



Carolina Peters <carolina.peters@lacity.org>

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

1 message

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** <mmmollo@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

JUNE 17, 2016

TO WHOM IT MAY CONCERN:

PLEASE REVIEW THE ENCLOSED DOCUMENTS FOR MELLO ACT COMPLIANCE,
A CALIFORNIA STATE LAW.

PROPERTY: 710 CALIFORNIA AVENUE, VENICE, CALIFORNIA 90921

Owner: Phyllis Chavez

Architect: Matthew Royce

Broker: Derrick Ruiz

FILED BY:

Todd Darling
Laddie Williams
Margaret Molloy
Lydia Ponce
Gabriel Ruspini

Price includes plans, permits, and Coastal Commission approvals,
& existing vacant duplex*

Offered for Sale by
Venice Broker Derrick Ruiz
(310)308-3174

eXp Realty BRE 00919713

dd

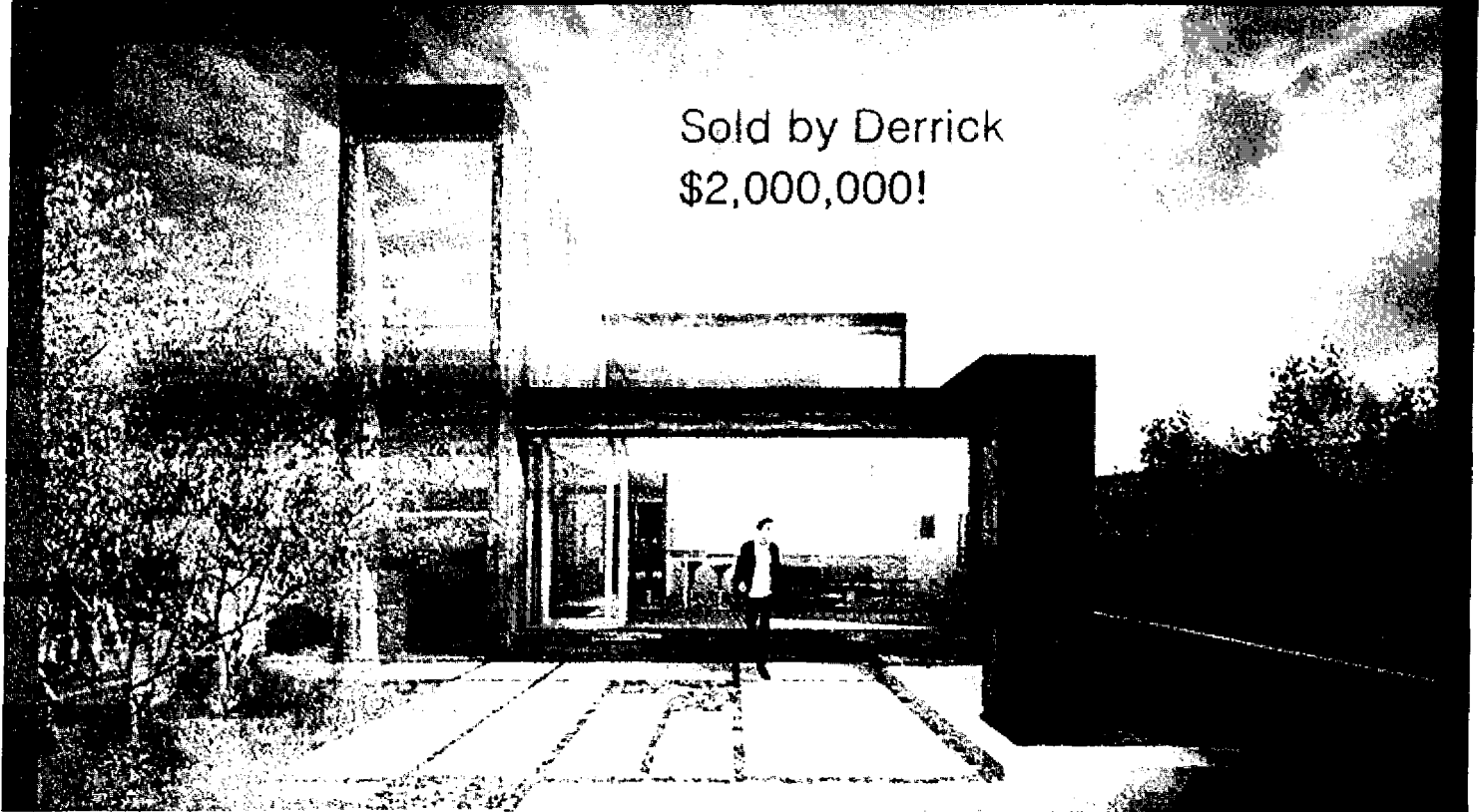
Designed by
Venice Architect Matthew Royce

AIA

<http://www.710californiavenice.com>

Silicon Beach Luxury Compound Development Opportunity
710 California Ave Venice Beach Ca 90291

Sold by Derrick
\$2,000,000!



OFFERED FOR SALE FULLY ENTITLED \$2,200,000

Unique Luxury Silicon Beach Compound on a 5368 square foot lot just a short walk to Abbot Kinney Blvd. Main residence is a 2 story 4 bed 3.5 bath open floor plan with natural light, roof top deck with westerly views. Rear structure is 1 bed 1 bath 600 square foot residence. Plans include 55' lap pool + spa, 2 car garage. Ready for immediate construction.

