

CALIFORNIA COASTAL COMMISSION

455 MARKET ST, SUITE 300
SAN FRANCISCO, CA 94105-2420
FAX (415) 904-5400
TDD (415) 597-5885



Th9

ADDENDUM

April 10, 2023

TO: Coastal Commissioners and Interested Parties

FROM: Lisa Haage, Chief of Enforcement
Heather Johnston, Headquarters Enforcement
Alex Helperin, Senior Legal Counsel
Aaron McLendon, Deputy Chief of Enforcement

SUBJECT: ADDENDUM TO ITEM NO. TH9 CONSENT CEASE AND DESIST
ORDER NO. CCC-23-CD-01 (1205-1207 Wooster Street LLC) FOR THE
COMMISSION MEETING OF April 13, 2023.

The purpose of this addendum is to update the record by supplementing it with correspondence that Commission staff received after the March 24, 2023, Staff Report for this matter was issued.

Documents Received after the Staff Report:

The documents received by Commission staff since issuance of the Staff Report on March 24, 2023, and included in this addendum as Attachment A, are:

1. Letter of Support from Mr. Henri Levy, 1205-1207 Wooster Street LLC, March 21, 2023
2. Letter of Support from Nancy Okada, Sierra Club, March 31, 2023
3. Letter of Support from Shirley Haggstrom, Temescal Canyon Association, March 27, 2023

**1205-1207 WOOSTER STREET, LLC
4938 TRIGGS STREET
COMMERCE, CA 90022**

Dear California Coastal Commission:

In 2001 I moved from Paris, France, where I was born, to Los Angeles County, California. I have lived and worked here ever since. I am the Manager and majority owner of a small company called 1205-1207 Wooster Street, LLC (“Wooster”). On or about October 22, 2013, I purchased the property located at 16701 Via La Costa, City of Los Angeles (“the property”) at a Los Angeles County tax-defaulted real property auction, for \$350,000.00 (“the Auction”). About one month later, on or about January 14, 2014, I transferred the property to Wooster. Prior to buying the property, I tried my best to confirm the title to property was “clear” and that there were no restrictions or legal impediments to either re-selling the property at some later date, or even developing the property if that is what I decided to do.

In or about July 2016, Wooster agreed to sell the Property to a third-party buyer. I was thereafter contacted by the California Coastal Commission (“CCC”) and informed for the first time about some sort of restriction on the property that prevented Wooster from selling it to anyone. I was later notified that Wooster would actually be required to transfer the property without any compensation, to an unspecified entity. Suffice it to say, I was utterly stunned at this news. I had played no part in any development of the property or surrounding areas and had absolutely nothing to do with the property prior to lawfully purchasing it at the tax lien auction.

I have since learned that the Los Angeles County tax collector had auctioned this same parcel of property at least once and possibly two or three times before I purchased it in late 2013 at their auction. I have also learned that incredibly, each time they auctioned the property, they were forced to rescind each of the tax lien sales and refund the purchase price to the buyers because of the impropriety of those auctions.


I purchased this property at auction without knowing any of the long and complicated history, permit requirement and CCC involvement. Because this was an investment, I was obviously greatly disappointed when your Enforcement Division contacted me and told me not only that the property could not be developed or sold, but that the property was required to be turned over to the City under the terms of the original permit conditions – which I was totally

and completely unaware of when I purchased the property at the tax auction. Despite the disappointment and frustration, and after a great deal of research and deliberation on the entire matter, Wooster and I agreed last year to turn this property over to a public entity for public use, at no cost to the public – to any entity as directed by the CCC. Through counsel, I worked with the CCC Enforcement Division to finalize an agreement (“Agreement”). In that regard, and as offered last year, Wooster will transfer the property to any entity directed by the CCC without any compensation or payment for the property. Wooster will be taking a total and complete loss of its entire investment (\$350,000.00) unless other potentially responsible parties (i.e. County of Los Angeles, HPA, LLC etc.) agree or are ordered to reimburse Wooster for this loss. Further, Wooster has agreed to hire appropriate persons to clean the bathrooms on the property so they can be turned over in clean condition for public use. Finally, all claims against the CCC in the pending litigation, will be dismissed with prejudice.

All of the above items are set forth in the Agreement I have already signed. Even though a total loss of investment dollars will be occurring, I am glad to resolve this matter and look forward to the transition of this property for public use. In that regard, I cannot stress to the CCC enough, that had I been aware of, or even had the slightest bit of information concerning the restrictions on the property, I never would have purchased it.

On behalf of Wooster, we look forward to a final resolution on the matter, transferring the property and dismissing the litigation as to the CCC.

DATED: March 21, 2023

By: 
HENRI LEVY, MANAGER
1205-1207 WOOSTER STREET, LLC



March 31, 2023

California Coastal Commission
45 Market Street Suite 300
San Francisco, CA 94105

**Re: Support for approval of staff recommendation:
Th9 Consent Cease & Desist Order No. CCC-23-CD-01**

Honorable Commissioners:

The Sierra Club represents more than 400,000 members in California that support the following mission statement:

*To explore, enjoy, and protect the wild places of the earth;
To practice and promote the responsible use of the earth's ecosystems and resources;
To educate and enlist humanity to protect and restore the quality of the natural and human
environment; and to use all lawful means to carry out these objectives.*

With this mission statement in mind, the Sierra Club Coastal Subcommittee requests that the Commission approve the proposed Consent Cease and Desist Order.

We thank Lisa Haage and her staff for their hard work on successfully resolving this long-standing Coastal Act violation, and for returning this coastal asset to the public.

Sincerely,

Nancy Okada

Nancy Okada
Chair
Coastal Subcommittee
Sierra Club

Agenda No. Th9
Order # CCC-23-CD-01 Wooster)
Shirley Haggstrom
SUPPORT

As a hiker with the Temescal Canyon Association for many years, I have been disappointed many times to find the trailhead restrooms closed or too filthy to use.

I FULLY SUPPORT Agenda Item Number 9 regarding the property at 16701 Via La Costa.

Shirley Haggstrom