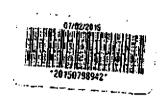
L

RECORDING REQUEST
OFFICIAL GOVERNMENT BUSINESS
GOVERNMENT BUSINESS

### City of Los Angeles

WHEN RECORDED MAIL TO

Los Angeles Housing + Community Investment Department Landford Declarations P.O. Box 57398 Los Angeles, CA 90057-0398



Space above is for Records as as only

### Notice of Constraints to Landlords and Successors in Interest

To all persons claiming an interest in real property located in 15 Rose Avenue Venice, CA 90291 particularly described as:

Lot 2.4 and 6 of Golden Bay Tract, in the City of Los Angles, County of Los Angeles, State of Collifornia, per man recorded in Book 2 Page 15 of Maps, in the office of the Los Angeles County Recorder.

THE CITY OF LOS ANGIFLES hereby gives notice that certain restrictions as described in this Notice of Constraints will apply to the future use of that property and the terms under which it may be remed or offered for rem as a housing accommodation.

A Notice of Intent to Withdraw Units from Rental Housing Use (Nonce of Intent) for this property was filed with the City of Los Angeles Housing Department, pursuant to Los Angeles Municipal Code (LAMC) Section 151.23A, on October 14, 2014. The accommodations that are the subject of the Notice of Intent for this property are deemed withdrawn from the rental housing market 120 days after (ketober 14, 2014), unless the date was extended pursuant to the provisions of LAMC Section: 151.23B up to one year after October 14, 2014. The following restrictions arise from the filing of the Notice of Intent:

- Restrictions that apply through the date that is two years from the date of withdrawai of accommodations from
  the rental market of remal units on the property (LAMC \$151.23 B):
  - 1.1 If the property is offered for tent, the landlord may be fiable to any tenant who was displaced when the property was withdrawn from remai housing use for actual and exemplary damages, (LAMC \$151.254)
  - 1.2 If the property is offered for rent, the landlord may be liable for exemplary damages in a civil action brought by the City of Los Angeles. (LAMC \$151.25B)
  - 1.3 Any landlord who offers a unit at the property for rent shall first offer to rent or lease that unit to the tenant of tenants displaced from the unit when the property was withdrawn from rental housing use. Such offer shall be deposited by registered or certified mail, postage prepaid, and addressed to the displaced tenant or tenants at the last address provided by the tenant or tenants. This obligation shall exist, however, only if the tenant(s) gave the landlord who withdrew the unit written notice of a desire to renew the tenancy if the unit were again offered for rent, and did so within 30 days of being displaced. (LAMC §151.27A)
- Restrictions that apply through the date that is five years from the date of withdrawal of accommodations from
  the rental market of rental units on the property (LAMC \$151.23B);
  - 2.1 If the property is offered for rem, it shall be offered for no more than the maximum allowable rem in effect when the landlerd filed the Notice of latent with the City of Los Angeles, plus any intervening onnual general adjustments as authorized by \$.AMC £ 151.06D. Should the withdrawnt of a rental unit

 $\bigvee$ 

(1) - Nesot : (Citation

l of 2

42\*1EG7

be resembled on otherwise not completed, the term of this restriction on rent is five years from the date the Notice of intent to Withdraw was filed with the City. (LAMC §151.26)

- 2.2 If any unit at the property is offered for rent, it shall first be offered to any ionam(s) displaced from that unit when the property was withdrawn, provided that the tenant(s) request(s) the offer in writing within 30 days after the landlord has notified the City pursuant to paragraph 3.1 below. (LAMC §151.27B)
- Any landlord who fails to comply with the provisions of paragraph 2.2 shall be liable to any displaced 2.3 tenant for punitive damages in an amount not to exceed six months- rent. (LAMC \$151.27B)