Price includes plans, permits, and Coastal Commission approvals, & existing vacant duplex*

Silicon Beach Luxury Compound Development Opportunity. Project includes a vacant SFR, plans, permits, costal commission approvals, demo permits. 100% ready to build your dream house! Japanese Modern inspired design. 2 story, 4 bed, 3.5 bath, approximately 3000 square ft main house with huge rooftop deck, separate green roof, and unique architectural designs. Open floor plan with incredible sliding glass wall in living room that opens up the home to the courtyard for indoor/outdoor living at its finest. Rear quarters built over the garage has a loft bedroom with closet and full bath and a huge outdoor deck overlooking the backyard. Could be a guest space for visitors or a deluxe home office. At bottom of the rear structure there is a outdoor BBQ kitchen plus an outdoor shower that guest can use after swimming in the 55 foot lap pool. 2 car garage with ability to park one car in rear off of alley. (AGENTS THIS IS A DEVELOPMENT PROJECT THAT YOUR CLIENT HAS TO BUILD)

Less ^

PROPERTY ACTIVITY REPORT

Assessor Parcel Number: 4241006006
 Council District: Council District 11
 Census Tract: 273600
 Rent Registration: 7005820
 Historical Preservation Overlay Zone
 Total Units: 2
 Regional Office: West Regional Office
 Regional Office Contact: (310)-996-1723

Official Address: 710 E CALIFORNIA AVE, VENICE 90291
 Case Number: 403286
 Case Type: Systematic Code Enforcement Program
 Inspector: Thomas Reichmann
 Case Manager:
 Total Exemption Units: 0

Date	Status
12/10/2012 2:18:00 PM	All Violations Resolved Date
12/10/2012 2:15:00 PM	Site Visit/Compliance Inspection
12/5/2012 12:00:00 AM	Compliance Date
10/29/2012 11:43:00 AM	Order Issued to Property Owner
10/24/2012 10:08:00 AM	Site Visit/Initial Inspection

**PROPERTY ACTIVITY REPORT**

Assessor Parcel Number: 4241006006
 Council District: Council District 11
 Census Tract: 273600
 Rent Registration: 7005820
 Historical Preservation Overlay Zone
 Total Units: 2
 Regional Office: West Regional Office
 Regional Office Contact: (310)-996-1723

Official Address: 710 E CALIFORNIA AVE, VENICE 90291
 Case Number: 104635
 Case Type: Systematic Code Enforcement Program
 Inspector: Erwin Larranaga
 Case Manager:
 Total Exemption Units: 0

Date	Status
2/15/2007 2:45:00 PM	Site Visit/Compliance Inspection
2/15/2007 1:58:00 PM	All Violations Resolved Date
7/9/2007 12:00:00 AM	Compliance Date
1/2/2007 11:02:00 AM	Order Issued to Property Owner
12/13/2006 9:35:00 AM	Site Visit/Initial Inspection



CASE NO. ZA 2014-2135(CDP)

PAGE 15

project is subject to numerous Building Code and Los Angeles Municipal Code regulations which were adopted to protect the environment, and public health and welfare. As such, the environmental clearance for the development is appropriate pursuant to CEQA.

- The project is consistent with the special requirements for low and moderate income housing units in the Coastal Zone as mandated by California Government Code Section 65590 [Mello Act].

The applicant has filed for a Mello Exemption.

The proposed project is the demolition of a single-family dwelling and the development of a new single-family dwelling on a 5,401 square-foot site in, the RD1.5-1 Zone. The site is currently occupied by one older single-family dwelling with a detached garage built in 1929 and 1921, respectively, that are to be demolished. No persons will be displaced, as the dwelling is owner-occupied, and there are no tenants.

Site Address	710 E CALIFORNIA AVE
ZIP Code	90291
PIN Number	108B145 732
Lot/Parcel Area (Calculated)	5,401.7 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H5
Assessor Parcel No. (APN)	4241006006
Tract	VENICE PARK TRACT
Map Reference	M B 5-187
Block	4
Lot	6
Arb (Lot Cut Reference)	None
Map Sheet	108B145

▶ Jurisdictional

▶ Planning and Zoning

▼ Assessor

Assessor Parcel No. (APN) **4241006006** 

Ownership (Assessor)

Owner1

Address

Ownership (Bureau of Engineering, Land Records)

Owner

Address

APN Area (Co. Public Works)* 0.124 (ac)

Use Code 0200 - 2 units (4 stories or less)

Assessed Land Val. \$28,767

Assessed Improvement Val. \$59,958

Last Owner Change 12/16/15

Last Sale Amount \$2,000,020

PROPERTY INFORMATION

Search Result

3 Properties matching your search criteria found:

APN	Address
+ 4241006006	710 E CALIFORNIA AVE, LOS ANGELES, CA 90291
+ 4241006006	710 E CALIFORNIA AVE, VENICE, CA 90291
+ 4241006006	710 1/2 E CALIFORNIA AVE, VENICE, CA 90291

Assessor Parcel Number:	4241006006	Official Address:	710 E CALIFORNIA AVE, VENICE, CA 90291
Total Units:(legal unit count may vary)	2	Total Exemption Units:	0
Rent Registration Number:	7066820	Rent Office ID:	West
*Census Tract:	213600	Code Regional Area:	West Regional Office
*Council District:	Council District 11	Year Built:	

