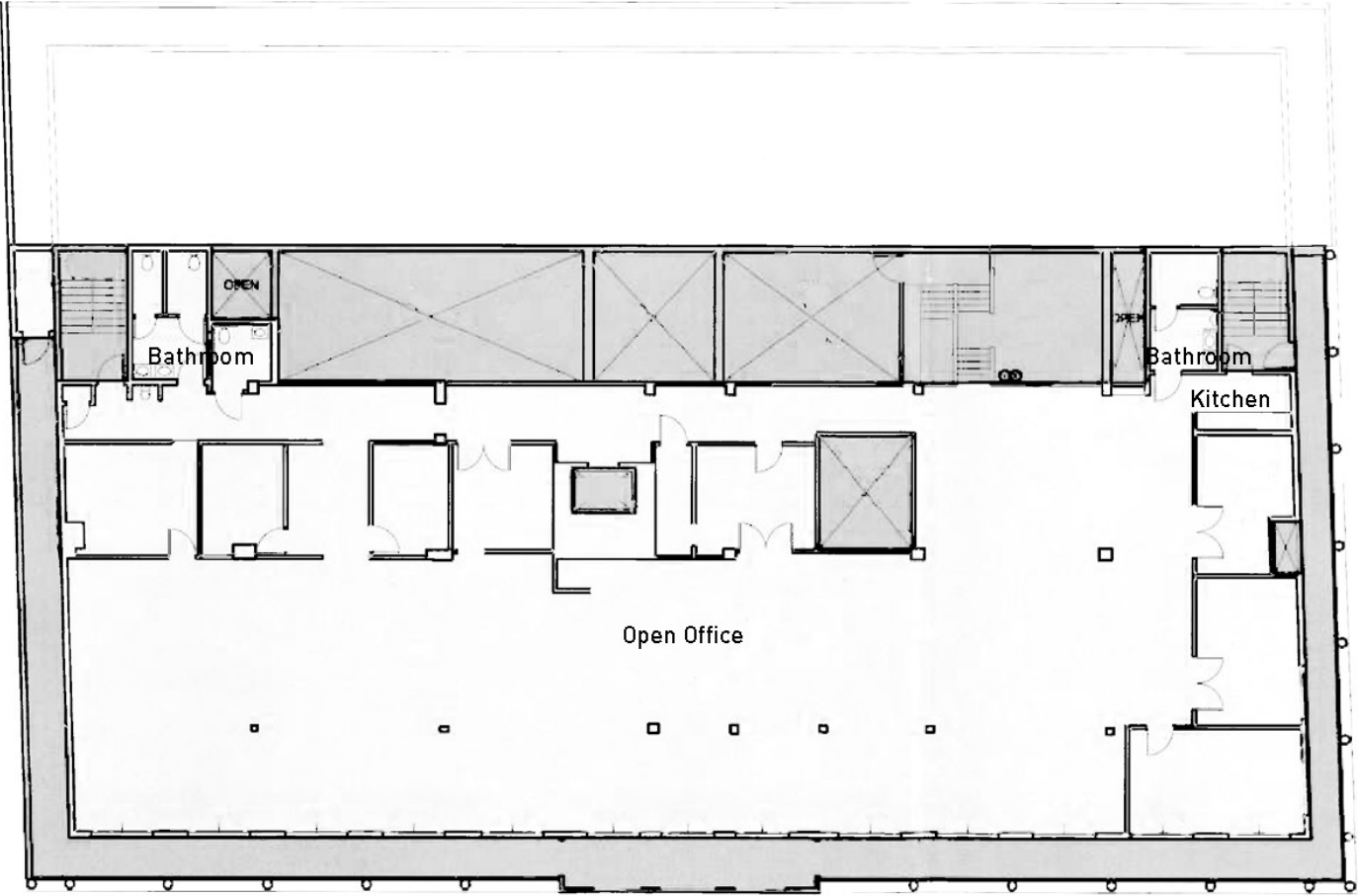
SECOND FLOOR PLAN



NOT TO SCALE.
ACTUAL SPACE MAY
VARY. FOR REFERENCE
PURPOSES ONLY.



THIRD FLOOR PLAN



Ocean Front Walk

NOT TO SCALE.
ACTUAL SPACE MAY
VARY. FOR REFERENCE
PURPOSES ONLY.



CHRIS CUNNINGHAM, PRINCIPAL

818 481 7891

chris@palomarealtypartners.com

BRE #01476244

OLIVER FRIES, PRINCIPAL

805 259 9638

oliver@palomarealtypartners.com

BRE #01891656

TOBY BOESSEN, DIRECTOR

703 731 2815

toby@palomarealtypartners.com

DRE #01925230

1605 Pacific Avenue
Venice, California 90291
310-392-2436

www.palomarealtypartners.com

Corporate License ID: 02050984

This presentation has been prepared by Paloma Realty Partners, Inc. ("PRP") on the basis of information obtained from PRP's client (the "Owner") and other public sources, as of the specified date. Neither PRP nor the Owner undertake any duty or obligation to update the information. Neither PRP nor the Owner makes or gives any representation, warranty or guarantee, whether express or implied, that the information contained in this presentation or otherwise supplied to the recipient, at any time by or on behalf of PRP or the Owner whether in writing or not, relating to the offering discussed herein is complete or accurate or that it has been or will be audited or independently verified, or that reasonable care has been taken in compiling, preparing or furnishing the information. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information. This presentation provides a guide only and it is not intended to be exhaustive and, in particular, does not contain disclosure of any of the risks associated with the opportunity.



PALOMA
REALTY PARTNERS

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90302-4325
VOICE (562) 590-5071
FAX (562) 590-5084
WEB: WWW.COASTAL.CA.GOV

**NOTICE OF PROPOSED PERMIT EXTENSION****March 23, 2022****A-62-81-A1-E1**

On May 14, 2020, the Coastal Commission approved Coastal Development Permit No. A-62-81-A1 (Snapshot Partners, LLC) which allowed:

Construction of a 5,355 square foot rooftop deck with a 42-inch-high guardrail and associated roof access structures (no increase in existing height), improvements to interior elevator and staircases, and modifications to underground parking including addition of nine parking spaces and changes to public parking rates and availability, in part to resolve Coastal Act violations.

Notice is hereby given that the applicant has applied for a one-year extension (A-62-81-A1-E1), which would extend the deadline for the commencement of development under the permit to May 14, 2023.

At: 909-913 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County

Pursuant to Section 13169 of the Commission's regulations, the Executive Director's determination and any written objections to it will be reported to the Commission on April 6, 2022, at the Commission's hearing. If three or more Commissioners object to the Executive Director's changed circumstances determination at that time, a full hearing on whether changed circumstances exist will be scheduled. If three or more Commissioners do not object to the extension, the time for commencement of development shall be extended.

Persons wishing to object or having questions concerning this extension request should contact Dani Ziff at the South Coast District office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth
Executive Director

A handwritten signature in black ink, appearing to read 'Dani Ziff'.

Dani Ziff
Coastal Program Analyst

Cc: Commissioners/File