### Other restrictions that apply:

- Any landlord who desires to offer a unit at the property for rent or lease shall give the Los Angeles Housing Department written notice of such intent. Such notice shall include the names and mailing addresses of all owners of the property and the addresses of the accommodations to be re-rented. (LAMC §151.24A)
- 3.2 Except as indicated in paragraphs 1.3 and 2.2 above, the landlord shall not offer for rent or lease any unit from which a tenant was displaced for a period of 30 days following the filing of such notice of intent to re-rent withdrawn accommodations, pursuant to the provisions of paragraph 3.1 above. (LAMC £151.24B)
- 3.3 The provisions of the Rent Stabilization Ordinance, LAMC §151.00, ET. seq., and other provisions of Chapter XV of the LAMC, shall apply to the newly constructed remail units, if a building containing a rental unit that was the subject of a Notice of Intent to Withdraw pursuant to the provisions of LAMC § 151.23A is demolished and remal units are constructed on the same property and offered for rent or lease within five years from the date that the rentel unit that was the subject of the Notice of Intent to Withdraw was withdrawn from rent or lease. (LAMC \$151.28A)

Citations to particular City of Los Angeles Municipal Code sections are to those in effect on the date of recording All the above restrictions apply to the withdrawing fundlord and to any successor in interest including, but not funded to, the holder of a security interest or purchaser at a forced sate upon the forcelosure of a security interest, upon sale of the property pursuant to a power of sale contained in a deed of trust or similar instrument, or upon sale under a statutory or other involuntary lien. This Notice of Constraints is filed in order to preserve the rights of the City of Los Angeles and the rights of all affected past, present, and future tenants of this property. This Notice of Constraints shall not be deemed an admission that the landlord has lawfully withdrawn this property from rent or lease. This Notice of Constraints shall not be construed in such a way as to limit any rights of the City of Los Angeles or of any past, present or future termits to make any claims against the landlord or successors in interest.

APN: 4289-019-003

Property Address:

**15 ROSE AVENUE** VENICE, CA 90291

Property Owner of Record:

15 Rose, LLC

Executed on October 14, 2014 at Los Angeles, California

CITY OF LOS ANGELES HOUSING . COMMUNITY DEPARTMENT Rushmore D Cervantes, General Manager

By: MARTIIA CARRASCO Management Analyst II Landlord Declarations Section

ANNA ORTEGA

Director, Rent Stabilization

2 of 2

. .

12:16:07

This is a true and cartified copy of the record the bears the seal, imprinted in purple ink, of the Registrar-Recorder/County Cterk

JUN 6 2018

Deale. Land Regranderschilden Los angles County, California

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...

- 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

628 San Juan Ave, Venice, CA 90291

2 beds · 1 bath · 906 sqft / Edit



Edit home facts for a more accurate Zestimate.

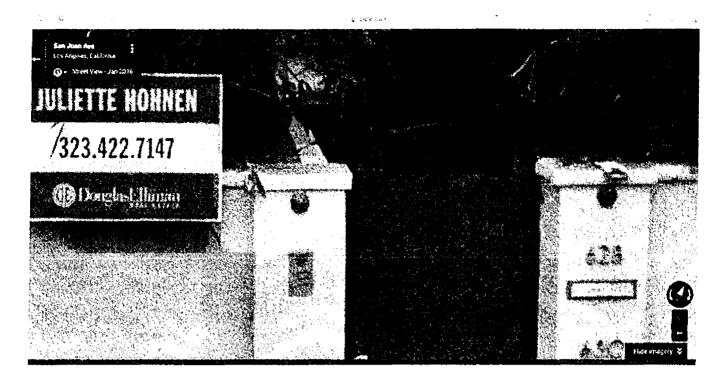
SOLD: \$1,883,000

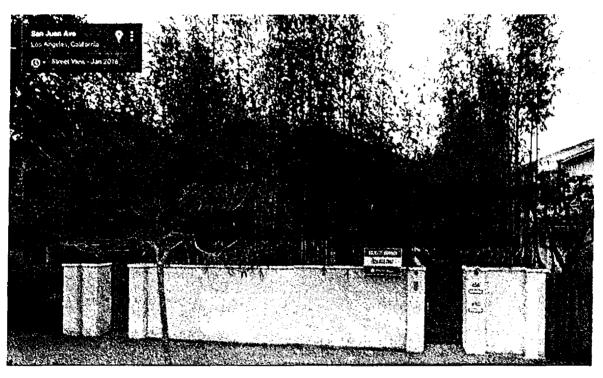
Sold on 04/09/14

Zestimate®:

\$1,544,581

Price this home





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.710californavenice.co.ic



### 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 Parcet Number. 4241066006
Council District: Council District 11
Census Tract: 273600
Rent Registration: 7005820
Kistorical Preservation Overlay Zone
Total Units: 2

Regional Office: Wi Regional Office Contact: (3

West Regional Office (310)-996-1723

| Official Address:  |     |
|--------------------|-----|
| Case Number:       |     |
| Case Type          |     |
| inspector:         |     |
| Case Manager.      |     |
| Total Exemption Un | ils |
|                    |     |

710 E CALIFORNIA AVE, VENICE 90291 403286 Systematic Code Enforcement Program Thomas Reichmann

٥

| Date A             | Nº    | Status                           |
|--------------------|-------|----------------------------------|
| 12/10/2012 2:18:0  | 9 PM  | All Violations Resolved Date     |
| 12/10/2012 2:15:00 | 0 PM  | Site Visit/Compliance Inspection |
| 12/5/2012 12:00:00 | D AM  | Compliance Date                  |
| 10/29/2012 11:43:0 | MA OC | Order Issued to Property Owner   |
| 10/24/2012 10:08.0 | )0 AM | Site Vise/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

| Officia | l Address:      |
|---------|-----------------|
| Case !  | Yumber:         |
| Case 1  | Type            |
| Inspec  | tor:            |
| Case I  | danager.        |
| Total ( | xemption Units: |

710 E CALIFORNIA AVE, VEHICE 90291 104635 Systematic Code Enforcement Program Erwin Larranaga

0

| Date .                | Status                           |
|-----------------------|----------------------------------|
| 2/35/2007 2:45:00 PM  | Site Visit/Compliance Inspection |
| 2/15/2007 1:58:00 PM  | All Violations Resolved Date     |
| 2/9/2007 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)    | <u>4241006006</u>  |
| Tract                        | VENICE PARK TRACT  |
| Map Reference                | M B 5-187  |
| Block                        | 4  |
| Lot                          | 6  |
| Arb (Lot Cut Reference)      | None   |
| Map Sheet                    | <u>108B145</u>   |
| Jurisdictional               |  |
| ▶ Planning and Zoning        |  |
| ▼ Assessor                   |  |
| Assessor Parcel No. (APN)    | 4241006006   |
| Ownership (Assessor)         | i de la companya de l |
| Owner1                       | L  |
| Address                      | 3  |
| Ownership (Bureau of         | 15<br>40   |
| Engineering, Land Records)   | -6   |
| Owner                        | <b>3</b> .   |
| Address                      |  |
| APN Area (Co. Public Works)* | 0.124 (ac)   |
| Jse Code                     | 0200 - 2 units (4 stories or less)   |
| Assessed Land Val.           | \$28,767   |
| Assessed Improvement Val.    | \$59,958   |
| ast Owner Change             | 12/16/15   |
| ast Sale Amount              | \$2,000,020  |
| July I mile Will             | 4-144 ± 1 = =  |

### PROPERTY INFORMATION

### Search Result

3 Properties matching your search criterie found:

|    | APH        | Address                                     |          |
|----|------------|---|----------|
| +  | 4241006006 | 710 E CALIFORNIA AVE, LOS ANGELES, CA 9029: | 90291    |
| +. | 4241006006 | 710 E CALIFORNIA AVE, VENICE, CA 90291      | 1        |
| +  | 4241006005 | 710 1/2 E CALIFORNIA AVE, VENICE, CA 902    | CA 90201 |