*Bureau of Engineering Data

710 E CALIFORNIA AVE

- Parcel Profile Report: 1
- Permit Information found: 3

710 1/2 E CALIFORNIA AVE 90291

710 E CALIFORNIA AVE 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
13014-20000-04389	B13VN12300	Bldg-Addition	Issued 10/13/2015	1ST & 2ND STORY& ROOF DECK ADDITION & MAJOR REMODEL (ENTIRE BUILDING REMOVED EXCEPT PORTION OF 1-WALL TO REMAIN AT 1ST FLOOR) TO (E) SFD, SPRINKLER THROUGH OUT.
13014-20001-04389	B14VN01876	Bldg-Addition	Verifications in Progress 4/30/2014	1ST & 2ND STORY& ROOF DECK ADDITION & MAJOR REMODEL (ENTIRE BUILDING REMOVED EXCEPT PORTION OF 3 -WALLS TO REMAIN AT 2ND FLOOR, 2-WALL TO REMAIN AT 1ST FLOOR) TO (E) SFD ***REVISE STRUCTURAL & ARCHITECTURAL PLAN TO ENLARGE FRONT UNITS ALSO REAR UNIT TO NEW LIVING QUARTERS/ GARAGE***
13014-30001-04390	B16WL02707	Bldg-Alter/Repair	Submitted 5/23/2016	supplemental ref to pcis # 13014-20000-04390, to revise internal walls, layout and structure *** 1 of 2 ***
13014-30002-04389	B16WL02707	Bldg-Alter/Repair	Submitted 5/23/2016	supplemental ref to pcis # 13014-20000-04389, to revise internal walls, layout and structure. *** 2 of 2 ***
13019-20000-03296	B13VN14491	Bldg-Demolition	Permit Finaled 1/28/2014	DEMO EXISTING REAR ALQ.
13014-20000-04390	B13VN12300	Bldg-New	Issued 10/13/2015	(N) 2- STORY 31'3" X 26'4" ACCESSORY LIVING QUARTER /OVER 2-CARS GARAGE
14030-20000-02444	B14VN05206	Grading	Application Submittal 4/30/2014	No work description available
07042-91000-12063	X07FX00525	Plumbing	Permit Finaled 6/7/2007	INSTALL E.Q. VALVE.
15047-20000-01965	B15VN16051	Swimming-Pool/Spa	Issued 12/7/2015	NEW 6'10" X 54'8" POOL AND 8'3" X 8'6" SPA PER LA CITY STD. PLAN #268
15047-30001-01965	X15WL07096	Swimming-Pool/Spa	Issued 12/22/2015	Supplemental to 15047-20000-01965 to correct owner info for NEW 6'10" X 54'8" POOL AND 8'3" X 8'6" SPA PER LA CITY STD. PLAN #268

Recording requested by:
We The People


06 1016137

When recorded return to:
Phyllis J. Chavez
2112 Ocean Park Blvd. #5
Santa Monica, CA 90405

APN: 4241-006-006

Documentary transfer tax \$0, not subject to tax

"This conveyance transfers an interest into or out of a Living Trust, R & T 11930."


Signature of Declarant or Agent determining tax. Firm name.

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
Office of Zoning Administration

MELLO ACT
Owner-Occupied Single-Family Dwelling
Exemption Affidavit

Case or Permit No.

2A 2014-2135

The Mello Act (California Code Sections 85500 and 85500.1) is a statewide law that mandates local governments to comply with a variety of provisions concerning the demolition, conversion and construction of residential units in California's Coastal Zone. The Interim Administrative Procedures for Complying with the Mello Act in the Coastal portions of the City of Los Angeles that became effective on May 17, 2000 and the Settlement Agreement between the City of Los Angeles and the Venice Town Council, Inc., the Barton Hill Neighborhood Organization, and Carol Berman concerning Implementation of the Mello Act in the Coastal Zone portions of the City of Los Angeles effective January 3, 2001 provide for an exemption from complying with the Mello Act for applicants who propose to demolish the existing single-family dwelling in which they currently reside and replace it with another single-family dwelling in which they plan to reside.

is an owner-occupied single-family dwelling is to be demolished and rebuilt, I,

Phyllis Chavez, certify, under penalty of perjury, that

Property Owner Name (PRINT)

the existing single-family dwelling to be demolished, located at

710 California Ave. Venice 90291 is

House Number

Street

Community

Zip Code

owned and currently occupied by myself, and that the replacement single-family

dwelling at the above stated location will be occupied by myself.

Phyllis Chavez
Property Owner (SIGNATURE)

8/6/14
Date

Additional Information to be provided by the property owner (if known):

(MONTH)

Estimated Date of
Construction Completion

(YEARS)

Estimated Length of
Residency at New Home

06 0886987

Recording Requested By
WE THE PEOPLE NLA
When recorded mail document to

NAME PHYLLIS J. CHAVEZ
ADDRESS 2112 Ocean Park Blvd. #1
CITY Santa Monica
STATE & ZIP CA 90405

Above Space for Recorder's Use Only
HOMESTEAD DECLARATION

I, PHYLLIS J CHAVEZ, TRUSTEE do hereby
certify and declare as follows:

- I hereby claim as a declared homestead the premises located in the City of LOS ANGELES, County of Los Angeles, State of California, commonly known as 710 & 710 1/2 CALIFORNIA AVE., LOS ANGELES, CA 90291 and more particularly described as follows
LOT 6 IN BLOCK 4 OF THE VENICE PARK TRACT, AS PER MAP RECORDED IN BOOK 5 PAGE 187 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- I am the declared homestead owner of the above-declared homestead.
- I own the following interest in the above declared homestead:
100 %

The above declared homestead is my principal dwelling and I am currently residing on that declared homestead.

