

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071
FAX (562) 590-5084



F9

A-5-VEN-21-0011-E2 (Wynkoop Properties, LLC)
February 02, 2026

Correspondence

Citizens Preserving Venice

January 30, 2026

Dr. Janet Torres
California Coastal Commission
South Coast District Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4830

Subject: Objection to Extension of Coastal Development Permit A-5-VEN-21-0011-E2 (Venice Place Hotel Project, aka Abbot Kinney Hotel)

Dear Dr. Torres,

I am writing regarding the January 23, 2026 *Notice of Extension Request for Coastal Development Permit* for CDP No. A-5-VEN-21-0011-E2 for the Venice Hotel Project at 1051 Abbot Kinney Boulevard. I respectfully submit this letter to object to the proposed extension and to request that the Commission require additional review based on materially changed circumstances since the original permit approval.

While the notice states that there have been “no changed circumstances” affecting the project’s consistency with the Coastal Act, the record no longer supports that conclusion – particularly with respect to cumulative impacts in this already highly impacted portion of Venice.

Cumulative Impacts Have Intensified Since CDP Approval: Section 30250 of the Coastal Act requires that new development be located so as not to have significant adverse effects, either individually or cumulatively, on coastal resources. The Coastal Act further defines cumulative impacts to include the incremental effects of past projects, current projects, and probable or approved future projects. Since approval of the Venice Hotel Project CDP, multiple nearby developments have moved well beyond the speculative stage and are now either finalized or substantially constructed, dramatically altering the context in which this extension request must be evaluated.

Most notably:

- 825 Hampton Drive
This project is no longer hypothetical or unapproved. The Coastal Development Permit is now final, having been approved by the City Planning Commission on August 14, 2025, transmitted to the Coastal Commission for posting on the “Currently Appealable Local Permits” report, and not timely appealed. As such, it represents a fully entitled project that must be included in any cumulative impacts analysis. **(Exhibit A)**

- 806–812 Main Street/881 Abbot Kinney Boulevard
This mixed-use hotel project is far into construction, with multiple building permits issued and substantial work completed. The scale and intensity of this project are no longer projections; they are real, on-the-ground conditions affecting traffic, parking demand, construction impacts, and coastal access. The attached LADBS permit records document the advanced construction status of this project. **(Exhibit B)**
- 901 Abbot Kinney Boulevard
The building permit for this mixed-use apartment, hotel, and retail project was finalized in August 2025, and construction is now underway. This project adds yet another major intensification of use in immediate proximity to the Venice Hotel Project. The attached LADBS permit and inspection report confirms this status. **(Exhibit C)**

Taken together, these projects represent a substantial and material increase in development intensity within a very small geographic area since the Venice Hotel Project CDP was approved. Their combined effects on traffic, parking availability, neighborhood scale, and coastal access – particularly for residents and visitors who rely on street parking – are significantly greater today than at the time of the original approval.

Changed Circumstances Require Further Review: At the time the Venice Hotel Project was approved, several of these nearby projects were either unapproved, conceptual, or in early stages. That is no longer the case. The cumulative impacts analysis relied upon in the original CDP approval is now outdated and incomplete, as it does not reflect the current, real-world development conditions surrounding the project site.

Conclusory statements that these projects do not alter the cumulative impacts analysis are insufficient under the Coastal Act. At a minimum, the Commission should require updated analysis and provide an opportunity for full Commission review before any extension of the CDP expiration date is granted.

Request: This letter is not intended to oppose an extension in principle. Rather, it requests that the Coastal Commission **not grant an administrative extension without first requiring updated analysis and Commission-level consideration** of the materially changed cumulative conditions that now exist. Granting an extension without such review would be inconsistent with the Coastal Act's requirements for evaluating cumulative effects under current conditions.

Thank you for your time and consideration of these concerns, and for your continued attention to protecting coastal resources and access in Venice.

Sincerely,

Robin Rudisill

On behalf of Citizens Preserving Venice

Citizens Preserving Venice is a 501(c)3 organization with the goals of preserving the character of Venice as a Special Coastal Community, including its history and its social, cultural, racial and economic diversity, and of stabilizing affordable housing in Venice.

EXHIBIT A

From: SouthCoast@Coastal SouthCoast@coastal.ca.gov 
Subject: Notif. of Appeal Period 5-VEN-25-0059 (825 Hampton Drive, Venice)
Date: October 9, 2025 at 9:15 AM

To: Bryan Walker bryan.walker@lacity.org, Planning West South planning.westsouth@lacity.org, ira.brown@lacity.org, Eugenio Guzman eugenio.guzman@lacity.org
Cc: Doyle, Jennifer@Coastal jennifer.doyle@coastal.ca.gov, Hillard, Simone@Coastal simone.hillard@coastal.ca.gov, Hernandez, Jose@Coastal jose.hernandez@coastal.ca.gov, andreaboccaletti1@gmail.com, brennan@genericevents.com, defurio@msn.com, helenandbertfallon@gmail.com, judy.esposito@msn.com, Margaret Molloy mmmolloy@earthlink.net, mat@uclafamily.com, miguel@bravo1.la, nightingalenaomi@yahoo.com, shallenbergern@gmail.com, preservingvenice@gmail.com, wildrudi@icloud.com, ingridmarston@gmail.com, warren.adler13@gmail.com, svenskus@lawsv.com, maryjackis@yahoo.com, lukel.lamson@gmail.com, laura@lauradoss.com, khjones1949@yahoo.com, hauptage@gmail.com, stewart.oscars@gmail.com, bill@power-la.org, BarryCassilly@me.com, safecoastaldevelopment@gmail.com, markmackmack@gmail.com, murez@venice.net, jeffrey.kavin@verizon.net, patrick.frank@scenic.org, robin@robinmurez.com, contact@venicecanalsassociation.org, sletts@hollywoodhousing.org, snichols18@ca.rr.com, judibird@ca.rr.com, stacy@q-la.net

Hi,

See the attached document for your records.