Assessor Parcel Number: 4241006006 Official Address: 710 E CALIFORNIA AVE, VENICE, CA 90291 Total Units:(legal unit count may vary) Total Exemption Units: 0 Rent Registration Number: Rent Office ID: 7006820 \*Census Tract: 273600 Code Regional Area: West Regional Office \*Council District: Council Destroit 11 Year Built:

### 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<br>#   | PC/Job#    | Туре                          | Status                                    | Work Description  |
|---|---------------------------|------------|-------------------------------|---|---|
|   | 13014-20000-04389         | B13VN12300 | Bldg-<br>Addition             | Issued<br>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- <b>04389</b> | 814VN01876 | Bldg-<br>Addition             | Verifications<br>in Progress<br>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 | Bidg-<br>Aiter/Repair         | <b>S</b> ubmitted <b>5</b> /23/2016       | supplemental ref to pcis # 13014-20000-04390, to revise internal wallis, layout and structure *** 1 of 2 ***  |
|   | 13014-30002-04389         | B16WL02707 | Bidg-<br>Alter/Repair         | Submitted<br>5/23/2016                    | supplemental ref to pcis # 13014-20000-04389, to revise internal walls, layout and structure. *** 2 of 2 ***  |
| 1 | 13019-20000-03296         | B13VN14491 | Bidg-<br>Demolition           | Permit<br>Finaled<br>1/28/2014            | DEMO EXISTING REAR ALQ.   |
| 3 | .3014-20000-04390         | B13VN12300 | Bldg-New                      | Issued<br>10/13/2015                      | (N) 2- STORY 31'3" X 26'4" ACCESSORY LIVING QUARTER<br>/OVER 2-CARS GARAGE  |
| 1 | 4030-20000-02444          | B14VN05206 | Grading                       | Application<br>Submittal<br>4/30/2014     | No work description available   |
| C | 7042-91000-12063          | X07FX00525 | Plumbing                      | Permit<br>Finaled<br>6/7/2007             | INSTALL E.Q. VALVE.   |
| 1 | 5047-20000-01965          | B15VN16051 | Swimming-<br>Pool/Spa         | Issued<br>12/7/2015                       | NEW 6'10" X 54'8" POOL AND 8'3" X 8'6" SPA PER LA CITY<br>STD. PLAN #268  |
| 1 | 5047-30001-01965          | X15WL07096 | Swimming-<br>Poof/ <b>Spa</b> | Issued<br>12/22/2015                      | Supplemental to 15047-20000-01965 to correct owner info<br>for NEW 6'10" X 54'8" POOL AND 8'3" X 8'6" SPA PER LA<br>CITY STO, 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 Debiarant 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 85590 and 85590.1) 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 Venics 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.

| li an               | own                | er-occ      | balque  | single-f               | amily dwell    | ing Is | to be     | o demolished  | and rebut    | it, I, |
|---------------------|--------------------|-------------|---------|------------------------|----------------|--------|-----------|---------------|--------------|--------|
|                     |                    | Phy         | llis    | Chave                  | z              | , c    | ertify,   | under penalty | of perjury,  | that   |
| dh.a                | existi             | -           | •       | Name (PRIN<br>e-family | n)<br>dwelling | to     | be        | damolished,   |              | al     |
| the                 |                    | •           | •       | •                      | _              |        | enice     |               | 291          |        |
| 71<br>House         | Number             | ر ذ         | Ste     | rnia <i>l</i>          | ve.            |        | mmunty CC |               | Code         | રા     |
|                     |                    | cum         | ently c | ccupied                | by myself      | , and  | that t    | the replaceme | ent single-f | amily  |
| ditewi              | a et <b>U</b>      | e ah        | nve sta | ited loca              | tion will ba   | occupi | ed by r   | myself.       | 1.           |        |
|                     | $\sim$             | $\Lambda$ 1 | A       | D                      |                |        |           | 8/            | 6/14         | 4,4 .  |
| * - 1 ye * - 17 man | <del>-(*</del> **) | reper       | ty Owne | ANOIS) W               | TURE)          |        | •         | mysell.       | Date         |        |
|                     | Andrew Mr.         |             |         |                        | , A            |        | d i novem |               | •            |        |

