



Carolina Peters <carolina.peters@lacity.org>

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**Fwd: Cash for Keys & other concerns in Venice RSO housing (15-0600-S34, Wednesday, November 2, 2016)\_2**

1 message

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**John White** <john.white@lacity.org>  
To: Carolina Peters <carolina.peters@lacity.org>

Thu, Nov 3, 2016 at 1:53 PM

Please print and attach the email message below and the attachments to the following Council files:

15-0600-S34 and 14-0268-S4, 14-0268-S5, 15-0600-S36, 15-0728 and 12-0049-S5

----- Forwarded message -----

From: **margaret molloy** <mmmolloy@earthlink.net>

Date: Thu, Nov 3, 2016 at 1:28 PM

Subject: Re: Cash for Keys & other concerns in Venice RSO housing (15-0600-S34, Wednesday, November 2, 2016)\_2

To: councilmember.cedillo@lacity.org, councilmember.koretz <councilmember.koretz@lacity.org>, 'councilmember huizar <councilmember.huizar@lacity.org>', councilmember.price@lacity.org, councilmember.harris-dawson@lacity.org

Cc: john.white@lacity.org

Dear Housing Committee Members,

Thank you for your hearing yesterday on items 15-0600-S34 and 14-0268-S4, 14-0268-S5, 15-0600-S36, 15-0728 and 12-0049-S5.

As stated at the Housing Committee Hearing on Wednesday, November 2, 2016, there are many problems causing the potentially illegal loss of units in the Venice rental housing market.

In Venice we are protected by RSO, and also the Mello Act and the California Coastal Act because we are a coastal community.

Please review ALL enclosed documents in order to understand the situation.

This situation is happening repeatedly throughout the community. Unchallenged owner-occupied Mello Act exemption claims on duplexes (and triplexes) have been allowed as a one-page over the counter document in the Planning Department with no requirements for corroboration.

Closer examination suggests there are many problems in allowing this process.

As evidenced in 628 San Juan documentation submitted by the applicant contradicts itself and suggests underlying problems in the process & the truth.

The architect in all cases is Matthew Royce, current Chair of the Venice Neighborhood Council Land Use & Planning Committee. It is significant that this is the person with a lot of influence on all development proposals in Venice.

As stated in public comment on item 3 yesterday, and also in the previous email on Cash for Keys, based on our community experience we believe some form of community vetting of developers submitting RFPs for affordable housing projects is appropriate.

We are not suggesting that Venice is unique in the concerns around development and protection of rental housing as well as affordable housing. We are suggesting that prominent people in business and development may have more issues in the community than is apparent to any outsider.

We have many committed people working hard to uncover these problems in Venice and bring them to light. We believe this will benefit all communities in Los Angeles.

Please confirm receipt of the email. We would appreciate an answer to our concerns.

Sincerely,

margaret molloy

laddie williams

Begin forwarded message:

**From:** margaret molloy <mmmolloy@earthlink.net>  
**Subject:** Fwd: re 628 San Juan  
**Date:** October 14, 2016 at 3:05:06 PM PDT  
**To:** Debbie Lawrence <debbie.lawrence@lacity.org>  
**Cc:** Wai Hon Jung <wai.jung@lacity.org>, Theodore Irving <theodore.irving@lacity.org>, David Weintraub <david.weintraub@lacity.org>, vincent bertonni <vince.bertonni@lacity.org>, Frank Bush <frank.bush@lacity.org>

Hello Ms Lawrence,

Wai Jung at HCIDLA let me know that he has forwarded my request: 628 East San Juan\_\_ZA 2014\_\_4054 (CDP) (MEL)-OPPOSITON\_\_Request re-determination of Mello.pdf to you.

Can you please confirm receipt of this document?  
And can you please let me know when you might have a response to this request?

Appreciatively,

margaret molloy

Begin forwarded message:

**From:** margaret molloy <mmmolloy@earthlink.net>  
**Subject:** Request Mello Compliance Review of Enclosed Documents: 710 California Avenue, Venice, Ca 90291- ZA 2014-2135  
**Date:** June 17, 2016 at 1:32:47 PM PDT  
**To:** Ezra Gale <ezra.gale@lacity.org>, Tricia Keane <tricia.keane@lacity.org>, theodore.irving@lacity.org, chuck posner <chuck.posner@coastal.ca.gov>, jordan sanchez <jordan.sanchez@coastal.ca.gov>, LUPC@VeniceNC.org  
**Cc:** mike bonin <mike.bonin@lacity.org>

--  
John A. White  
Legislative Assistant  
Public Works and Gang Reduction Committee  
Housing Committee  
(213) 978-1072

October 11, 2016

Dear Mr. Jung,

I am asking for a re-consideration of the Mello Determination for this case for the following reasons.

1. THERE IS A PERMIT FOR A 3RD UNIT IN 2007. THERE IS NO DOCUMENTATION FOR THAT UNIT IN THE MELLO DETERMINATION. Neighbors say there were 3 units.

07010-30000-00190	B07WL00242	Bldg-New	Corrections Issued 1/31/2007	11'-1" ADDITION TO AN (E) 2 CAR GARAGE ...CONVERSION INTO A 3RD DWELLING UNIT...
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2. According to the Mello Determination letter contradictory statements were submitted by the applicants on July 22, 2014:

- a. Juliet Hohnen & Steven Weber: THE OWNER CLAIMS TO CURRENTLY LIVE IN & USE BOTH UNITS AT THIS TIME- 628 & 630 SAN JUAN.

- b. Juliet Hohnen & Steven Weber: OWNER IS ALSO CLAIMING OWNER-OCCUPANT AT 727 & 727 1/2 SUPERBA AT THIS SAME TIME.

- c. On July 22, 2014, architect & owner's representative ARMINDA DIAZ CLAIMED BOTH UNITS WERE VACANT.  
Ms Diaz, architect & owner's representative for both 628 San Juan & 727 Superba in 2014 was replaced on both projects.

**628- 630 SAN JUAN AVE.**

Representative: Arminda Diaz

**ZA-2014-4054-CDP filed on 10/29/2014**

**ENV-2014-4055-CE**

CONVERSION OF AN EXISTING DUPLEX TO A SFD AND SMALL ADDITION.

