

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 <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>

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

Designed by Venice Architect Matthew Royce

http://www.710californiavenice.com



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: Council District:

Census Tract: Rent Registration:

Historical Preservation Overlay Zone

Total Units:

Regional Office: Regional Office Contact: 4241006006 Council District 11

273600 7005820

West Regional Office (310)-996-1723 Official Address; Case Number; Case Type Inspector; Case Manager; Total Exemption Units; 710 E CALIFORNIA AVE, VENICE 90293

Systematic Code Enforcement Program

Thomas Reichmann

Date .	Status
12/10/2012 2:18:00 PM	All Viciations Resolved Date
12/10/2012 2:15:00 PM	Site Visit/Compliance Inspection
12/5/2012 12:00:00 AM	- Compilance 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 Parcet Number. Council District: Census Tract: Rent Registration:

Rent Registration: Historical Preservation Overlay Zone Total Units

Regional Office: Regional Office Contact: 4241006006 Council District 11 273600

7005820

West Regional Office (310)-995-1723 Official Address.
Case Number:
Case Type
Inspector
Case Manager:

Total Exemption Units:

710 E CALIFORNIA AVE, VENICE 90291 104635

Systematic Code Enforcement Program Erwin Larranaga

Chaile Peritorie

 Object
 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.

7. 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	<u>90291</u>
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)	
	365
Owner	36
Owner Address	
Address	
Address APN Area (Co. Public Works)*	0.124 (ac)
Address APN Area (Co. Public Works)* Jse Code	0.124 (ac) 0200 - 2 units (4 stories or less)
Address APN Area (Co. Public Works)* Use Code Assessed Land Val.	0.124 (ac) 0200 - 2 units (4 stories or less) \$28,767
Address APN Area (Co. Public Works)* Use Code Assessed Land Val. Assessed Improvement Val.	0.124 (ac) 0200 - 2 units (4 stories or less) \$28,767 \$59,958
	0.124 (ac) 0200 - 2 units (4 stories or less) \$28,767

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
+	4241005006	710 1/2 E CALIFORNIA AVE, VENICE, CA 90291

Assessor Parcel Number: Official Address: 4241006006 710 E CALIFORNIA AVE, VENICE, CA 90291 Total Units:(legal unit count may vary) **Total Exemption Units:** Rent Registration Number: Rent Office ID: 7009620 *Census Tract: Code Regional Area: 213600 West Regional Office 'Council District: Council Destrict 11 Year Built:

710 E CALIFORNIA AVE

- Parcel Profile Report:
- Permit Information found:
 - 710 1/2 E CALIFORNIA AVE 90291
 - 710 E CALIFORNIA AVE 90291

	Application/Permit #	PC/Job#	Туре	Status	Work Description
	13014-20000-04389	B13VN12300	Bidg- 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 THROUGHT OUT.
	13014-20001-04389	B14VN01876	B ldg- 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- 30001-0439 0	816WL02707	Bidg- Alter/Repair	Submitted 5/23/2016	supplemental ref to pcis # 13014-20000-04390, to revise internal walls, layout and structure *** 1 of 2 ***
13	8614-30002-04389	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 ***
13	019-2 0000-03296	B13VN14491	Bidg- Demolition	Permit Finaled 1/28/2014	DEMO EXISTING REAR ALQ.
13	014-20000-04390	B13VN12300	Bldg-New	1ssued 10/13/2015	(N) 2- STORY 31'3" X 26'4" ACCESSORY LIVING QUARTER /OVER 2-CARS GARAGE
14	030-20000-02444	B14VN05206	Grading	Application Submittal 4/30/2014	No work description available
07	042-91000-12063	X07FX00525	Plumbing	Permit Finated 6/7/2007	INSTALL E.Q. VALVE.
15	047-20000-01965	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
15	047-30001-01965	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: Phylis J. Chayez 2112 Ocean Park Blvd, #5 Santa Monica, CA 90405

APN: 4241-006-006

Documentary traffs for tax \$0, not subject to tax

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

Signature of Deblarant or Agent determining too, Firm name.

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

MELLO ACT Owner-Occupied Single-Family Ownling Exemption Affidavit

Case or Permit No.