The facts as stated in this declaration of homestead are known to be true as of my own personal knowledge.

Dated 4/21/06

Phyllis J Chavez

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

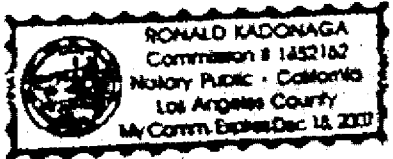
On 4-21-06 before me, RONALD KADONAGA a Notary Public,
personally appeared PHYLLIS J CHAVEZ

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NOTARY SEAL

WITNESS my hand and official seal.

NOTARY SIGNATURE *Ronald Kadonaga*



RECORDING REQUESTED BY

Name Requested Mail to

Phyllis CHAYRE
202 DEAN AVENUE
SANTA MONICA, CA
90405-2198

Use Above This Line Request For Recording Use

MASTER COVENANT AND AGREEMENT

The undersigned hereby certifies I am the owner for the benefit of the beneficiary legally described property located in the City of Los Angeles, County of Los Angeles, State of California please give the legal description of the property and a complete legal description which the legal description on a separate page(s).

Legal Description Venice Park Trust Block 49 Lot 6
Site Address 710 California Ave Venice CA 90291

That in consideration of the Approval of Case No. 2A 2014-2135 CDP
by the Department of City Planning, I have hereto promised, consented and agree to and with the City of Los Angeles and the Department of City Planning of said City that in the interest of the interest, I have acknowledged and will comply with Conditions No. 1 through 19 of Exhibit A (see attached).

This agreement and agreement shall run with the land and shall be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the Department of City Planning of the City of Los Angeles approves its termination.

Phyllis J. Chayre Trust
Print Name of Property Owner

[Signature]
Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Dated this _____ day of _____ 20____

For Department of City Planning Use Only

Case Number 2A 2014-2135 (CDP)

Condition Number(s) 1-M of Exhibit A

and/or Ordinance Number _____

Approved For Recording By The Undersigned On This Date 6/15/15

Print Name Daniel Skolnick CPA

[Signature]

Recording requested by and mail to:

Name: Phyllis Chavez
Address: 2112 Ocean Park Dr
Santa Monica, CA 90405

Space Above This Line For Recorder's Use
**MASTER COVENANT AND AGREEMENT
REGARDING ON-SITE BMP MAINTENANCE**

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

Venue Park Tract, Block 4, Lot 6 APN 4241-006-006
Site Address: 710 E California Ave

And in consideration of the City of Los Angeles allowing Residential Developer on said property, we do hereby covenant and agree to and with said City to maintain according to the O&M Plan (Attachment 3), all on-site structural stormwater pollution removal devices including but not limited to: Detention/Sedimentation System, Filtration Systems, Infiltration Systems, Oil and Water Separators, Water Quality Inlets and Dry Wells. The specific structural BMPs are listed as follows:
2 - 55 Gallon Rain Barrels, 2 - First Flush Flow Diverters (84 SF total), and 1500 SF of Permeable Pavers per approved Plans

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the Bureau of Sanitation of the City of Los Angeles approves its termination.

Phyllis J. Chavez
(Print Name of Property Owner)
[Signature]
(Signature of Property Owner)

(Print Name of Property Owner)

(Signature of Property Owner)

Dated this 21 day of Jan, 2014.

Space Below This Line For Notary's Use
ALL-PURPOSE ACKNOWLEDGMENT

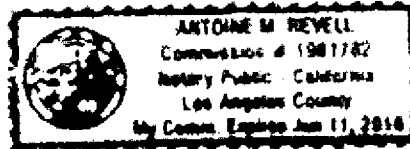
STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On 21, January 2014 before me, Antonia M. Revell, notary public, personally appeared Phyllis J. Chavez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by Phyllis J. Chavez signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Signature] (SEAL)
Notary Public Signature



Space Below This Line For Bureau's Use

Permit No. 13014-20000-04389

Attachment 3 - O&M Plan included? Y X N

Approved for recording by: Department of Public Works, Bureau of Sanitation

[Signature]
(Watershed Protection Division Signature)
Michael Scauro
(Print Name)

Date: 1-21-14

File: [Signature]

RECORDING REQUESTED BY

Name Requested Mail to

Phyllis J. Chavez
215 Ocean Blvd
Santa Monica, CA
90405-9038

Space Above This Line Reserved For Recorder's Use

EASEMENT COVENANT AND AGREEMENT

The undersigned hereby certifies I am the owner and the grantor of the hereinafter legally described property located in the City of Los Angeles, County of Los Angeles, State of California, please give the legal description of the property and a complete legal description either the legal description on a separate page(s).