**727 & 727 1/2 Superba**

Representative: Matthew Royce

**ZA-2014-486-CDP**

**ENV-2014-4863-CE filed on 12/23/2014**

CONVERT A DUPLEX TO A SINGLE FAMILY DWELLING.

3. Gas bills “consistent with vacancy” were submitted BUT “per a statement provided by the owners’ tenant vacancy is inconsistent with the rental documents provided.” A gas bill for 628 San Juan for the period May 26-28, 2014 under the name Juliet Hohnen showed a mailing address at 149 Barrington Avenue #312, LA, CA 90049. (Mello Determination letter)
  
4. HCIDLA & the City Attorney were investigating the property in 2012, 2013 & 2014, cases 333522 & 94554. Their records are on file.
  
5. "The owner provided rental agreements, surrender & release agreements, a rent roll, and a 30-day notice to vacate."...  
Why was a 30-day Notice to Vacate issued?  
Former tenant history for the property is listed below. Does it concur with the documents on record?
  
6. Ms. Hohner is a broker. 628 & 630 San Juan has been & is currently listed as a short term rental. This is illegal in a residential neighborhood. It also creates a rent record above market rates.  
628 San Juan on Ms. Hohnen’s website: [juliettehohnen.com](http://juliettehohnen.com)

628 San Juan Ave,  
Venice, CA 90291

2 beds • 1 bath • 906 sqft



Edit home facts for a more accurate Zestimate.

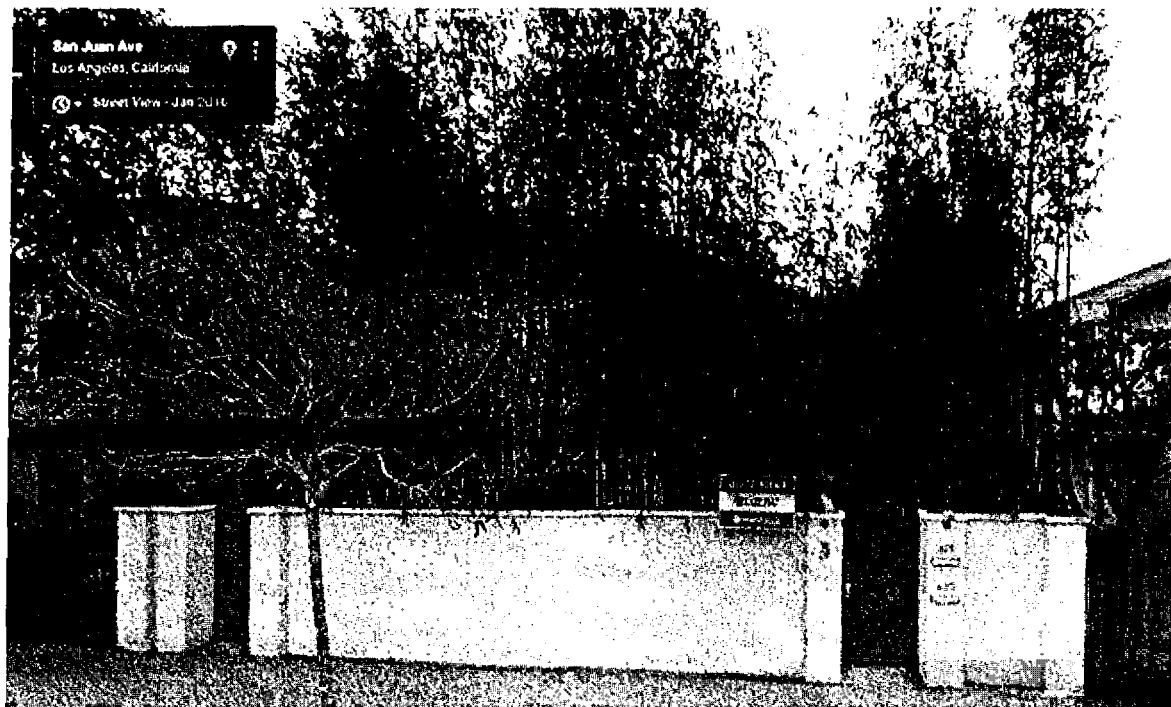
**SOLD: \$1,883,000**

Sold on 04/09/14

Zestimate®:

\$1,544,581

Price this home



Short-term Rental listing for 628 San Juan on Ms. Hohnen's real estate website: [juliettehohnen.com](http://juliettehohnen.com)

The screenshot shows the website header with the logo 'JH JULIETTE HOHNEN & ASSOCIATES'. The navigation menu includes: Home, Meet the Team, Our Strategy, Property Portfolio, Search, Neighborhood, Blog, Testimonials, Press, Contact. The main content area features a map on the left with a location pin and labels 'OAKWOOD', 'Culver', and 'Mission'. To the right of the map, the text reads: '2 Bedrooms • 1 Bathroom • 906 SF • 5201 SF Lot' and '\$7,200/Month'. Below this is a large photograph of a kitchen area with a sink, stove, and counter. On the far right, there is a small portrait of Juliette Hohnen, followed by her name, 'CalBRE# 01772623', the phone number '323 422 7147', and the email address 'Juliette.Hohnen@elliman.com'.

## 2 Two-Bedroom/One-Bath Units Available for Short-term Rental

Fully furnished 2BD/1BA lower unit in Venice duplex only blocks away from Abbot Kinney. Enjoy the lushly landscaped yard, surrounded by towering bamboo, with patio and pool (two units share yard and pool). Additional features include hardwood floors, washer/dryer in unit, and AC in the master bedroom. Available July and August. Lease terms flexible, one-week minimum, \$1800/week. Can also be rented together with upper unit for 4BD/2BA total (inquire for rate). Upper 2BD/1BA unit available for same rate. Units can be rented together or separately.

## Other Short-term Rental listings:

630 SAN JUAN AVENUE, VENICE, CA 90291 (MLS # 16132666)

SAVE TO FAVORITES PRINT SHARE

PROFILE SEARCHES LISTINGS LOGIN



PRICE **\$7,200**  
BEDS 2

Fully furnished 2BD/1BA upper unit in Venice duplex only blocks away from Abbot Kinney. Enjoy the lushly landscaped yard, surrounded by towering bamboo, with patio and pool (two units share yard and pool). Additional features include hardwood floors, washer/dryer in unit, and AC in the master bedroom. Available July and August. Lease terms flexible, one-week minimum, \$1800/week. Can also be rented together with lower unit for 4BD/2BA total (inquire for rate).