Additional information to be provided by the emparty owner (if known):

Estimated Date of Construction Completion

Estimated Length of Residency at New Home

| KANAMERISES OF BUILDING | *** git          |                              | CHAVIVENESS                  |  |
|-------------------------|------------------|------------------------------|------------------------------|--|
|                         | k                | SUBSTITUTED TRUSTET          | CHAVEZ POYETS :              | Grantor  |
|                         |                  | RECONSTRACE                  |                              | Grantee  |
|                         |                  | ASSIGNMENT OF RENTS          | CHAVEZ PROTEAS               | Granter  |
|                         |                  | TRUST DEFO                   | COAM PRIVELS                 | G antor  |
|                         |                  | ABANDONMEN TROMESTIAD        | CHAVI-7 PHYELIS I            | Grantor  |
|                         |                  | TRUST DEED                   | CHAVEZ PHYLLIS )             | Grantor  |
| 7                       | 1                | ASSIGNMENT OF RENTS          | CHAVIZ PROUS 1               | Cirantor   |
|                         | A                | RECONVITANCE                 | CHAVIZ PIW( US )             | Grantor  |
|                         | 7/8/2000         | RECONVEYANCE                 | CHAVEZ PHYLLIS :             | Grantee  |
| 2                       | 7/6/2002         | THE THE STREET OF THE STREET | CHAVEZ PHYTHS I              | Grantee  |
|                         | 7/2/2002         | STHELLING AND LIBRATE        | CHAVEZ PHY(US.)              | Grantor  |
| 154404/1 2              | 7/8/2002         | PROPRIOS NAMESTATEMENT       | CHAVEZ PIOTUS /              | Grantor  |
| 1545110 2               | 7/9/2002         | SUBSTITUTION TRUSTLE         | CHAVEZERRINE                 | Grantos  |
| 1545180 2               | 7/9/2002         | RECONVLYANCE                 | CHAVEZ PINEUS I              | Granfol  |
| 1545186 2               | 7/9/2002         | SUBSTITUTION INCISTED        | CHAVEZ PHYELIS J             | Grantee  |
| 2                       | 7/9/20 <b>02</b> | BLCGNVEYANCE                 | CHAVEV GRATTE? 1             | Grantee  |
| 3                       | 9/5/2002         | ASSIGNMENT TRUST DEFO        | CHAVEZ PHYCUS )              | Grantor  |
|                         | 4. 4. 18. 10     | DEED                         | CHAVEZ PHYELS :              | Grantee  |
|                         | Transfer of      | titto                        | CHAVEZ PRYFUS )              | Grantor  |
|                         | 1                | HOMESTEAD                    | CHAVEA MEATER LIBORITE       | Grantor  |
|                         | 1800             | OFFD                         | CHAVEZ FIRYCUS )             | Granior  |
| •                       | 1.5              | DEID                         | CHAVEZ PHYLLIS JERMING IKUS! | The state of the s |
|                         | The Date.        | WID                          | CHAVEZ PHYTUS I TRUSTUL      |  |
|                         | 4 3 4 7          | RENEWAL TRATIFICALS NAME     | CHAVEZ PHYLLIS /             | the second contract of |