Legal Description Vanice Park Trust Block 4 Lot 6
Site Address 710 California Ave Vanice CA 90291

With the authorization of the approval of Case No. 2A 2014-2155 CDP by the Department of City Planning, I grant the hereby, process, establish and agree to and with the City of Los Angeles and the Department of City Planning of said City that in the event of my interest, I have acknowledged and will comply with Condition No. 1 through 19 of Exhibit A attached.

This covenant and agreement shall run with the land and shall be binding upon any future owners, successors, heirs or assigns and shall continue in effect until the Department of City Planning of the City of Los Angeles approves its termination.

Phyllis J. Chavez Trust
Print Name of Property Owner

Print Name of Property Owner

Print Name of Property Owner

[Signature]
Signature of Property Owner

[Signature]
Signature of Property Owner

[Signature]
Signature of Property Owner

Dated this _____ day of _____ 20__

For Department of City Planning Use Only

Case Number 2A 2014-2155 (CDP) Condition Number(s) 1-19 of Exhibit A

Order Ordinance Number _____

Approved For Recording By The Undersigned On The Date 6/19/15

Print Name Daniel Skolnick CPA [Signature]

MASTER COVENANT AND AGREEMENT

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described property located in City of Los Angeles, County of Los Angeles, State of California (please give the legal description, if the property is a complex legal description attach the legal description on a separate page(s)):

Legal Description Venice Park Tract Block 4 Lot 6

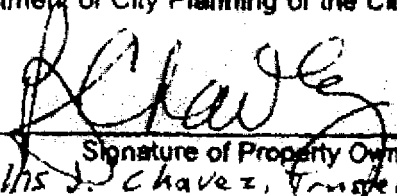
Site Address 710 California Ave, Venice CA 90291

That in consideration of the Approval of Case No. 2A 2014-2135 CDP by the Department of City Planning, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the Department of City Planning of said City that to the extent of our interest, I (we) acknowledge and will comply with Conditions No's. 1 through 14 of Exhibit A (see attached).

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, successors, heirs or assigns and shall continue in effect until the Department of City Planning of the City of Los Angeles approves its termination.

Phyllis J. Chavez Trust

Print Name of Property Owner


Signature of Property Owner
Phyllis J. Chavez, Trustee

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Dated this _____ day of _____, 20____

For Department of City Planning Use Only


Case Number 2A 2014-2135 (CDP)

Condition Number(s): 1-14 of Exhibit A

and/or Ordinance Number: _____

Approved For Recording By The Undersigned On This Date: 6/19/15

Print Name: Daniel Skolnick, CPA

Signature: 

Recorded at the request of and read to

Matthew Royce

(Name)

4151 W 309th St

(Address)

Los Angeles, CA 90066

Date of Recording

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF BUILDING (GRAFFITI REMOVAL)**

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that we are the owners of the heretofore legally described real property located in the City of Los Angeles, State of California

LEGAL DESCRIPTION: LOT 6, BLOCK 4 OF VENICE PARK TRACT
as recorded in book 5, Page 117, Records of Los Angeles County, which property is located and known as
(ADDRESS): 710 CALIFORNIA AVE

and in consideration of the City of Los Angeles allowing the proposed building/structure to be constructed without the application of an anti-graffiti coating on the first 8-feet of the building perimeter on said property (Sec. 91.0306 of the L.A.M.C.), we do hereby covenant and agree to with the City of Los Angeles to remove any graffiti within 7-days of the graffiti being applied or within 72-hours of being notified by the Los Angeles Department of Building and Safety.

This Covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, executors, heirs or assigns, and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon substantial of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

CARTOGRAPHERS USE ONLY	Owner's Name(s): <u>Phyllis Chavez</u>	(Please type or print)
	Owner's Signature(s): <u>[Signature]</u>	(M/R)
	This Officer's Signature Required for Corporations:	(M/R)
	Name of Corporation:	
Dated this <u>2nd</u> day of <u>April</u> <u>2014</u>		

SIGNATURES MUST BE NOTARIZED

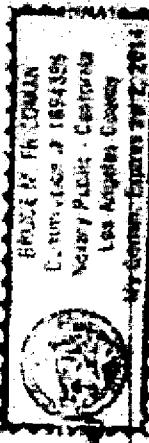
(STATE OF CALIFORNIA, COUNTY OF LOS ANGELES)

On APRIL 2, 2014 before me, BRUCE M. FRIEDMAN Notary Public, who proved personally appeared PHYLLIS CHAVEZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity, upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing copy is true and correct.

WITNESS my hand and official seal.

Signature Bruce M. Friedman



FOR NOTARY USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Government for City Department
To be submitted to City, record preliminary only.

APPROVED BY Ida... 4-7-14 Date

Recording requested by and paid to:

Name: Phyllis Chavez
Address: 212 Ocean Park Dr
Santa Monica, CA 90405

Space Above This Line For Recorder's Use *****
MASTER COVENANT AND AGREEMENT
REGARDING ON-SITE BMP MAINTENANCE

The undersigned hereby certifies I am (we are) the owner(s) of the hereshafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

Venetia Park Tract, Block 4, Lot 6 APN 4241-006-006
Site Address: 712 E California Ave

And in consideration of the City of Los Angeles allowing Residential Developer on said property, we do hereby covenant and agree to and with said City to maintain according to the O&M Plan (Attachment 1) all on-site structural stormwater pollution removal devices including but not limited to: Detention/Sedimentation System, Filtration Systems, Infiltration Systems, Oil and Water Separators, Water Quality Inlets and Dry Wells. The specific structural BMPs are listed as follows:
2 - 55 Gallon Rain Barrels, 2 - First Flush Flow Diverters (84 SF total), and 1500 SF of Permeable Pavement approved Plans

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the Bureau of Sanitation of the City of Los Angeles approves its termination.