DAYS ON MARKET	63	LAST UPDATED	6/14/2016
COMMUNITY	Venice	COUNTY	Los Angeles
STATUS	Active	PROPERTY TYPE(S)	ResidentialLease, Condominium Lease

ADDITIONAL DETAILS

APPLIANCES	Dishwasher, Freezer, Refrigerator
AREA	C11 - Venice
CITY	Venice
COUNTY	Los Angeles
FIREPLACE	None
FLOOR	Hardwood
LA_BOARD	Beverly Hills/Greater LA
LA_STATELICENSENUMBER	01772623
LASTCHANGETYPE	New Listing
LAUNDRY	Dryer Included, Washer Included
MLSID	CLAW
PARKING	Uncovered
POOL	In Ground
PROPERTYSUBTYPE	Condominium
ROOMS	Living Room
SOFTSOURCELOT	Landlord/Lessor/Owner
SOFTSOURCESTRUCTURE	Landlord/Lessor/Owner
STATE	CA
STATUS	Active

Short-term Rental listing:

**LIST FOR RENT** SAVE [GET UPDATES](#) [SHARE](#) [MORE](#)

Fully furnished 2BD/1BA lower unit in Venice duplex only blocks away from Abbot Kinney. Enjoy the lushly landscaped yard, surrounded by towering bamboo, with patio and pool (two units share yard and pool). Additional features include hardwood floors, washer/dryer in unit, and AC in the master bedroom. Available July and August. Lease terms flexible, one-week minimum, \$1800/week. Can also be rented together with upper unit for 4BD/2BA total (inquire for rate).

FACTS

- Condo
- Built in 1946
- All time views: 2,617
- Cooling: Central
- Heating: Other
- Laundry: In Unit
- Parking: Off street, 1 space
- Last sold: Apr 2014 for \$1,883,000
- Last sale price/sqft: \$2,078
- Great solar potential Sun Number™: 84

FEATURES

- Flooring: Hardwood
- Furnished
- Patio



# HCIDLA history:

## Property Cases

Case Type	Case Number	Date Closed
Legal	333522	08/12/2013
Hearing	333522	08/17/2011
Case Management	333522	08/12/2013
Complaint	337904	03/29/2011
Systematic Code Enforcement Program	333522	06/06/2011
Substandard	94554	
Substandard	94554	
Franchise Tax Board	94554	07/21/2009
Property Management Training Program	94554	
Legal	94554	10/14/2011
Hearing	94554	06/21/2007
Case Management	94554	12/05/2014
Substandard	94554	04/12/2011
Systematic Code Enforcement Program	94554	04/16/2007



## CODE ENFORCEMENT DIVISION - Property Activity Report

[HCIDLA HOME](#)
[Report a Violation](#)
[Property Activity Report](#)

### PROPERTY ACTIVITY REPORT

Assessor Parcel Number: **4239028019**  
 Council District: **Council District 11**  
 Census Tract: **273290**  
 Rent Registration:  
 Historical Preservation Overlay Zone:  
 Total Units: **2**  
 Regional Office: **West Regional Office**  
 Regional Office Contact: **(310) 996-1723**

Official Address:  
 Case Number:  
 Case Type:  
 Inspector:  
 Case Manager:  
 Total Exemption Units:

**628 E SAN JUAN AVE, Los Angeles 90291**  
**333522**  
**OCEP**  
**Robert Stegman**  
**Carlos Palocz**  
**0**

Date	Status
4/15/2013 10:37:00 AM	Photos
11/14/2012 12:00:00 AM	City Attorney Filed Date
11/28/2011 12:00:00 AM	Referred to City Attorney
6/16/2011 12:00:00 AM	Notice of General Manager Hearing
6/6/2011 11:01:00 AM	Referred to Enforcement Section
4/27/2011 3:00:00 PM	Site Visit/Compliance Inspection
4/20/2011 12:00:00 AM	Compliance Date
3/14/2011 8:22:00 AM	Order Issued to Property Owner
3/3/2011 3:29:00 PM	Site Visit/Initial Inspection



PROPERTY INFORMATION

Assessor Parcel Number: 4239025019 Official Address: 628 E SAN JUAN AVE, Los Angeles, CA 90251  
 Total Units:(legal unit count may vary) 2 Total Exemption Units: 0  
 Rent Registration Number: Rent Office ID: West  
 \*Census Tract: 273200 Code Regional Area: West Regional Office  
 \*Council District: Council District 11 Year Built:  
 \*Bureau of Engineering Data

PROPERTY INFORMATION

Search Result

2 Properties matching your search criteria found:

APN	Address
+ 4239025019	628 E SAN JUAN AVE, LOS ANGELES, CA 90291
+ 4239025019	628 1/2 E SAN JUAN AVE, VENICE, CA 90291

Assessor Parcel Number: 4239025019 Official Address: 628 E SAN JUAN AVE, Los Angeles, CA 90291  
 Total Units:(legal unit count may vary) 2 Total Exemption Units: 0  
 Rent Registration Number: Rent Office ID: West  
 \*Census Tract: 273200 Code Regional Area: West Regional Office  
 \*Council District: Council District 11 Year Built:  
 \*Bureau of Engineering Data

# Former tenant history for the property:

spokeo.com

628 California Ave, Venice, CA 90291

ABOUT LOGIN SIGN UP

UNLOCK ADDRESS

### 628 California Ave, Venice, CA 90291

#### Current Residents

NAME	LOCATION	RELATIVES	INCLUDES
<b>L**** Gordon</b> Age 40's	628 California Ave Venice, CA 90291	V**** Ebeling L**** Ebeling N**** Ebeling M**** Ebeling L**** Ebeling	SEE RESULTS NOW
<b>L**** Ebeling</b> Age 80's	628 California Ave Venice, CA 90291	V**** Ebeling L**** Ebeling N**** Ebeling M**** Ebeling L**** Ebeling	SEE RESULTS NOW
<b>V**** Caskey</b> Age 40's	628 California Ave Venice, CA 90291	V**** Ebeling M**** Ebeling J**** Ebeling	SEE RESULTS NOW