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



CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE

301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
(562) 590-5071

WWW.COASTAL.CA.GOV

**NOTIFICATION OF APPEAL PERIOD**

October 09, 2025

To: Ira Brown
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

From: Jennifer Doyle, Coastal Program Analyst

Re: Application No. 5-VEN-25-0059

Please be advised that on October 08, 2025, our office received notice of local action on the coastal development permit described below:

Local Permit #: CPC-2024-2450-DB-CDP-SPPC-CUB-VHCA-MEL

Applicant(s): SFJ Venice LLC, Attn:

Description: Demolition of five, one-story, commercial buildings and the construction of a new four-story, 44-foot-7-inch-high, 36,716 square-foot mixed-use development consisting of 30 dwelling units (including three units restricted to Very Low-Income Households), 2,598 square feet of retail use, an 818 square-foot restaurant with 286 square feet of Service Floor area and 31 seats, requesting on-site sale and consumption of a full line of alcoholic beverages, 44 long term bike parking spaces and 20 short term bike parking spaces, and two levels of subterranean parking providing 50 parking spaces (15 for commercial use and 35 for residential use) on a total lot area of 18,487 square feet. In addition, the Project includes a roof access structure 11 feet 6 inches high, a landscaped plaza, roof deck, 15,390 cubic yards of grading cut for removal, and three new street trees, where one existing street tree will be protected in place.

Location: 825 Hampton Dr
Venice, Ca 90291 (APN(s): 4286012039)

Unless an appeal is filed with the Coastal Commission, the action will become final at the end of the Commission appeal period. The appeal period will end at 5:00 PM on November 05, 2025.

Our office will notify you if an appeal is filed.

If you have any questions, please contact me at the address and telephone number shown above.

EXHIBIT B



Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):

109-5A143-587**Parcel Profile Report:****1****Permit Information found:****2****881 S ABBOT KINNEY BLVD 90291**

Application / Permit #	PC / Job #	Type	Status	Work Description
16010 - 20002 - 04655	B22VN14440	Bldg- Alter/Repair	Issued 12/8/2022	SUPPLEMENTAL PERMIT FOR 16010-20001-04655 TO CHANGE ENG'R OF RECORD & COMPLETE STRUCTURAL REDESIGN OF BLDG
16010 - 10007 - 04655	B23VN14005	Bldg- Alter/Repair	Issued 2/6/2024	SUPPLEMENTAL PERMIT FOR 16010-20000-04655 TO RELOCATE ELEVATOR, REVISE TWO BASEMENT LEVEL PLANS, REDUCE NON-REQUIRED PARKING & CHANGE ENGINEER OF RECORD
16010 - 20003 - 04655	B23VN00067	Bldg- Alter/Repair	Issued 2/16/2023	SUPPLEMENTAL PERMIT FOR 16010-20000-04655 TO REDUCE SIZE OF ROOF ACCESS STRUCTURES EACH TO 100SF INCLUDING EXTERIOR WALLS, REMOVE STORAGE ROOM AT ROOF, REMOVE MECHANICAL ENCLOSURE, REVISE PLANS TO CAPTURE COMPLIANCE WITH VENICE SPECIFIC PLAN STREET WALL REQUIREMENT, REVISE ELEVATIONS TO REFLECT MAXIMUM HT OF 35FT FOR HVAC, MECH EQUIPMENT & DEVICES ESSENTIAL FOR BUILDING FUNCTION AND MAXIMUM 40FT TO TOP OF ROOF ACCESS STRUCTURES & CAPTURE APPROVED MODIFICATION TO ALLOW NO LOADING ZONE
16010 - 20001 - 04655	B22VN13837	Bldg- Alter/Repair	Issued 1/5/2023	SUPPLEMENTAL PERMIT FOR 16010-20000-04655 TO CHANGE ADDRESS & LEGAL DESCRIPTION
16010 - 20010 - 04655	X25VN22361	Bldg- Alter/Repair	Issued 8/4/2025	SUPPLEMENTAL PERMIT 16010-10000-04655 TO TRANSFER PERMIT TO: License # 747583 Contractor Name SHAWMUT WOODWORKING & SUPPLY INC