2A 2014-2135

The Mello Act (California Code Sections 85590 and 65590.1) 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 examption 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 reside.

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Estimated Date of Construction Completion

(YEARS)
Estimated Length of Residency at New Home

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		, County of Los Angeles, State of California,	
		CALIFORNIA AVE., LOS ANGELES, CA 90291	and mo
		THE VENICE PARK TRACT, AS PER MAP RECOMAPS, IN THE OFFICE OF THE COUNTY RECO	
2.	i am the declared home	stead owner of the above-declared homestead.	
	I own the following intere	est in the above declared homestead:	
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th	at declared homestead.		
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According Assessment By WE THE PEOPLE NEA When recorded mind decompany to

NAME PHYLLIS J. CHAVRE

ADDRESS 2112 Ocean Park Blud . # /

GTY Santa Monaca STATE & ZP CA 9040	.					, .
	Above	Space for Recorder's U	to Only			
	HOME	STEAD DECL	ARATION	111		
L PHYLLIS J CHAVE	Z, TRUSTEE			A Inches	do hereby	
certify and declare at	i follows:					
1. I hereby claim as	a declared	homestead the p	premises located	d in the City	01 LOS	
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particularly descr LOT 6 IN BLOCK BOOK 5 PAGE 18 SAID COUNTY.	4 OP THE	VENICE PARK				
2. I am the declared	homestead o	wher of the above	re- declared hon	nesteed.	•	
3. I own the following	g interest in th	ne above declare	nd homesteed:			
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Recording requested by and might to	
Harre Phillips NHVV	
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severes and the for Recorder's Use	
MASTER COVENANT AND AGREEMEN REGARDING ON SITE BMP MAINTENANCE	
The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally describe	id real property located in the City of Los Angeles.
County of Los Angeles, State of California (please give the legal description): Veneza Park Tract Block 4 Lat 6 AlN 42	41-006-006
SHE MAGNESS 710 & California Avor	
- 1	
And in consideration of the City of Los Angeles allowing AS: ANTIAL DETECTION on said property, we do hereby covenant and agree to and with said City to maintain according	the to the Citias Plan (Attachment 1) all omistic
on said property, we do hereby covernant and agree to and with said titly to maintain accord- structural stormwater poliution removal devices including but not limited to: Detention/Sadir	mentation System. Filtration Systems, Inditration
Systems, Oil and Water Separators, Water Quality Infect and Dry Wells. The specific structural	BMFs are exted as follows:
1-57 Gollen Rein Darrell 2 - Fitter Than Pleaser Sand ()	7 37 70-1, 400 1390 3
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This covenant and agreement shall run with the land and shall be binding upon any future or	where, encumbrancers, their successors, heirs or
assigns and shall continue in effect until the Bureau of Sanitation of the City of Los Angeles appr	
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ALL-PURPOSE ACKNOWN EDGMENT	
STATE OF CALIFORNIA, COUNTY OF LOS ANGELES	
on 21, June 14 De before me, Hartoine Hillerell	, notary public, personally appeared
Physics J. Chieve 2 who proved to me on the basis of sa	itisfactory evidence to be the personiti whose
named is the subscribed to the within instrument and actrowledged to my that his layer they repeated to the subscribed and that by higher discussively on the substrument the personal or the su	telecuted the same in his/her/their authorized. Italy upon behalf of which the nervonice school.
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Harman David Skeleick CPA S	
A STATE PROPERTY SET NEW YEAR	