628 California Ave, Venice, CA 90291

ABOUT LOGIN SIGN UP

UNLOCK ADDRESS

### 628 California Ave, Venice, CA 90291

NAME	LOCATION	RELATIVES	INCLUDES
<b>T**** Dimick</b> Age 50's	628 California Ave Venice, CA 90291	--	SEE RESULTS NOW
<b>T**** Silver</b> Age 50's	628 California Ave Venice, CA 90291	C**** Silver J**** Silver N**** Silver	SEE RESULTS NOW
<b>P**** Kozlovacki</b> Age 70's	628 California Ave Venice, CA 90291	--	SEE RESULTS NOW
<b>C**** Mckiernan</b> Age 60's	628 California Ave Venice, CA 90291	S**** Alsup J**** Alsup	SEE RESULTS NOW

# Sales & Rental History for the property:

[LIST FOR RENT](#)
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[Price History](#)
[Tax History](#)

DATE	EVENT	PRICE	AGENTS
07/27/16	Listing removed	\$7,200/mo	
12/10/15	Listing removed	\$2,295,000	
10/21/15	Back on market	\$2,295,000	
10/13/15	Pending sale	\$2,295,000	
10/08/15	Listed for sale	\$2,295,000 -21.9%	
04/09/14	Sold	\$1,883,018 -100%	C. Norman, J. Hohnen
12/03/10	Sold	\$725,000 -8.2%	Christian Stevens
11/11/10	Listing removed	\$789,800	
09/15/10	Price change	\$789,800 -5%	
08/20/10	Listed for sale	\$831,300 -24.4%	
04/08/10	Sold: Foreclosed to lender	\$668,412 -43.1%	
01/24/06	Sold	\$1,175,000 -0%	
09/29/03	Sold	\$1,175,011	

## Zimas: 628 San Juan sold on 5/28/2016

628 E SAN JUAN AVE ▾ Font: A A A +/-

**Address/Legal**  
 Site Address: 630 E SAN JUAN AVE  
 Site Address: 628 E SAN JUAN AVE  
 ZIP Code: 90291  
 PIN Number: 108B145 657  
 Lot/Parcel Area (Calculated): 5,200.6 (sq ft)  
 Thomas Brothers Grid: PAGE 671 - GRID H5  
 Assessor Parcel No. (APN): 4239025019  
 Tract: OCEAN PARK VILLA TRACT NO. 2  
 Map Reference: M B 4-46  
 Block: N  
 Lot: 18  
 A-b (Lot Cut Reference): None  
 Map Sheet: 108B145

**Jurisdictional**  
**Planning and Zoning**  
**Assessor**  
 Assessor Parcel No. (APN): 4239025019

**Ownership (Assessor)**  
 Owner1  
 Address

**Ownership (Bureau of Engineering, Land Records)**  
 Owner  
 Address

APN Area (Co. Public Works): 0.119 (ac)  
 Use Code: 0200 - 2 units (4 stories or less)  
 Assessed Land Val.: \$1,392,130  
 Assessed Improvement Val.: \$596,777  
 Last Owner Change: 05/28/15

727 E SUPERBA AVE ▾ Font: A A A +/-

**Address/Legal**  
 Site Address: 727 E SUPERBA AVE  
 Site Address: 727 1/2 E SUPERBA AVE  
 ZIP Code: 90291  
 PIN Number: 108B145 895  
 Lot/Parcel Area (Calculated): 3,399.0 (sq ft)  
 Thomas Brothers Grid: PAGE 671 - GRID J5  
 Assessor Parcel No. (APN): 4241020029  
 Tract: VENICE ANNEX  
 Map Reference: M B 7-200  
 Block: 5  
 Lot: 29  
 Arb (Lot Cut Reference): None  
 Map Sheet: 108B145

**Jurisdictional**  
**Planning and Zoning**  
**Assessor**  
 Assessor Parcel No. (APN): 4241020029

**Ownership (Assessor)**  
 Owner1  
 Address

**Ownership (Bureau of Engineering, Land Records)**  
 Owner  
 Address

APN Area (Co. Public Works): 0.078 (ac)  
 Use Code: 0200 - 2 units (4 stories or less)  
 Assessed Land Val.: \$954,935  
 Assessed Improvement Val.: \$300,271  
 Last Owner Change: 04/11/14

# LADBS records:

## 628-630 E SAN JUAN AVE REAR 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
11041-30000-08490	X11WL01791	Electrical	Permit Finaled 5/23/2011	*COMPLY WITH DEPARTMENT ORDER effective date 06/18/2008, PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE* REPLACE 3 SMOKE DETECTORS & REPAIR 18 DUPLEX OUTLETS & LIGHTS
11042-50000-07197	X11WL01785	Plumbing	Application Withdrawn 4/27/2011	REPLACE HOT WATER HEATER UNIT WITH NEW UNIT. COMPLY WITH DEPARTMENT ORDER EFFECTIVE DATE 06/18/08; PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.
11042-30000-07198	X11WL01786	Plumbing	Permit Finaled 5/23/2011	REPLACE HOT WATER UNIT WITH NEW UNIT. COMPLY WITH DEPARTMENT ORDER EFFECTIVE DATE 06/18/08; PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.

## 628-630 E SAN JUAN AVE 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
14014-10000-01986	B14LA06311	Bldg-Addition	PC Approved 4/27/2015	CONVERT (E) Two-story DUPLEX TO a two-story SFD with an addition of 354 sf TO FIRST FLOOR and 286 sf TO SECOND FLOOR.
12016-10000-22020	B12LA12894	Bldg-Alter/Repair	Reviewed by Supervisor 12/12/2012	CONVERT EXISTING GARAGE TO (N) RECREATION ROOM (20'X31') *CLARIFY W/ (E) PERMIT HISTORY - GARAGE WAS 20'X20'. WHEN DID EXPANSION TO GARAGE HAPPEN? **SEE COMMENTS
07010-30000-00190	B07WL00242	Bldg-New	Corrections Issued 1/31/2007	11'-1" ADDITION TO AN (E) 2 CAR GARAGE ...CONVERSION INTO A 3RD DWELLING UNIT...