16010 - 20006 - 04655	B23VN13878	Bldg-Alter/Repair	Issued 2/6/2024	SUPPLEMENTAL PERMIT FOR 16010-20000-04655 TO MOVE DRIVEWAY GATE TO MAINTAIN 40FT RESERVOIR SPACE
16010 - 20008 - 04655	B24VN01026	Bldg-Alter/Repair	PC Info Complete 11/18/2025	SUPPLEMENTAL PERMIT FOR 16010-20000-04655 TO ADD SERVICE ELEVATOR, RELOCATE TRASH ROOM & BICYCLE PARKING, ADD STORAGE, REMOVE DATA ROOMS & BATHROOMS ON 1ST FLR, REARRANGE LAYOUT OF TWO HOTEL ROOMS ON 2ND FLR & REDUCE NON-REQUIRED PARKING
16010 - 10009 - 04655	B24VN15974	Bldg-Alter/Repair	Verifications in Progress 6/3/2025	SUPPLEMENTAL PERMIT FOR 16010-20000-04655 FOR DEFERRED SUBMITTAL OF MECHANICAL LIFT **ePlan**
16010 - 20004 - 04655	B23VN02648	Bldg-Alter/Repair	Corrections Issued 3/2/2023	SUPPLEMENTAL PERMIT FOR 16010-20000-04655 TO CONVERT PORTION (856SF) OF RETAIL SPACE TO KITCHEN ACCESSORY TO HOTEL FOR ROOM SERVICE, HOTEL STORAGE ROOM TO STORAGE FOR KITCHEN AND ADD EMPLOYEE & CUSTOMER RESTROOMS
16010 - 20005 - 04655	B23VN02655	Bldg-Alter/Repair	Quality Review Completed 3/8/2023	SUPPLEMENTAL PERMIT FOR 16010-20000-04655 TO REMOVE ELEVATOR AT ROOF, ADD ADA LIFT & ADD EXTERIOR STAIR FROM 3RD LEVEL TO ROOF
16041 - 10002 - 45457	E23LA04335	Electrical	Verifications in Progress 1/26/2024	SUPPLEMENTAL TO COVER THE CHANGES UNDER 10001. *original* PC FOR POWER AND ENERGY (N) 3-STORY 43-GUEST ROOM HOTEL, 5-UNIT CONDO & 2-RETAIL TENANT SPACES W/ 2-LEVEL SUBTERRANEAN PKG GARAGES MIXED USE BLDG SERVICE RATED AT 2500A 120/208 Total area: 79,512 sq ft.
16041 - 10001 - 45457	E23LA02770	Electrical	PC Approved 6/13/2024	Expedited Supplemental plan check for changes to approved set. More than 50% changes to plan and change to engineer. Plan to be checked under 2011 NEC code cycle PLAN CHECK ONLY *original* PC FOR POWER AND ENERGY (N) 3-STORY 43-GUEST ROOM HOTEL, 5-UNIT CONDO & 2-RETAIL TENANT SPACES W/ 2-LEVEL SUBTERRANEAN PKG GARAGES MIXED USE BLDG SERVICE RATED AT 2500A 120/208 Total area: 79,512 sq ft.
16041 - 10003 - 45457	X24LA04826	Electrical	Issued 5/8/2024	Permit for Early Start(Conduit) Permit for application 16041-10001-45457 / E23LA02770
24041 - 10000 - 52254	X24LA32840	Electrical	Permit Closed 11/25/2024	EXPRESS PERMITS FOR DAS, LVCO, SECURITY CAMERAS (LOW VOLTAGE)

24041 - 10000 - 52488	E23LA02770	Electrical	Issued 11/21/2024	PERMIT FOR INSTALLATION OF UFER GROUND ROD original permit is 16041--10000-45457
25041 - 30000 - 22617	X25WL03821	Electrical	Issued 5/9/2025	EXPRESS PERMITS FOR DAS, LVCO, SECURITY CAMERAS (LOW VOLTAGE)
25041 - 10000 - 25534	X25LA21217	Electrical	Permit Closed 5/28/2025	EXPRESS PERMITS FOR DAS, LVCO, SECURITY CAMERAS (LOW VOLTAGE)
16030 - 20001 - 07366	B22VN13837	Grading	Issued 1/5/2023	SUPPLEMENTAL PERMIT FOR 16030-20000-07366 TO CHANGE ADDRESS & LEGAL DESCRIPTION
23044 - 10000 - 05476	M23LA01426	HVAC	Corrections Issued 1/31/2024	HVAC TI IN AN EXISTING BUILDING.
19020 - 20001 - 00410	B22VN13837	Nonbldg- Alter/Repair	Issued 1/5/2023	SUPPLEMENTAL PERMIT FOR 19020-20000-00410 TO CHANGE LEGAL DESCRIPTION & ADDRESS
19020 - 20002 - 00410	B22VN13859	Nonbldg- Alter/Repair	Issued 9/23/2022	SUPPLEMENTAL PERMIT FOR 19020-20000-00410 TO REVISE SHORING PLANS
25016 - 10000 - 01207	B25LA01547	Nonbldg- New	Issued 9/30/2025	(N) 6-8FT HIGH MAX (484LF) RETAINING WALL W/ TEMPORARY SHORING **ePlan**
23042 - 10000 - 06795	M23LA01429	Plumbing	Corrections Issued 1/31/2024	PLUMBING TI IN AN EXISTING BUILDING. WORK INCLUDES WATER, WASTE & VENT AND MEDIUM PRESSURE GAS.