|   | HOMESTEAD DECLARATION  | <del>agaiga ay ta Calabagaila a an aga aga aga aga ta ta ta a a a ta ta ta ta ta ta ta ta</del> |  |
|---|--|---|--|
| PHYLLIS J CHAVEZ                        | the state of the s | do hereby   |  |
| certify and declare as                  | IOHOWS.  |   |  |
| 1. I hereby claim as                    | a declared homestead the premises located in the   | City of LOS   |  |
| ANGELES                                 |  | ia, commonly  |  |
| known as 710 & 7                        | 10 1/2 CALIFORNIA AVE., LOS ANGELES, CA 90291  | and more  |  |
|   | A OF THE VENICE PARK TRACT, AS PER MAP F<br>TO OF MAPS, IN THE OFFICE OF THE COUNTY RE   |   |  |
| 2. I am the declared                    | homestead owner of the above-declared homestead.   |   |  |
| 3. I own the following                  | g interest in the above declared homestead:  |   |  |
| The above declared                      | homestead is my principal dwelling and I am currently o  | residing on   |  |
| that declared homes                     |  |   |  |
| The facts as stated in                  | n this declaration of homestead are known to be true as  | of my own   |  |
| personal knowlędge.                     |  | $\epsilon$  |  |
| ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | 106  |   |  |

ME THE PEOPLE WIA
When reported trail decurred to

NAME PHYLLIS J. CHAVEZ

ADDRESS 2112 Ocean Fark Blvb.#f

GTY Santa Monica GTATELZP CA 90405

| About S   | Space for Recorder's Use Only  |   |   |
|---|--|---|---|
| HOMES   | STEAD DECLARATION  | 4   |   |
| PHYLLIS J CHAVEZ, TRUSTEE   |  |   | do hereby   |
| certify and declare as follows:   |  |   |   |
| 1. I hereby claim as a declared he ANGELES Count known as 710 8 710 1/2 GALIFOR   | ty of Los Angelos, State   | e of California,  |   |
| particularly described as follows<br>LOT 6 IN BLOCK 4 OF THE 3<br>BOOK 5 PAGE 187 OF HAPS,<br>SAID COUNTY.  | VENICE PARK TRACT, AS  |   |   |
| 2. I am the declared homestesd or   | wner of the above-declared   | i homestead.  |   |
| 3. I own the following interest in the 100 %  | e above declared homeste   | ad:   | -   |
| The above declared homestead is n   | ny principal dwelling and i  | am currently resi   | ding on   |
| that declared homestead.  |  |   |   |
| The facts as stated in this declaration   | on of homestead are know   | n to be true as of  | my own  |
| personal knowledge.  Deted 4 2 0 b  | - KU   | wly   | 7   |
| STATE OF CALIFORNIA   | ) · · · · · · · · · · · · · · · · · · ·  | V   |   |
| COUNTY OF LOS ANGELES   | ) 55   |   |   |
| On 1/-2/-00 before me, Representally appeared music owite personally known to me (or proved to me that he/she/they executed that by his/her/their signatures(s) to behalf of which the person(s) acted, | to me on the basis of satis<br>bacribed to the within inst<br>e same in his/the/r/her out<br>on the instrument the per | rument and ackr<br>thorized capacity<br>rson(s), or the e | ) to be the<br>nowledged<br>(les), and<br>nitty upon  |
| WITHESS my hand and official so   | laden  | C C C NO              | NALD KADONAGA<br>Intribition B 1432162<br>by Public - Collomba<br>is Argelle County<br>Intri Expes Doc 18, 2007 |