## 628 E SAN JUAN AVE UPPER 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
11041-30000-08486	X11WL01789	Electrical	Permit Finaled 5/23/2011	*COMPLY WITH DEPARTMENT ORDER effective date 06/18/2008. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE*. REPLACE 1-3 SMOKE DETECTORS & REPAIR 2-12 LIGHTS

## 628 E SAN JUAN AVE 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
15014-30000-02031	B15WL02455	Bldg-Addition	Issued 10/15/2015	remodel of (e) 2 sotry duplex with addition of 604 sf
14016-30000-02466	B14WL00475	Bldg-Alter/Repair	Issued 2/12/2014	Interior remodeling at second level unit by remove a non-bearing wall, adding a new beam and kitchen remodel.
14016-30002-02466	B14WL00745	Bldg-Alter/Repair	Permit Expired 3/28/2016	supplemental ref to pds # 14016-30000-02466, to Infill (e) door and remove balcony
14016-30001-02466	X14WL01012	Bldg-Alter/Repair	Permit Expired 3/22/2016	SUPPLEMENTALP ERMIT TO PERMIT# 14016-30000-02466 TO INCREASE THE VALUATION BY \$6,000 PER THE INSPECTOR.
14016-10000-09246	B14LA06311	Bldg-Alter/Repair	Issued 10/6/2014	REMOVE 300 sf of a 620 sf (E) GARAGE AND CONVERT the remaining portion of the building TO a Recreation Room w/ half-bath. Height of building increase from 12'6" to 16'3 1/2".
14016-10002-09246	B15LAC1865	Bldg-Alter/Repair	Application Submittal 2/9/2015	REMOVE 300 sf of a 620 sf (E) GARAGE AND CONVERT the remaining portion of the building TO a Recreation Room w/ half-bath. Height of building increase from 12'6" to 16'3 1/2". This application was generated due to rearrangement of the floor layout and the rearrangement of the windows on the south wall.

14016-10001-09246	B15LA01862	Bldg- Alter/Repair	Application Submittal 2/9/2015	This application is not needed.
15019-20000-00927	B15VN02940	Bldg- Demolition	Issued 4/17/2015	DEMO (E) 2-CAR GARAGE( maintain two off street parking spaces )
11042-30000-07196	X11WL01784	Plumbing	Permit Finald 5/23/2011	REPLACE HOT WATER HEATER UNIT WITH NEW TANKLESS. COMPLY WITH DEPARTMENT ORDER EFFECTIVE DATE 06/18/08; PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.
15042-30000-08113	X15WL02284	Plumbing	Issued 4/22/2015	GAS LINE METER TO HOUSE
14047-30000-01860	B14WL05924	Swimming- Pool/Spa	Issued 1/7/2015	New pool with pool cover per standard plan #268

Application 2/9/2015- Is this a change-of-use from the permitted 3<sup>rd</sup> unit?

**628 E SAN JUAN AVE 90291**

Application / Permit 14016-10002-09246  
 Plan Check / Job No. B15LA01865  
 Group Building  
 Type Bldg-Alter/Repair  
 Sub-Type 1 or 2 Family Dwelling  
 Primary Use (23) Recreation Room  
 Work Description REMOVE 300 sf of a 620 sf (E) GARAGE AND CONVERT the remaining portion of the building TO a Recreation Room w/ half-bath. Height of building increase from 12'6" to 16'3 1/2". This application was generated due to rearrangement of the floor layout and the rearrangement of the windows on the south wall.  
 Permit Issued No  
 Current Status Application Submittal on 2/9/2015

**Permit Application Status History**

No Data Available.

**Permit Application Clearance Information**

Green Code	Not Cleared	2/9/2015	WING SUEN
Address approval	Not Cleared	2/9/2015	WING SUEN
Coastal Zone	Not Cleared	2/9/2015	WING SUEN
Eng Process Fee Ord 176,300	Not Cleared	2/9/2015	WING SUEN
Roof/Waste drainage to street	Not Cleared	2/9/2015	WING SUEN
Specific Plan	Not Cleared	2/9/2015	WING SUEN

**Contact Information**

Contractor Owner-Builder  
 Engineer Mills, Garrett Ward, Lic. No.: 55271 1276 E COLORADO BLVD STE 201 PASADENA, CA 91106

**Inspector Information**

No Data Available.

# Certificate of Occupancy Application:

**628 E SAN JUAN AVE 90291**

## Certificate Of Occupancy Details

Certificate Number 128889  
Current Status Pending - 10/08/2014  
Associated Permi... 1401610000-09246

## Certificate Of Occupancy Clearances: Pending

Date	Description	Status	Phone	Comment
10/08/2014	BMI Verification	Pending		
10/08/2014	Electrical Verification	Pending	(310) 914-3981	
10/08/2014	Heat/Vent/A/C Verification	Pending	(310) 914-3981	
10/08/2014	Plumbing Verification	Pending	(310) 914-3981	
10/08/2014	Public Works-Highway Dept.	Pending		
10/08/2014	Public Works-Open Permits	Pending		
10/08/2014	Public Works-Sewers	Pending		

## Certificate Of Occupancy Conditions

Agency	Permit	Description	Status	Comment
Bureau of Engineering	1401610000-09246	Address approval	Approved	Address approval for residential alteration to convert duplex to single family dwelling
Bureau of Engineering	1401610000-09246	Eng P. Cross Fee Ord 1/C.300	Approved	The fee authorized by Ord. 176,200 for PW Eng to process clearances for LAUBS issued permits
Bureau of Engineering	1401610000-09246	Road/Waste Discharge to Street	Approved	Rs of and/or site discharge to street
City Planning Department	1401610000-09246	Coastal Zone	Approved	Coastal Development Permit, Calve Exclusion Area and Coastal Zone Commission Authority
City Planning Department	1401610000-09246	Specific Plan	Approved	Approval for Specific Plan - Marine Coastal Zone

## Ms Hohner's real estate career profile:

<http://juliettehohnen.com/property-portfolio/>  
Includes 628 San Juan.