812 S MAIN ST 90291

Application / Permit #	PC / Job #	Type	Status	Work Description
00014 - 20001 - 03643	Z01966	Bldg- Addition	Permit Finaled 12/5/2000	METAL CANOPY
00014 - 20000 - 06746	--	Bldg- Addition	Permit Finaled 1/31/2001	Install awning with 7' x16" projection around above (E) blockwall guardrail w/ clear vinyl.
09010 - 10000 - 00029	B09LA00162	Bldg- Alter/Repair	Quality Review Completed 2/5/2009	SUPPLEMENTAL PERMIT TO 08010-10000-02 BUILDING CODE.
16010 - 10011 - 04655	B25VN37952	Bldg- Alter/Repair	PC Assigned 1/29/2026	ePlan - Attn: Niloofar Mehrair Supplemental - no change in building massing or envelope
16019 - 20000 - 04366	B16VN14065	Bldg- Demolition	Permit Finaled 9/22/2022	DEMO (E) GYMNASIUM TO CLEAR LOT. SEWE

16019 - 20001 - 04366	B19VN22370	Bldg-Demolition	Corrections Issued 8/19/2022	SUPPLEMENTAL PERMIT TO CAPTURE CLEAR UNDER ORIGINAL APPLICATION. THIS SUPPLEMENTAL PERMIT IS REQUIRED FOR THE FOLLOWING COMMENTS.
16019 - 30000 - 04090	B16WL04899	Bldg-Demolition	Application Pending 9/22/2016	dpi for demo (e) 8000 s.f. building to clear lot
18019 - 20000 - 01968	B18VN06598	Bldg-Demolition	Application Pending 4/19/2018	(E) GYMNASIUM TO CLEAR LOT. SEWER CAP
18019 - 10000 - 01916	B18LA07450	Bldg-Demolition	Application Pending 4/17/2018	DPI and Posting for dpi for demo (e) 8000 s.f.
19019 - 20000 - 06347	B19VN22378	Bldg-Demolition	Application Pending 12/24/2019	DPI FOR GYMNASIUM
08010 - 10001 - 02059	B09LA00064	Bldg-New	Application Withdrawn 1/9/2009	SUPPLEMENTAL PERMIT TO 08010-10000-02 BUILDING CODE.
08010 - 10000 - 02059	B08LA07531	Bldg-New	Verifications in Progress 5/19/2009	NEW THREE STORY, TYPE-V-A, 43 UNITS OF RETAIL SPACE (M-OCC) WITH TWO-LEVEL, T ARCHITECTURAL PLAN CHECK ONLY. SEE CO
08041 - 20000 - 20817	E08VN01243	Electrical	Corrections Issued 10/17/2008	THIS PROJECT CONSISTS OF TWO LEVELS C WITH 43 HOTEL ROOMS, 5 APARTMENTS AND SF=39,000
16041 - 10000 - 45457	E16LA05292	Electrical	Issued 12/8/2022	PC FOR POWER AND ENERGY (N) 3-STORY 4 SPACES W/ 2-LEVEL SUBTERRANEAN PKG G. Total area: 79,512 sq ft.
16041 - 10004 - 45457	E24LA31931	Electrical	PC Approved 11/14/2024	REVISION TO PERMITTED SET OF PLANS: EL DISTANCE FROM ITS ORIGINAL LOCATION. F STORY 43-GUEST ROOM HOTEL, 5-UNIT COM PKG GARAGES MIXED USE BLDG SERVICE R
18041 - 10000 - 47450	E18LA05499	Electrical	PC Info Complete 2/25/2019	METHANE GAS DETECTION SYSTEM FOR MIXED PARKING. METHANE ZONE DESIGN LEVEL 3
23041 - 10000 - 06271	X23LA01286	Electrical	Issued 2/3/2023	(1)-400 amp, (1)-400 amp disconnect, (1)-1 power is needed for pump system project.
23041 - 10000 - 19707	X23LA03534	Electrical	Issued 3/30/2023	TEMP CONSTRUCTION EMERGENCY GENERA
13030 - 30000 - 04156	B13WL02707	Grading	Application Pending 7/31/2013	FILL
08044 - 20000 - 08979	M08VN01561	HVAC	Corrections Issued 10/2/2008	Plan check forHVAC for new TWO LEVELS OF 43 HOTEL ROOMS, 5 APARTMENTS AND ONE
16044 - 10000 - 14901	M16LA07294	HVAC	Issued 12/8/2022	HVAC SYSTEMS FOR 3-STORY MIXED USE B

16044 - 10001 - 14901	M24LA01968	HVAC	Corrections Issued 9/3/2024	REVISION TO APPROVED PLANS - NEW EQUIPMENT UPDATED CALCULATIONS. SEPARATE VENTILATION TITLE 24.
08020 - 10000 - 02927	B08LA09047	Nonbldg-New	Quality Review Completed 10/8/2008	TEMPORARY SHORING FOR NEW THREE STORY #08010-10000-02059]
08042 - 20000 - 17497	M08VN01562	Plumbing	Corrections Issued 9/23/2008	Plan check for Plumbing for new TWO LEVEL WITH 43 HOTEL ROOMS, 5 APARTMENTS AND
16042 - 10001 - 28019	M24LA01211	Plumbing	Corrections Issued 8/22/2024	REVISION TO APPROVED PLANS - NEW ENGINEERING RAINWATER AND WASTE & VENT SYSTEMS. I ****NOTE TO PC: EXPRESS PERMIT NEEDED CALCULATIONS NEEDED.****
16042 - 10000 - 28019	M16LA07292	Plumbing	Issued 12/8/2022	DOMESTIC WATER, RAINWATER AND WASTE
00048 - 10000 - 01004	--	Sign	Permit Finaled 8/18/2003	INSTALL ILLUM. WALL SIGN 8' X 20', 160 S.F.