| See March 1  |  |
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|  | MASTER COVENANT AND AGREEMENT REGARDING ON SITE BMF MAINTENANCE  |
|  | The undersigned hereby certifies I am (we are) the owner(s) of the heremafter legally described real property located in the City of the impales.  |
|  | County of Los Angeles, State of California (please give the legal description):  |
| ļ  | Venne Port Treet Block 4 for 6 APN 4741-006-006  |
| 1  | Lie Address 7/0 C California Ara   |
|  | And in consideration of the City of Los Angeles allowing AS - Cotton Lawrence to the Olivi Plan (Attachment 1) all on-site on said property, we do hereby covenant and agree to and with said City to maintain according to the Olivi Plan (Attachment 1) all on-site  |
|  | structural stormwater politition removal devices including but not limited to: Detention/Sedimentation System, Filtration Systems, Inditration Systems, Oil and Water Separators, Water Quality Inlets and Dry Wells. The specific structural BMPs are listed as follows:  |
| 3<br>12  | 2-55 Golle Rein Borrels 2 - Files Then Plant Borres (84 SF 100), and 1500 SF   |
| ģ.   | of Proceeds Porces for approved Plans  |
| S.<br>A  | This coverant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or   |
|  | assigns and shall continue to effect until the Bureau of Sankation of the City of Los Angeles approves its termination.  The file of the City of Los of the City of Los Angeles approves its termination.  |
|  | (Print Name of Property Owner)   |
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|  | (Signature of Property Owner)  |
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### MASTER COVENANT AND AGREEMENT

| The undersigned hereby certifies I am (we are) the owner City of Los Angeles, County of Los Angeles, State of Carcomplex legal description attach the legal description on a  | or(s) of the hereinafter legally described property located a<br>differnia (please give the legal description, if the property to<br>separate page(s)): |
|---|---|
| Land Description Vanice Park Tract  | Block 4 Lot 6   |
| Legal Description Venice Park Tract Ste Address 710 California Ave Ven  | ice CA 90291  |
|   |   |
| that in consideration of the Approval of Case No. 2 by the Department of City Planning, I (we) do hereby pround the Department of City Planning of said City that to the Conditions No's. 1 through 14 of Exhibit A | e extent of our interest, I (we) acknowledge and will comply  |
| This covenant and agreement shall run with the land and successors, heirs or assigns and shall continue in effect approves its termination.   | shall be binding upon any future owners, encumbrancers, tuntil the Department of City Planning of the City of Los Ange                                  |
| Phulling   Charpy Trust   | Delaw >   |
| Phyllis J. Chaver Trust Print Name of Property Owner  | Phyllis J. Chave z, Traste e  |
|   | Phyllis J. Chavez, Vinske   |
| Print Name of Property Owner  | Signature of Property Owner   |
| Print Name of Property Owner  | Signature of Property Owner   |
|   |   |
| Pant Name of Property Owner   | Signature of Property Owner   |
| Dated this day of   |   |
| For Department of C   | 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  | 6/14/15   |
| Print Name: Daniel Skolnick CPA   |   |
| DD #770 (   |   |
| CP-6770 (revised 1/21/2015)   |   |
|   |   |

Matthew Eagle Constitution of the Constitution

SPACE ABOVE THE LINE I THE RECORDER YOUNG

# COVERANT AND AGREEMENT

# REGARDING MANTENANCE OF BUILDING (GRAFFIT) REMOVAL) (Pre-printed text shall not be charged smooth when done by an authoroad Building and Safety employee.)

The undersigned haredy curity that we are the connect of the herematter tagaily described roat property located in the Cay of Los Angeles. State of California