Phyllis J. Chavez
(Print Name of Property Owner)
[Signature]
(Signature of Property Owner)

(Print Name of Property Owner)

(Signature of Property Owner)

Dated this 21 day of Jan 2014

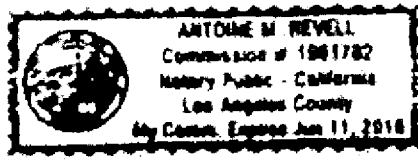
Space Below This Line For Notary's Use *****
ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES
On 21, January 2014 before me, Antoine M. Revell, notary public, personally appeared Phyllis J. Chavez who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

[Signature] (SEAL)
Notary Public Signature



Space Below This Line For Bureau Use *****

Permit No: 13014-20000-04389

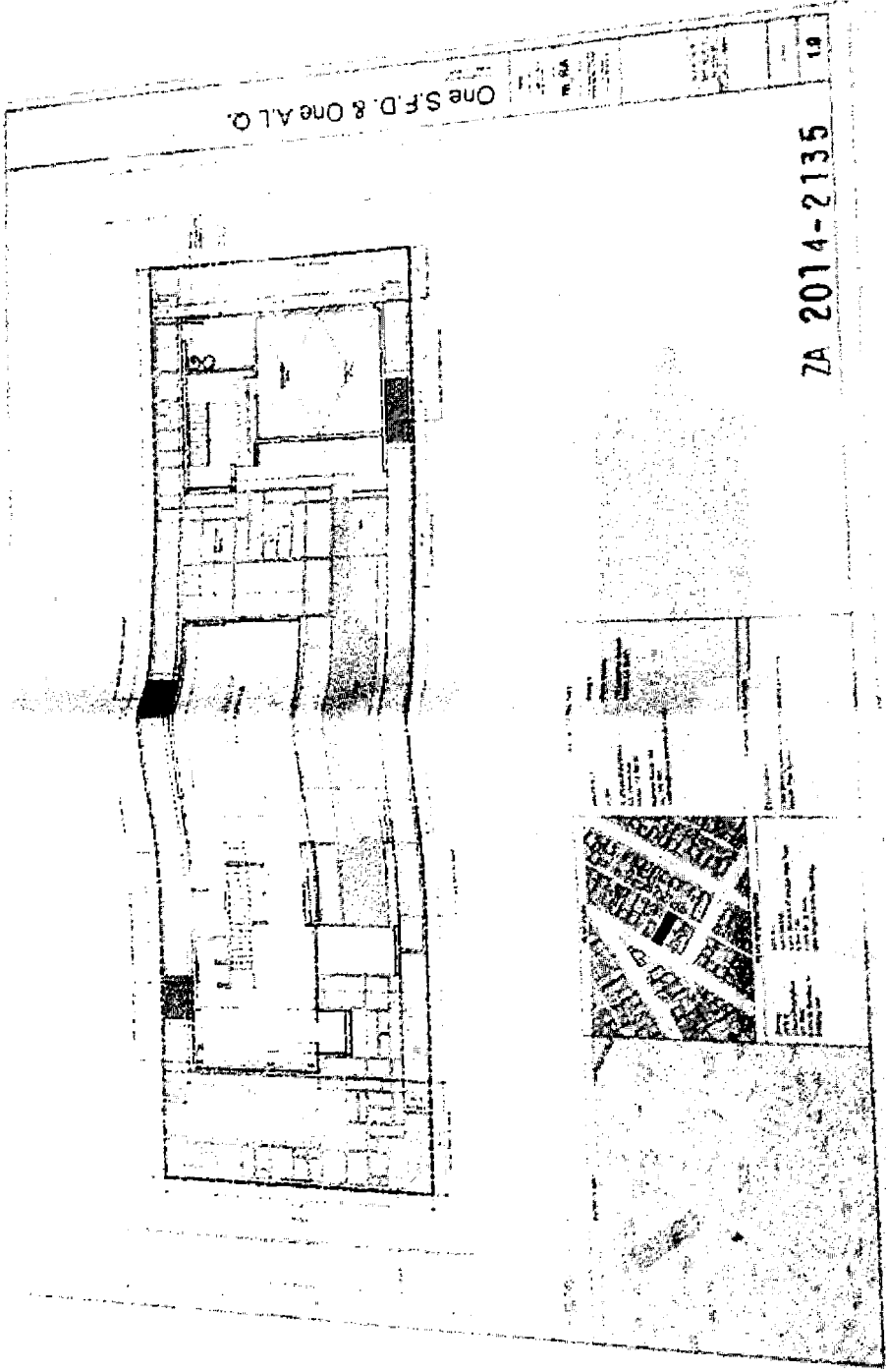
Attachment 1 - O&M Plan included? Yes

Approved for recording by: Department of Public Works, Bureau of Sanitation

[Signature]
(Watershed Protection Division Signature)
Michael S. Sarno
(Print Name)