Code Enforcement Information:

0

Soft-story Retrofit Program Information:

1

EXHIBIT C



Los Angeles Department of Building and Safety

Certificate Information: 901 S ABBOT KINNEY BLVD 90291

Application / Permit 19020-20000-00410
Plan Check / Job No. B19VN02434
Group Building
Type Nonbldg-New
Sub-Type Commercial
Primary Use (23) Shoring (Temporary)
Work Description TEMPORARY SHORING FOR (N) MIXED USE APT, HOTEL & RETAIL BUILDING
Permit Issued Issued on 7/19/2022
Issuing Office Metro
Current Status Permit Finaled on 8/20/2025

Permit Application Status History

Submitted	2/15/2019	APPLICANT
Assigned to Plan Check Engineer	2/15/2019	NILOOFAR MEHRAIN
Corrections Issued	2/15/2019	NILOOFAR MEHRAIN
Plan Check Approved	12/18/2019	NILOOFAR MEHRAIN
Issued	7/19/2022	APPLICANT
Permit Finaled	8/19/2025	PAUL DAVIDSON

Permit Application Clearance Information

Miscellaneous	Cleared	3/12/2019	MOTOUMI SASAKI
Miscellaneous	Cleared	3/12/2019	MOTOUMI SASAKI
Miscellaneous	Cleared	3/12/2019	MOTOUMI SASAKI
ZA Case	Cleared	3/12/2019	MOTOUMI SASAKI
ZI	Cleared	3/12/2019	MOTOUMI SASAKI
Encroachment in public way	Cleared	3/18/2019	JAMES KHO
Eng Process Fee Ord 176,300	Cleared	3/21/2019	KARAN PATEL
ZA Case	Cleared	7/12/2019	LATANYA ROUX
Coastal Zone	Cleared	7/22/2019	LATANYA ROUX
Specific Plan	Cleared	7/22/2019	LATANYA ROUX

Tract Map conditions	Cleared	7/22/2019	LATANYA ROUX
Work Adjacent to Public Way	Cleared	11/25/2019	ANTHONY MAINEZ
Encroachment in public way	Cleared	6/25/2022	SAUL GARCIA
Work Adjacent to Public Way	Cleared	6/25/2022	SAUL GARCIA

Contact Information

Contractor	Hb Parkco Construction Inc; Lic. No.: 816387-B	2973 HARBOR BLVD STE E COSTA MESA, CA 92626
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Inspector Information

PAUL DAVIDSON, (310) 914-3914	Office Hours: 7:00-8:00 AM MON-FRI
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Pending Inspections

No Data Available.

Inspection Request History

Deputy Steel/Welding	9/21/2022	Conditional Approval	GRANT WOODS
Deputy Steel/Welding	9/22/2022	Conditional Approval	GRANT WOODS
Deputy Steel/Welding	9/23/2022	Conditional Approval	GRANT WOODS
Deputy Steel/Welding	9/26/2022	Approved	DERRICK SPENCER
Deputy Steel/Welding	9/27/2022	Approved	NICK LAROCCA
Deputy Reinf. Concrete	9/30/2022	Approved	NICK LAROCCA
Deputy Grading	10/3/2022	Approved	DERRICK SPENCER
Deputy Grading	10/4/2022	Approved	DERRICK SPENCER
Deputy Grading	10/5/2022	Approved	DERRICK SPENCER
Deputy Grading	10/6/2022	Approved	DERRICK SPENCER
Deputy Grading	10/7/2022	Approved	DERRICK SPENCER
Deputy Grading	10/11/2022	Approved	DERRICK SPENCER
Deputy Grading	10/12/2022	Approved	DERRICK SPENCER
Deputy Grading	10/13/2022	Approved	DERRICK SPENCER
Deputy Grading	10/14/2022	Approved	DERRICK SPENCER
Deputy Grading	10/17/2022	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	10/18/2022	Approved	DERRICK SPENCER

Deputy Reinf. Concrete	10/19/2022	Approved	DERRICK SPENCER
Deputy Grading	10/20/2022	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	10/20/2022	Approved	DERRICK SPENCER
Deputy Grading	10/21/2022	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	10/21/2022	Approved	DERRICK SPENCER
Deputy Grading	10/24/2022	Approved	DERRICK SPENCER
Deputy Grading	10/25/2022	Approved	DERRICK SPENCER
Deputy Grading	10/26/2022	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	10/27/2022	Conditional Approval	SORIN CIRSTOIU
Deputy Grading	11/22/2022	Conditional Approval	NICK LAROCCA
Deputy Grading	11/23/2022	Approved	DERRICK SPENCER
Deputy Grading	11/28/2022	Approved	DERRICK SPENCER
Deputy Grading	11/29/2022	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	12/6/2022	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	12/8/2022	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	12/9/2022	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	2/1/2023	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	2/2/2023	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	2/3/2023	Approved	DERRICK SPENCER
Deputy Grading	8/17/2023	Approved	DERRICK SPENCER
Deputy Grading	8/18/2023	Approved	DERRICK SPENCER
Deputy Grading	11/21/2023	Approved	DERRICK SPENCER
Deputy Grading	11/22/2023	Approved	DERRICK SPENCER
Deputy Grading	1/12/2024	Approved	DERRICK SPENCER
Deputy Grading	1/16/2024	Approved	DERRICK SPENCER
Deputy Grading	1/17/2024	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	4/30/2024	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	5/1/2024	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	5/2/2024	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	5/8/2024	Approved	NICK LAROCCA