## Focus Magazine

<http://focusmag.us/juliettehohnen/>  
**Flipping Out | Juliette Hohnen- 2014**

## Hollywood Reporter

<http://www.hollywoodreporter.com/news/meet-mtv-vj-who-sells-928227>

## Meet the Former MTV VJ Who Now Sells Multimillion-Dollar Homes to Adele and Emilia Clarke

9/16/2016 by Peter Kiefer

## Hollywood Reporter

<http://www.hollywoodreporter.com/lists/hollywoods-top-25-real-estate-928527/item/tami-pardee-top-26-real-928584>

## Hollywood's Top 25 Real Estate Agents

9/16/2016 by Peter Kiefer

8/31/2015:

**OWNER**

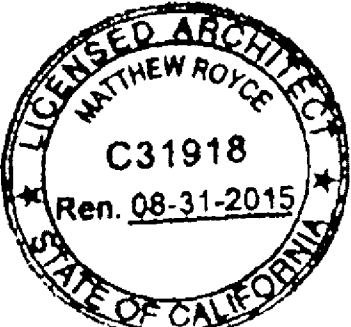
Juliette Hohnen  
629 Milwood Ave  
Venice, CA 90291

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**m\_RA**

m\_Royce Architecture  
625 Oxford Avenue  
Venice, CA 90291  
+1.323.230.0001  
mroycearchitecture.com

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<b>629 E MILWOOD AVE</b>		Font: A A A ++
<b>Address/Legal</b>		
Site Address	629 E MILWOOD AVE	
ZIP Code	90291	
PIN Number	108B145 1082	
Lot/Purpose Area (Calculated)	5,404.7 (sq ft)	
Thomas Brothers Grid	PAGE 071 - GRID H5	
Assessor Parcel No. (APN)	4241005012	
Tract	VENICE PARK TRACT	
Map Reference	M 9 5-187	
Block	1	
Lot	16	
Avb (Lot Cut Reference)	None	
Map Sheet	108B145	
<b>Jurisdictional</b>		
<b>Planning and Zoning</b>		
Special Notes	None	
Zoning	R2-1	
Zoning Information (ZI)	ZI 2452 Transit Priority Area in the City of Los Angeles	
Zoning Information (ZI)	ZI-2406 Director's Interpretation of the Venice SP for Small Lot Subdivision	
General Plan Land Use	Low Medium Density Residential	
General Plan Footnote(s)	Yes	
Hillside Area (Zoning Code)	No	
Baseline Hillside Ordinance	No	
Baseline Mansionization Ordinance	No	
Specific Plan Area	Los Angeles Coastal Transportation Corridor	
Specific Plan Area	Venice Coastal Zone	
Historic Preservation Review	No	
HistoricPlacesLA	View	
POD - Pedestrian Oriented Districts	None	
CDO - Community Design Overlay	None	
NSO - Neighborhood Stabilization Overlay	No	
Sign District	No	
Streetscape	No	
Adaptive Reuse Incentive Area	None	
Ellis Act Property	No	
Rent Stabilization Ordinance (RSO)	Yes	

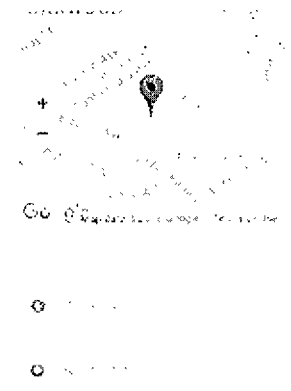
<b>Assessor</b>	
Assessor Parcel No. (APN)	4241005012
<b>Ownership (Assessor)</b>	
Owner1	
<b>Address</b>	
<b>Ownership (Bureau of Engineering, Land Records)</b>	
Owner	
<b>Address</b>	
APN Area (Co. Public Works)*	0.124 (ac)
Use Code	0200 - 2 units (4 stories or less)
Assessed Land Val.	\$1,515,016
Assessed Improvement Val.	\$504,314
Last Owner Change	05/28/15
Last Sale Amount	\$0



JH

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1 Bedrooms • 1 Bathrooms

\$1,950,000 *SOLD*



Juliette Behnen

CALLER 01772623

323 422 7147

**On August 19, 2016 a group of concerned Venice residents wrote to ZA Weintraub and others regarding this case.**

Begin forwarded message:

**From:** Robin Rudisill <[wildrudi@me.com](mailto:wildrudi@me.com)>

**Subject:** 628 San Juan Ave--request for investigation

**Date:** August 19, 2016 5:02:59 PM PDT

**To:** "[David.Weintraub@lacity.org](mailto:David.Weintraub@lacity.org) Weintraub" <[david.weintraub@lacity.org](mailto:david.weintraub@lacity.org)>

**Cc:** "[jlacey@da.lacounty.gov](mailto:jlacey@da.lacounty.gov)" <[jlacey@da.lacounty.gov](mailto:jlacey@da.lacounty.gov)>, "[jcheng@da.lacounty.gov](mailto:jcheng@da.lacounty.gov)", "L. A. City Attorney Mike Feuer" <[mike.n.feuer@lacity.org](mailto:mike.n.feuer@lacity.org)>, Todd Darling <[tdarling2000@yahoo.com](mailto:tdarling2000@yahoo.com)>, Margaret Molloy <[mmmolloy@earthlink.net](mailto:mmmolloy@earthlink.net)>, Noel Gould <[aquarianstudios@hotmail.com](mailto:aquarianstudios@hotmail.com)>, George Gineris <[geohorizon@yahoo.com](mailto:geohorizon@yahoo.com)>, Mark Kleiman <[mkleiman@quitam.org](mailto:mkleiman@quitam.org)>, Laddie Williams <[cwilli7269@gmail.com](mailto:cwilli7269@gmail.com)>, Lydia Ponce <[venicelydia@gmail.com](mailto:venicelydia@gmail.com)>, Sue Kaplan <[sueakaplan@gmail.com](mailto:sueakaplan@gmail.com)>, David Ewing <[moreseriousbus@gmail.com](mailto:moreseriousbus@gmail.com)>, Keresey Kevin <[kkeresey7@gmail.com](mailto:kkeresey7@gmail.com)>, "Teresa.Henry@coastal.ca.gov Henry" <[Teresa.Henry@coastal.ca.gov](mailto:Teresa.Henry@coastal.ca.gov)>, "Steve@Coastal Hudson" <[Steve.Hudson@coastal.ca.gov](mailto:Steve.Hudson@coastal.ca.gov)>, Steven Kinsey <[Skinsey@marincounty.org](mailto:Skinsey@marincounty.org)>

David,

We are requesting that an independent investigation be performed with respect to the proposed project at 628 San Juan Ave, prior to your CDP and Mello determinations being finalized. Alternatively, we are requesting a denial of the project and then a request for an independent investigation.

This case has irregularities and other issues that extend beyond what should be your responsibility for purposes of the requested entitlements for a Coastal Development Permit and Mello Act Compliance Determinations.