Date: 1-10-14

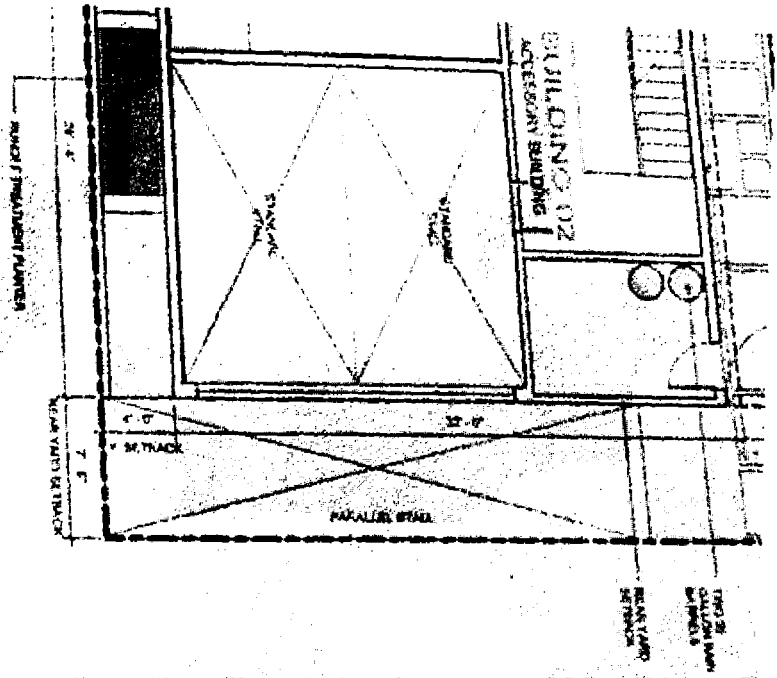
Title: Engineering Associate



PLANS APPROVED
 City of Los Angeles
 City Planning Department

Matthew Royce
 7A 2014-2135-600
 5-6-14

OWNER Phyllis Orvas 710 California Avenue Venice, CA 90291
m_RA m_Royce Architecture 13320 Beach Avenue #102 Marina Del Rey, CA 90292 +1 323 230 0001 mroycearchitecture.com
ISSUE DATE APRIL 21, 2014
REVISIONS
BUILDING 01 ELEVATIONS
A201



CALIFORNIA CT

One S.F.D. & One A.L.Q.

710 California Ave
Venice CA 90281

Owner
Randy Orland
110 California Ave
Venice CA 90281

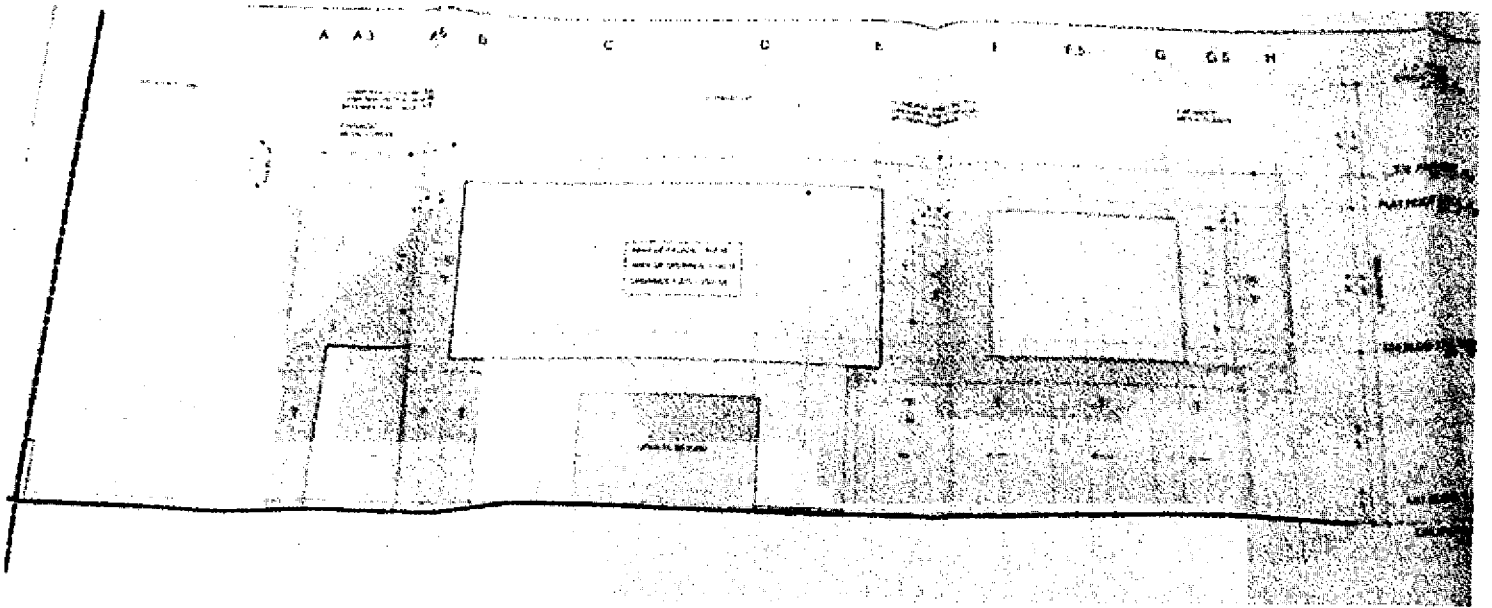
m_RA
1100 West 10th St
Venice CA 90281
11.11.11.11.11