Deputy Reinf. Concrete	5/9/2024	Approved	NICK LAROCCA
Deputy Reinf. Concrete	5/10/2024	Approved	NICK LAROCCA
Deputy Grading	5/21/2024	Conditional Approval	PAUL DAVIDSON
Deputy Grading	5/22/2024	Approved	DERRICK SPENCER
Special/Order Compliance	5/23/2024	Partial Inspection	PAUL DAVIDSON
Deputy Grading	5/24/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	6/3/2024	Conditional Approval	PAUL DAVIDSON
Deputy Grading	6/13/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	6/18/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	6/20/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	6/21/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	6/25/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	6/26/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	6/27/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	6/28/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	7/1/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	7/2/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	7/3/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	7/5/2024	Conditional Approval	PAUL DAVIDSON
Deputy Grading	7/9/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	7/9/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	7/10/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	7/11/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	7/12/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	7/15/2024	Conditional Approval	PAUL DAVIDSON
Deputy Shotcrete	7/17/2024	Conditional Approval	PAUL DAVIDSON
Deputy Shotcrete	7/18/2024	Conditional Approval	PAUL DAVIDSON
Deputy Shotcrete	7/19/2024	Conditional Approval	PAUL DAVIDSON
Deputy Shotcrete	7/23/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	7/24/2024	Conditional Approval	PAUL DAVIDSON
Deputy Shotcrete	7/24/2024	Conditional Approval	PAUL DAVIDSON

Deputy Reinf. Concrete	7/25/2024	Conditional Approval	PAUL DAVIDSON
Deputy Shotcrete	7/25/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	7/26/2024	Conditional Approval	PAUL DAVIDSON
Deputy Shotcrete	7/26/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	7/30/2024	Conditional Approval	PAUL DAVIDSON
Deputy Shotcrete	7/30/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	8/5/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	8/7/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	8/8/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	8/9/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	8/13/2024	Conditional Approval	PAUL DAVIDSON
Pre-Inspection	8/13/2024	Partial Inspection	FARHAD DADBIN
Deputy Shotcrete	8/27/2024	Conditional Approval	FARHAD DADBIN
Deputy Shotcrete	8/28/2024	No Access for Inspection	DANIEL VARNUM
Deputy Shotcrete	8/29/2024	Conditional Approval	MICHAEL PETRUSKO
Deputy Shotcrete	8/30/2024	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	9/3/2024	Conditional Approval	PAUL DAVIDSON
Deputy Shotcrete	9/3/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	9/4/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	9/4/2024	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	9/5/2024	Approved	DERRICK SPENCER
Deputy Shotcrete	9/5/2024	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	9/6/2024	Partial Approval	DANIEL VARNUM
Deputy Shotcrete	9/6/2024	Partial Approval	DANIEL VARNUM
Deputy Reinf. Concrete	9/11/2024	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	9/12/2024	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	9/13/2024	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	9/18/2024	Partial Approval	DANIEL VARNUM
Deputy Reinf. Concrete	9/19/2024	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	9/20/2024	Conditional Approval	DANIEL VARNUM

Deputy Reinf. Concrete	9/24/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	10/17/2024	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	10/18/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	10/18/2024	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	10/21/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	10/23/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	10/24/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	10/25/2024	Conditional Approval	ALAN NOVAK
Deputy Shotcrete	10/29/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	10/30/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	10/31/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	11/1/2024	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	11/8/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	11/14/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	11/15/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	11/20/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	12/2/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	12/3/2024	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	12/4/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	12/5/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	12/6/2024	Conditional Approval	PAUL DAVIDSON
Deputy Drilled-In Anchors	12/10/2024	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	12/10/2024	Conditional Approval	PAUL DAVIDSON
Deputy Drilled-In Anchors	12/13/2024	Conditional Approval	PAUL DAVIDSON
Deputy Shotcrete	12/17/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	12/18/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	12/19/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	12/20/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	12/23/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	12/23/2024	Conditional Approval	PAUL DAVIDSON
Deputy Shotcrete	12/24/2024	Conditional Approval	ALAN NOVAK