MASTER COVENANT AND AGREEMENT

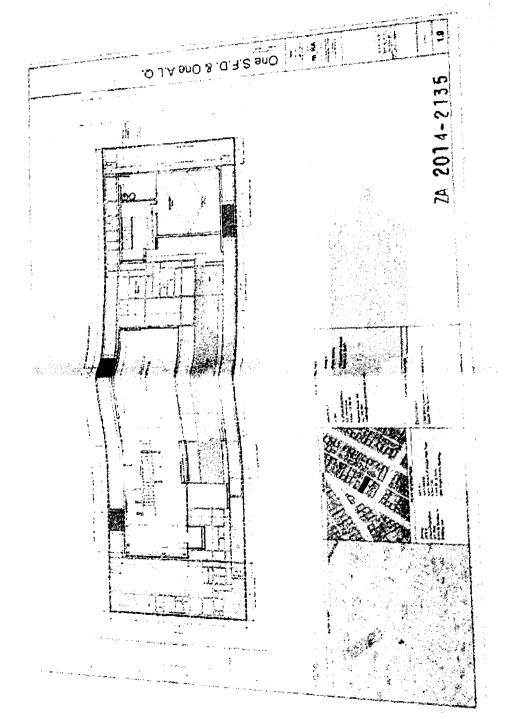
The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described property located a City of Los Angeles, County of Los Angeles, State of California (please give the legal description, if the property the legal description is the property that is the property that is the property that the property that is the property that the property that is the property that the proper

complex legal description attach the legal description on a	separate page(s)):
Logal Description Venice Park Tract	Block 4 Lot 6
Legal Description Venice Park Tract Site Address 710 California Ave, Ven	1ice CA 90291
That in consideration of the Approval of Case No. 2 by the Department of City Planning, I (we) do hereby pro	★ 2014 - 2135 COP omise, covenant and agree to and with the City of Los Angle extent of our interest, I (we) acknowledge and will comply output Description Description Output Description Description Output Description Descript
	shall be binding upon any future owners, encumbrancers, until the Department of City Planning of the City of Los Ang
Print Name of Property Owner	Phylhs J. Chavez, Trustee
Print Name of Property Owner	Signature of Bossesia Course
	Signature of Property Owner
Print Name of Property Owner	Signature of Property Owner
Print Name of Property Owner	Signature of Property Owner
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For Department of (City Planning Use Only
Case Number 2A 2014-2135 (CDP)	Condition Number(s): 1-14 cf Exhibit 'A'
and/or Ordinance Number:	
Approved For Recording By The Undersigned On This Date	6/19/15
Print Name Daniel Skolnick, CPA	Signature
CP-6770 (revised 1/21/2015)	

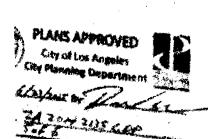
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(ADDRESS): 710 CALIFORNIA AVE	
and in consciouson of the CBy of Los Angeles althoring the proposed healtimpicthuchers to be conservated without the application of a graffid coating on the that belief of the building perheater on said property (Sec. 91.5366 of the LAIRC), we do hereby opinion agree to with the CBy of Los Angeles to remove any graffit within 7-days of the graffit being applied or within 72-hours of being in by the Los Angeles Department of Building and Safety.	cond without the application of an anti- LABLC), we do hereby coverant and led or within 72-hours of baing netified
This Coversart and agreement shall cue with all of the above described land and shall be brinking upon cursolves, and take connects encumbrandes. Prefer successors, helps or assignees and shall contenue in effect undirelessed by the authority of the Supernanderical flaiding of the Cay of Los Angeles upon submitted of request, applicable feets and evidence that this Coversant and agreement is no knoper required by law.	iches, and have owners encumbrances, services on the Caty of Los riger required by law.
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County of Los Angeles, State of California (pies	ise give the legal description):	rscribed real property located in the City of Los Ar	geles.
Venu Pork That , Blo		4241-006-006	 -
Site Address 7/8 C. Coliffeen And in consideration of the City of Los Angeles			
Structural stormwater pollution removal device Systems, Oil and Wrater Separators, Water Qualific SS Goldan Rein Barrells & A. Brosalle Payers A.	tes including but not kimited to: Detention with thiess and Dry Wells. The specific structure of the Plants Control of the Plants Co	(84 st 100), and 1500;	E
This covenant and agreement shall run with the assigns and shall continue in effect until the Built for the state of the s		ure owners, encumbrancers, their successors, he is approves its termination.	us or
(Schoolshis of Stobishimsec)	t	(Print Name of Property Owner)	
W. W. W.	 · .		
Separative of Procent (Owner)		isignature of Property Owners	
Detertions and day of 100 20	14	(Signature of Property Owner)	
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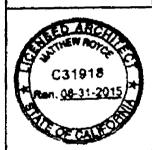
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13320 Beach Avenue #102 Marna Del Rey, CA 90292