There is a significant amount of evidence indicating such irregularities and other issues, with respect to this property and this project.

If you do not agree with putting this project on hold or denying the project and then requesting that an investigation be performed, it can only be assumed that you are acting in a manner that is complicit with the alleged violations/crimes that have occurred and are occurring on this project and that you are enabling the applicant to obtain the requested entitlements in spite of these alleged violations/crimes, and this will be included in the investigation.

In addition, the Venice Neighborhood Council process for reviewing projects for members of the Venice Neighborhood Council requires an investigation. Initially, the LUPC Chair and VNC Board member, Matthew Royce, did not place the project, for which he is the Applicant's Representative, onto the Agenda for the Public's review, as is done for other projects in the Community. It was only after significant, ongoing public pressure that it was finally put onto the Agenda. However, records made available were very minimal and did not allow for a full review of the proposed project and its history. In addition, the representative for the project who presented the case in the Chair's recusal could not answer most of the pertinent and poignant questions regarding the project and the particular irregularities and issues of concern. Lastly and importantly, the VNC Board was not adequately or completely informed of the irregularities noted at the LUPC hearing.

It should also be noted that the Applicant's Representative could not (would not?) answer very basic questions regarding the community's concerns at the Public Hearing that you conducted.

Investigation of this proposed project needs to encompass the City Planners involved, the Department of Building & Safety Plan Check and Inspectors involved, and the Coastal Commission Staff involved.

Low income units under the Rent Stabilization Ordinance (RSO) and Replacement Affordable Units under the Mello Act are at issue.

The concerns raised at the two VNC hearings--the Land Use & Planning Committee and the VNC Board--were not addressed, including concerns of violations of the RSO, the Mello Act, and whether the project met the Coastal Commission's definition of demolition for purposes of determining the proper parking requirement.

An independent investigation is requested in order to determine whether there is fraud and/or collusion with respect to this proposed project and the Venice Land Use process.

Thank you.

Best,

*Robin Rudisill  
Todd Darling  
Margaret Molloy  
Noel Gould  
George Gineris  
Mark Kleiman  
Laddie Williams  
Lydia Ponce  
Sue Kaplan  
David Ewing  
Kevin Keresey*

Mello considerations are of great concern in Venice. Our stock of RSO units including affordable units are being depleted. Owner-occupied exemption claims appear to be a frequent response to Mello documentation requests. It is the belief of neighbors and the community that this is not always accurate.

A CDP application for this property was submitted by this applicant in 2014 with a different representative. Meanwhile these RSO units have been advertised as short-term rentals by Ms. Hohnen. This is an illegal use in a residential neighborhood.

A Notice of Public Hearing for this case was sent out for a July 7, 2016 hearing referencing ZA 2014- 4054 (CDP). A "Corrected Notice" was sent on June 17 that included a Mello Determination review. ZA 2014-4054 (CDP)(MEL).

Please consider

1. the contradictory rental history information submitted by the applicants & their representatives
2. questions about how the former tenants vacated this property
3. concurrent claims of owner-occupancy at 2 different Venice duplexes by Ms. Hohner
4. Ms. Diaz's claim of vacancy for both units.
4. Ms. Hohner's real estate career including her own website which lists the property as a short term rental.

Additionally, I do not understand why "revised" CDP documents were submitted in 2015 but would like them to be considered for this record.

For these reasons I hope HCIDLA will re-investigate the Mello Determination & documents for this property, both those submitted by the applicant and those on file with HCIDLA and other City of Los Angeles agencies.

I am re-iterating the group email request that an independent investigation be performed with respect to the proposed project at 628 San Juan Ave, prior to a CDP and Mello determinations being finalized. Alternatively, we are requesting a denial of the project and then a request for an independent investigation.

Sincerely,

Margaret Molloy,  
310 560 2523.  
Los Angeles, CA 90066.



CITY OF LOS ANGELES  
Department of City Planning - Plan Implementation Division  
City Hall, 20. N. Spring Street, Room 421, Los Angeles, CA 90012



**DIRECTOR OF PLANNING SIGN-OFF**  
Venice Coastal Zone Specific Plan (Ordinance 115 603)

Case Number	DIR-2014-1110-VSO-MEL	Date: 10/28/2014
Related Case No.	DIR-2014-1401-VSO	
Project Address	628 San Juan Ave (Corner Park View Trail No. 2, M04-46, Block N, Lot 18)	
Zoning (RD) S-F	Subarea: Oakwood Mixed-Southeast Venice	
Project Description	CONVERT (E) duplex into a SFD, 262 SF ADDITION to G1 and 100 SF ADDITION to 2nd floor. Project will remove/cover 45-5% of existing exterior walls.	
Building Permit (PC#)	14064-10000-01966	
Existing Use	2 story duplex and detached rec. room, two uncovered parking spaces	Proposed Use: 2 story SFD and detached rec room; two uncovered parking spaces
Applicant Name	Armando Diaz (310) 905-1941	
Applicant Address	520 Anacleto Avenue Venice, CA 90291	

The project number for an Administrator or the owner or applicant for the project is not required to sign each of the Section 9, 10, G and 13, as evidenced below.

**to the DUAL JURISDICTION**

Improvement to an existing single- or multi-family structure that is not on a Walk Street

**to the SINGLE JURISDICTION**

Improvement to an existing single- or multi-family structure that is not on a Walk Street

New construction of one single-family dwelling unit, and not more than two condominium units, not on a Walk Street

New construction of four or fewer units, not on a Walk Street

Demolition of four or fewer dwelling units. **NOTICE: Mello Clearance, the project will remove one du. per Demolition issued October 8, 2014, no affordable units exist at 628 and 630 E. San Juan Avenue**

**ANYWHERE in the Coastal Zone**

Any Improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (+10%).

This application has been reviewed by the staff of the Mello Plan Implementation Division, and the proposed project complies with the provisions of the Venice Coastal Zone Specific Plan including all development requirements contained in Section 9, 10, G, and 13, as evidenced below.