Deputy Shotcrete	12/26/2024	Conditional Approval	DANIEL VARNUM
Deputy Shotcrete	12/27/2024	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	1/10/2025	Conditional Approval	PAUL DAVIDSON
Deputy Drilled-In Anchors	4/14/2025	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	4/16/2025	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	4/17/2025	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	4/18/2025	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	4/22/2025	Approved	DERRICK SPENCER
Deputy Reinf. Concrete	4/29/2025	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	4/30/2025	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	5/1/2025	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	5/2/2025	Approved	NICK LAROCCA
Deputy Reinf. Concrete	5/6/2025	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	5/6/2025	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	5/7/2025	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	5/8/2025	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	5/9/2025	Conditional Approval	DANIEL VARNUM
Deputy Reinf. Concrete	5/19/2025	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	5/20/2025	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	5/21/2025	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	5/22/2025	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	5/23/2025	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	5/27/2025	Conditional Approval	PAUL DAVIDSON
Deputy Reinf. Concrete	5/28/2025	Conditional Approval	PAUL DAVIDSON
Deputy Drilled-In Anchors	7/24/2025	Conditional Approval	DANIEL VARNUM
Final	8/19/2025	Permit Finaled	PAUL DAVIDSON

Date: 1/30/2026

Re: Opposition to Permit Number: A-5-VEN-21-0011-E2

Subject: Unregistered Lobbying by Ted Harris, California Strategies & Advocacy, for
Applicant: Wynkoop Properties, LLC

From: "Locke, Valerie" <vlocke@sos.ca.gov>

Subject: RE: Lobbying Registration Inquiry for Ted Harris, California Strategies & Advocacy, LLC, representing Wynkoop Properties, LLC at the California Coastal Commission

Date: January 30, 2026 at 3:15:54 PM PST

To: Margaret Molloy <mmmolloy@earthlink.net>

Hello,

Theodore Harris ID# [1283112](#) has been registered as a lobbyist with California Strategies & Advocacy ID# [1273600](#) and no other firm or employer throughout 2022 to today. Wynkoop Properties LLC is not registered as a lobbying client of California Strategies & Advocacy or any other lobbying firm.

Valerie Locke

Lobbying Registration and Reporting Analyst I

Political Reform Division

California Secretary of State

Email: vlocke@sos.ca.gov

Hello Commissioners,

We are asking you to rescind A-5-VEN-21-0011-E2 for the reasons below, but not limited to these reasons.

As shown in the attachments to this correspondence, on 12/15/2022, the commission approved Permit Number: A-5-VEN-21-0011 for Applicant Wynkoop Properties, LLC, represented by lobbyist Ted Harris, California Strategies & Advocacy. The California Secretary of State Political Reform Division's lobbying team confirmed that Ted (Theodore) Harris has never been a registered lobbyist for Wynkoop Properties, LLC from 12/15/2022 until today, and California Strategies & Advocacy has never been a registered lobbying firm for Wynkoop Properties, LLC from 12/15/2022 until today.

Lobbying registrations are required to protect the public interest and to avoid undue influence.

A-5-VEN-21-0011, aka Venice Place project or the Abbot Kinney Hotel, is a highly controversial commercial development project encompassing eight lots at 1021-1051 Abbot Kinney Boulevard in Venice. Many local residents opposed that project and appealed it locally in the City of Los Angeles, as well as at the commission. These residents continue to oppose this project.

In 2022, the commission found a “substantial issue” with the City of Los Angeles-approved permit (ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR) for this project and held a de novo hearing for A-5-VEN-21-0011 on 12/15/2022. The project description was different than the project that the City of Los Angeles approved, indicating that commission staff had worked with Applicant Dan Abrams and Representative Ted Harris prior to the issuance of the staff report on 12/02/2022 and the hearing on 12/15/2022.

A-5-VEN-21-0011 was approved despite apparent violations of state laws including the Subdivision Map Act, Coastal Act, California Environmental Quality Act, Mello Act, and more, as we have argued in prior correspondence with the City of Los Angeles and the commission. (below)

On 9/27/2024, Mr. Harris filed an application for A-5-VEN-21-0011-E1 on behalf of Wynkoop Properties, LLC seeking a one-year extension of these entitlements with the commission. On 11/27/2024, the Executive Director issued a letter of approval for A-5-VEN-21-0011-E1.

Again, on 11/18/2025, Mr. Harris submitted A-5-VEN-21-0011-E2 seeking another one-year extension of entitlements from the commission for Wynkoop Properties, LLC. On 1/23/2026, the Executive Director issued a letter of approval for A-5-VEN-21-0011-E2.

Item 9 on the commission’s agenda on 2/06/2026, is the South Coast District Deputy Director's Report for Los Angeles County for February 2026. It is a list of “consent items” that includes the 1/23/2026 “Notice of Extension” letter issued by the Executive Director for A-5-VEN-21-0011-E2.

There is no reasonable excuse for years of unregistered lobbying by Ted Harris, California Strategies & Advocacy, for Applicant: Wynkoop Properties, LLC.

A-5-VEN-21-0011-E2 must be rescinded for the reasons stated here but not limited to these reasons.

Appreciatively,
Edward Ferrer
Margaret Molloy

12/15/2022 - A-5-VEN-21-0011 - California Coastal Commission hearing for Applicant: Wynkoop Properties, LLC with Representative: Ted Harris, California Strategies.