+1 323.230.0001 moyomichisca.com

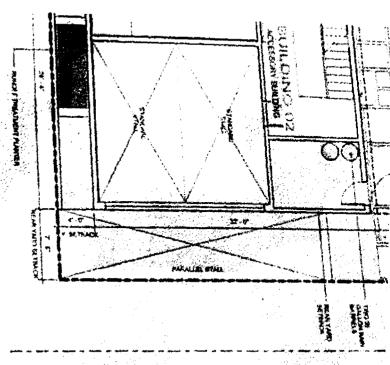


APRIL 21, 2014
REVISIONS

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A201

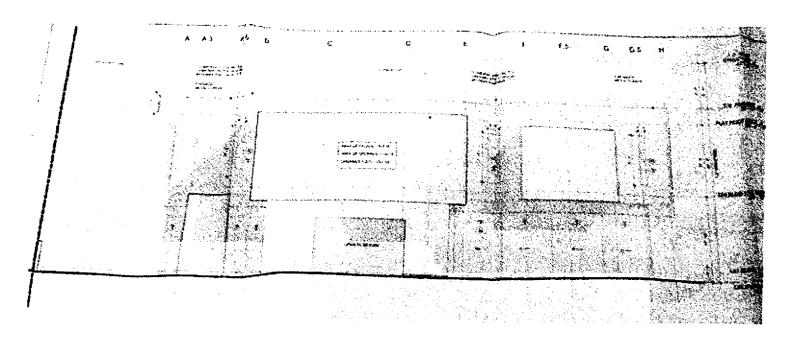
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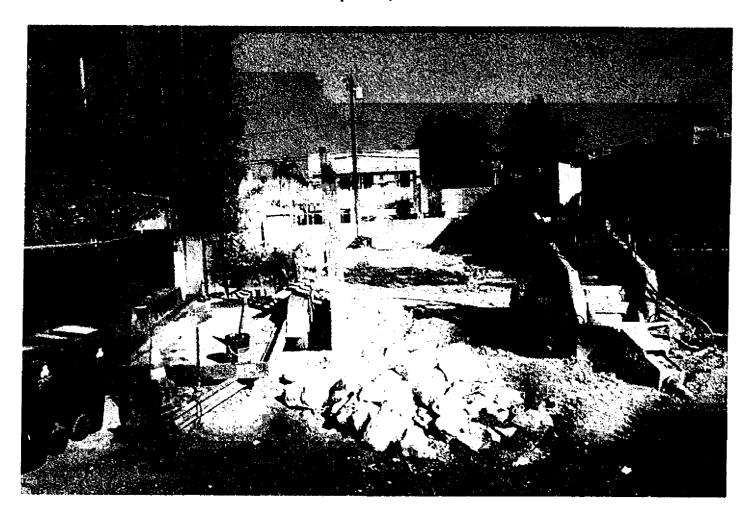
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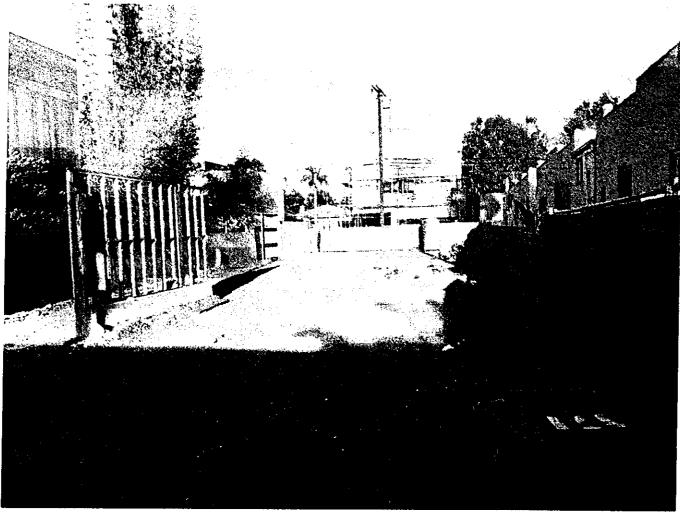
710 Caldoma Ave Venice CA 90291



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

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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