ISSUE DATE
MAY 30 2014
REVISIONS

COP

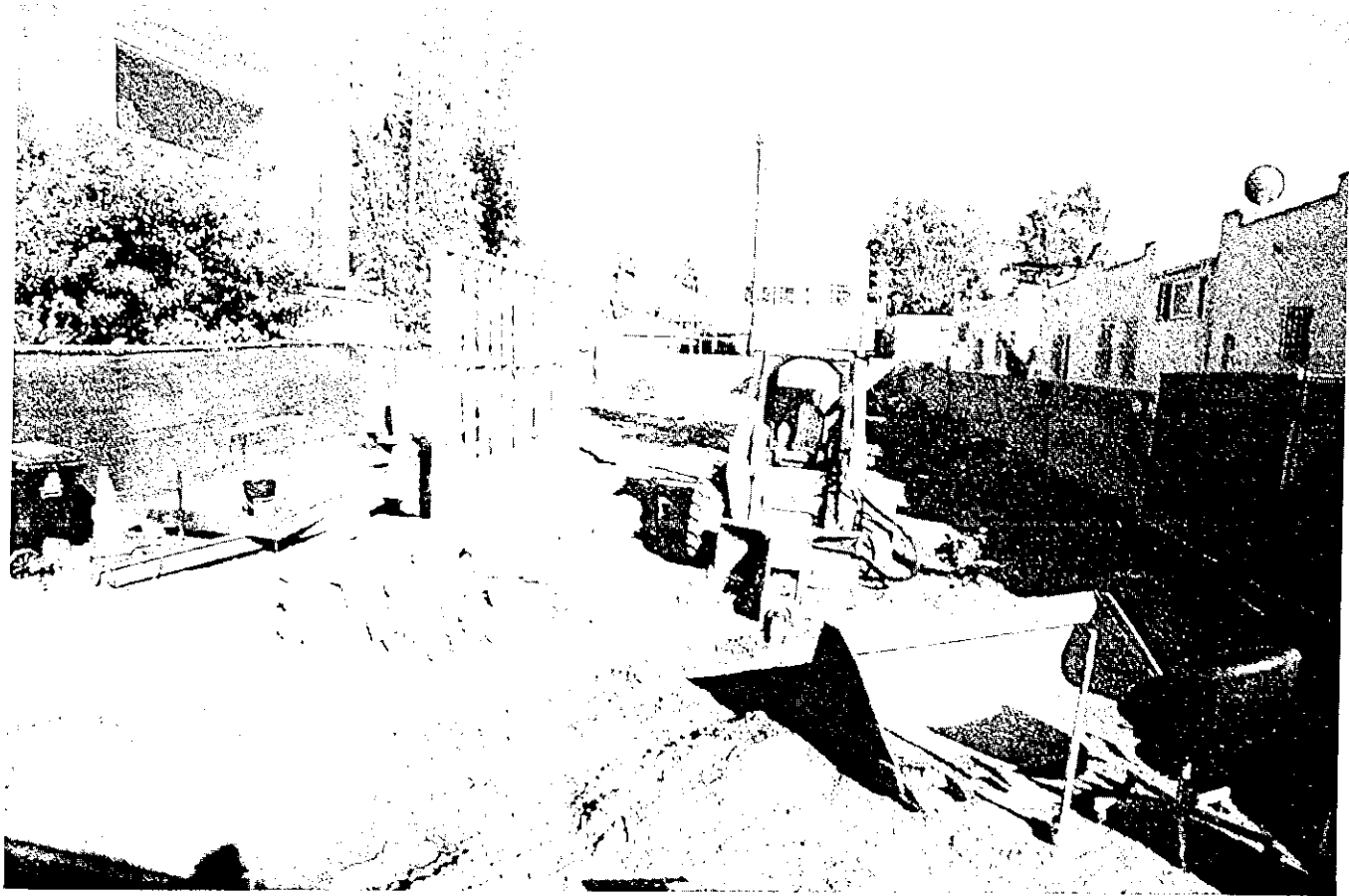
1.0

ZA 2014-2135



April 18, 2016





MINUTES
LAND USE AND PLANNING COMMITTEE
VNC Mission: To improve the quality of life in Venice

by building community and to secure support from the City of Los Angeles for the resources needed to achieve our goals.

DATE: MONDAY April 25, 2016

TIME: 7:00 - 10:30 pm

II. ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:

710 California Ave (SFD), Milwood Subarea – pending MELLO Determination Letter

ZA-2014-2135-CDP and ENV-2014-2136-CE and DIR-2013-2261-VSO

VCZSP Compliance: VSO

<http://www.venicenc.org/710-california-ave/>

CITY HEARING TOOK PLACE ON NOVEMBER 20, 2014, ZA DETERMINATION ISSUED APRIL 29, 2015, APPEAL PERIOD

EXPIRED MAY 13, 2015, PENDING STATE CDP APPEAL PERIOD NOTIFICATION

Project Description: Demo/new 3-story SFD, with accessory living quarters above garage

Applicant: Matthew Royce

LUPC Staff: Todd Darling & Maury Ruano