CALIFORNIA COASTAL COMMISSION

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

Th16a

Filed: 01/15/21
SI Found: 03/10/22
180th Day: N/A
Staff: AS-LB
Staff Report: 12/02/22
Hearing Date: 12/15/22

STAFF REPORT: APPEAL-DE NOVO

Application No.: A-5-VEN-21-0011

Applicant: Wynkoop Properties, LLC

Agent: Ted Harris, California Strategies

Location: 1011 Electric Avenue; 1021-1033 Abbot Kinney Boulevard; and 1047-1051 Abbot Kinney Boulevard, Venice, City of Los Angeles, Los Angeles County (APN Nos. 4239-021-029; 4239-021-027, 4239-021-026; 4239-021-025; 4239-021-024; 4239-021-023; 4239-021-018; 4239-021-017).

Project Description: Application by Wynkoop Properties, LLC to demolish one 2,442 sq. ft. restaurant, 1,572 sq. ft. private school comprised of 3 former residential structures, 2,200 sq. ft. of office space, and a 60-space surface parking lot; and construct 2-3 story, 70,310 sq. ft. (including existing and new floor area), mixed-use development comprising restaurant, retail, spa, office, 78-room hotel (with 10 lower-cost rooms), and residential development in 4 buildings with a 3-level subterranean garage. The proposed grading includes 30,936 cy. of excavation and export.

Staff Recommendation: Approval with conditions.

9/27/2024 - Mr. Harris filed an application for A-5-VEN-21-0011-E1 on behalf of Wynkoop Properties, LLC seeking a one-year extension of these entitlements with the commission. On 11/27/2024, the Executive Director issued a letter of approval for A-5-VEN-21-0011-E1.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
VOICE (562) 590-5071
WWW.COASTAL.CA.GOV



November 27, 2024

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Wynkoop Properties, LLC has applied for a one year extension of A-5-VEN-21-0011 granted by the California Coastal Commission on December 15, 2022

for: Demolition one 2,442 sq. ft. restaurant, 1,572 sq. ft. private school comprised of 3 former residential structures, 2,200 sq. ft. of office space, and a 60-space surface parking lot; and construct 2-3 story, 70,310 sq. ft. (including existing and new floor area), mixed-use restaurant, retail, spa, office, 78-room hotel (with 10 lower-cost rooms), and residential development in 4 buildings with a 3-level subterranean garage. The proposed grading includes 30,936 cy. of excavation and export.

at: 1051 Abbot Kinney Blvd, Venice (APN: 4239021017, 4239021018, 4239021023, 4239021024, 4239021025, 4239021026, 4239021027, 4239021029)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. This determination shall be reported to the Commission. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if "(1) no written objection to the executive director's determination is received within 10 working days after mailing notice, and (2) three [or more] commissioners do not object to the executive director's determination." If an objection is received, the executive director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development's consistency with the Coastal Act. If the executive director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Notice of Extension Request for Coastal Development Permit
A-5-VEN-21-0011-E1

Sincerely,

Kate Huckelbridge, PhD
Executive Director
cc: Commissioners/File

Amrita Spencer
District Manager

11/18/2025 - Mr. Harris submitted A-5-VEN-21-0011-E2 seeking another one-year extension of entitlements from the commission for Wynkoop Properties, LLC. On 1/23/2026, the Executive Director issued a letter of approval for A-5-VEN-21-0011-E2.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
VOICE (562) 590-5071
WWW.COASTAL.CA.GOV



January 23, 2026

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Wynkoop Properties, LLC has applied for a one-year extension of A-5-VEN-21-0011 granted by the California Coastal Commission on December 15, 2022

for: Demolition one 2,442 sq. ft. restaurant, 1,572 sq. ft. private school comprised of 3 former residential structures, 2,200 sq. ft. of office space, and a 60-space surface parking lot; and construct 2-3 story, 70,310 sq. ft. (including existing and new floor area), mixed-use restaurant, retail, spa, office, 78-room hotel (with 10 lower-cost rooms), and residential development in 4 buildings with a 3-level subterranean garage. The proposed grading includes 30,936 cy. of excavation and export.

at: 1051 Abbot Kinney Blvd, Venice (APNs: 4239021017, 4239021018, 4239021023, 4239021024, 4239021025, 4239021026, 4239021027, 4239021029)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. This determination shall be reported to the Commission. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if "(1) no written objection to the executive director's determination is received within 10 working days after mailing notice, and (2) three [or more] commissioners do not object to the executive director's determination." If an objection is received, the executive director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development's consistency with the Coastal Act. If the executive director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Notice of Extension Request for Coastal Development Permit
A-5-VEN-21-0011-E2

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Janet Torres, PhD
Coastal Program Analyst

cc: Commissioners/File

12/15/2022 - The "Summary of Staff Recommendation" for A-5-VEN-21-0011 includes approval of a "lot merger of the eight subject lots into one 46,870 sq. ft. Lot" but there is no tract map associated with A-5-VEN-21-0011 as required by the Subdivision Map Act. In *Morehart v. County of Santa Barbara* 7 Cal.4th 725 (Cal. 1994) the court wrote:

The Subdivision Map Act (Gov. Code, § 66410 et seq.) provides that contiguous parcels of land are not automatically merged by virtue of being held by the same owner. **Such parcels "may be merged by local agencies only in accordance with the authority and procedures prescribed by this article"** (id., §§ 66451.10-66451.21], **which "provide[s] the sole and exclusive authority for local agency initiated merger of contiguous parcels."** (Id., § 66451.10, subd. (b); all section references are to the Government Code unless otherwise indicated.)
(emphasis added)