Oakwood Mixed-Southeast Venice Subarea Development Regulations			
Section	Regulation	Proposed Project	Complies
9.C. Roof Access Structure	10 ft. max. above Flat Roof (25 ft. Area ≤ 100 sq. ft.)	N/A	00
10.G.2. Density	RD1.5 (max 7 du. C zones. Max. in RD density)	Convert (E) duplex into a SFD	00
10.G.3. Height	Flat Roof - 25 feet Gabled Roofline - 30 feet	Maintain (E) height of 22.0'	00
10.G.4. Access	Alley	Alley	00
13. Parking	SF - 2.0 spaces per unit parking width MF - 2 spaces plus 1 guest parking width	Maintain 2 uncovered parking spaces onsite	00

The proposed project must comply with all other regulations of its subject zone and all other provisions of the Los Angeles Municipal Code (LAMC) and must receive approval from the Los Angeles Department of Building and Safety (LADBS). This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become void, and any development occurring at that time must cease until appropriate entitlements are obtained.

Juliet Oh, Planning Assistant  
Coastal Unit  
(213) 478-1386

**REVISAD**  
12/3/14  
Armando Diaz  
520 Anacleto Avenue Venice, CA 90291  
(310) 905-1941

COASTAL DEVELOPMENT PERMIT (CDP)

REVISED



Submitted on 5/10/16

Authorized by:

Comment:

**RELATED CODE SECTIONS:** Section 12.20.2 of the Los Angeles Municipal Code (LAMC) authorizes applications for Coastal Development Permits prior to certification of the Local Coastal Program (LCP).

**PUBLIC HEARING AND NOTICE:** Notification of a public hearing for a CDP includes owners and occupants of all properties within a 100-foot radius of the subject site (see radius map instructions below) as well as on-site posting of a Notice of Intent once the application is filed and on-site posting of the public hearing notice once the hearing has been scheduled.

**COASTAL ZONE:**  SINGLE JURISDICTION  DUAL JURISDICTION

\* Information may be found at <http://zimas.lacity.org> under the "Additional" tab.

**MELLO ACT:** Does the project involve the conversion, demolition or construction of one or more 'whole' residential units?  YES  NO

**SPECIALIZED REQUIREMENTS:** When filing an application for the above process, the following items are required in addition to those specified in the *Master Filing Instructions* (Form CP-7810).

1. **Coastal Development Questionnaire:** Please answer the questions on the attached sheets regarding details of the development and project impacts.
2. **Radius Map:** Follow the Radius Map Instructions and Guidelines (CP-7826) with the following distinctions: a) The radius line on this map extends 100 feet from the boundaries of the property, excluding the adjacent public streets, canals and alleys; and b) Indicate land uses on all properties within a 500 foot radius of the subject property
3. **Notice of Intent:** Within 24 hours of filing, the applicant must post a Notice of Intent (attached) indicating that an application for a CDP has been submitted to the Department of City Planning. The notice must be posted at a conspicuous place, easily legible by the public and as close as possible to the site of the proposed development.
4. **Certificate of Posting:** Photographic evidence with a time stamp to show proof of posting date (i.e. newspaper, magazine) shall be submitted with a Certificate of Posting (attached) to the unit processing the case. If the applicant fails to post the completed Notice of Intent and submit the Certificate of Posting, the Department will withdraw the application and all processing will stop.
5. **Mello Act Screening Checklist:** If you checked YES under the 'MELLO ACT' section above, please refer to the Mello Act Advisory Notice and Screening Checklist and the Owner Occupied SFD Exemption Affidavit forms for further instructions.
6. **Geology Report:** If the property is in a Hillside area, submit a Department of Building and Safety Geology and Soils Approval Letter, along with the technical report.
7. **Duplicate Case File:** In addition to other required duplicate files listed in the *Master Filing Instructions*, provide an extra copy of the application materials, bound or otherwise packaged separately, for the Coastal Commission (no postage required)

# CERTIFICATE OF POSTING

THIS CERTIFIES THAT I/WE HAVE POSTED THE NOTICE OF INTENT TO OBTAIN A COASTAL DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF:

Addition of 604 square feet to an existing 1,812 square  
foot duplex. Convert duplex to single family

LOCATED AT: 628 E. San Juan Ave. Venice, CA 90291

REFERENCE CASE NO.: 2014-4054-CDP

BY MY SIGNATURE BELOW, I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

APPLICANT: Juliette Hohnen

SIGNATURE: 

DATE: 5/6/2016

YOUR APPLICATION WILL NOT BE PROCESSED UNTIL THIS FORM IS RETURNED TO THE LOS ANGELES DEPARTMENT OF CITY PLANNING (DCP) AT THE BELOW ADDRESS:

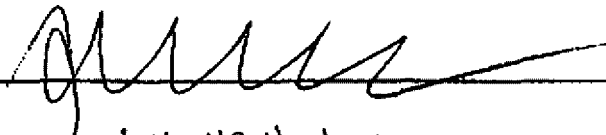
City of Los Angeles  
Department of City Planning  
Plan Implementation Division  
200 North Spring Street, Room 621  
Los Angeles CA 90012  
(213) 978-1160

Department policy requires that for verification of the date of posting, a minimum of two photographs must be taken and submitted along with the completed Certificate of Posting. At least one photo should be the front page of a newspaper next to the sign with the date of the paper clearly legible in the photograph and, at a minimum, a second photo should show the sign(s) posted on the site from across the street.

10. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- G. I understand that if this application is denied, there is no refund of fees paid.
- H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature:   
Print Name: Juliette Hobinen

Date: 5-6-16

**D. PROJECT IMPACTS:** The relationship of the development to the following items must be explained fully. Please answer the following questions on a separate sheet.

**12. What energy conservation features are included in the project?**  
This project will be Title 24 compliant.

**13. Describe current location of service lines for necessary utility connections and any extensions or relocations of service lines. All existing utility connections will remain.**

**14. Will the development protect existing lower cost visitor and recreational facilities? Will it provide public recreational opportunities? No this is a private residence; its relationship with public recreational opportunities will not change from its current condition.**

**15. Will the development protect or provide low- and moderate-income housing opportunities? Will it displace low or moderate-income housing? No it currently does not provide low/moderate-income housing opportunities nor will it after the proposed changes have occurred.**

**16. Is the development proposed within or near a known archeological, paleontological or historic site? How will impacts on such sites be minimized? No**

**17. List all permits, permissions or approvals required from public agencies for this development and indicate those already applied for or granted. Building permit from LADBS, and a CDP; all of which must be obtained to start construction of this project.**