| K I'RACT sty is located and implies as  | ched without the application of an anti-AMC), we do hamby covenant and or within 72-hours of being neither when, and salare present, ancumbinities arrestanted of building of the City of Louisian  | (Caper Non ex print)  | ***  | COTALY MOLIC   | cated to the water instrument and<br>and that by inthrenties' agreetingly<br>a matument.  |
|---|---|---|--|--|---|
| LOT 6, BLOCK 4 OF VENICE PARK TRACT  Page 127 Records of Los Angeles Dourn, which proposity is located and smown as  T10 CALIFORNIA AVE | and in consideration of the Cay of Los Angeles abovers the proposed landing/instructure to be constructed without the application of an anti- grafit coading on the first bifure of the building pertineter on said property (Sec. 91.6396 of the LARC), we do harmly consent and agree to with the City of Los Angeles to rescue any grafit within 7-days of the graffit being applied or within 72-hours of lesing neithed by the Los Angeles Department of Building and Sefvry.  This Coverage and agreement about no with all of the above described land and shall be bridge upon carables, and stairs present, ancientification, finit excessions, helps or assigness and shall containe in effect unit rebased by the authority of the Superintential of fluiding of the City of Los | CARTOGONHERS  Own Som (M. Change Change)  The Other Som (M. Change) | CHANGE AND AND MARTINES WATER DE HOTANGED  | THE PART OF THE PA | preservery appears of satisfactory evidence to be the person(of) whose names(of) what subscribed to the within Instrument and some or the training and some the person(of) authorized capacity(ear), and that by hithwelline's algorithmetry the person(of) and the instrument. |
| <b>v</b>  | and in consideration of the Cay of Los Angeles abovers in<br>graffic coading on the little S-feet of the building partiagrae to with the City of Los Angeles to remove any g<br>by the Les Angeles Department of Building and Safety.<br>This Coverant and agreement shall run with all of the aboverse successions, helps or assigness, and shall continue in  | Ower, Spranck) To Oliver Spranck) Represent to Corporation          | Ome ( ) A Le   |  | of satisfactory evidence to<br>mai basishertery executed to<br>person(s), or the entity upon  |
| LEGAL DESCRETION: As recorded in Buck 5.  | and in consideration or<br>purific consists on the<br>spray the test Ampaiss D<br>This Coverant and applies their<br>test excessors, heirs  | CARTOGRAPHER'S<br>USE ONLY  | riental de la composition della composition dell | ISTATE OF CALIFORNIA, COUNTY OF  | to rea on the busin of sat<br>admontalged to me that to<br>the instrument the person  |

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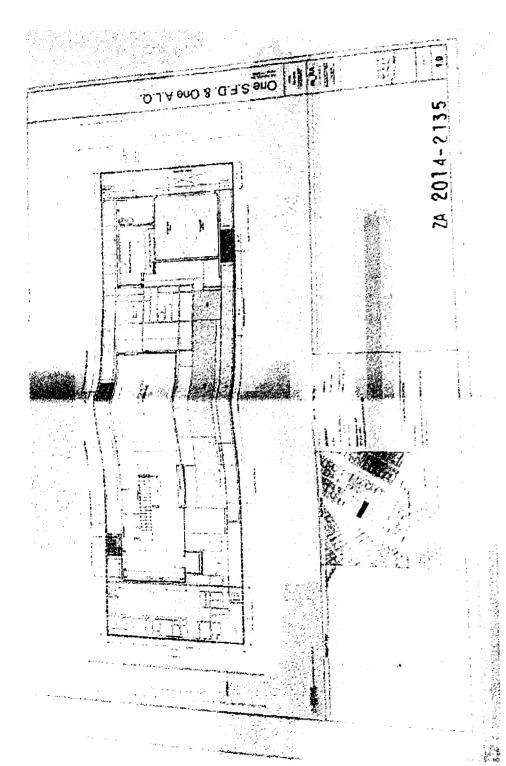
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|   | RE   | GARDING ON-SITE BI                                 | MP MAINTEN                           | ANCE   |  | · · · · · ·  |
| The underlagned hereby o                                | ertides tam (we are) the r   | owner(s) of the herein                             | itter legally des                    | cribed real prope  | rty located in the C                   | ity of Las Ampeles,  |
| County of Los Angeles, Sta                              | te of California (piease gn  | ve the legal description                           | ):                                   | 4  |  | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1  |
| Verne Pork  | Treet Block  | 4 for le   | AIN                                  | 1241-00  | 6-006                                  |  |
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| And in consideration of the                             | City of Las Angeles allow  | me 143-dlate                                       | d Zori                               | Prot   | dad Olan Canacho                       | man 17 mil om ritu   |
| on said property, we do h<br>structural stormwater poli | BLEGA CONCLIBUT THE SELECT<br>INTO THE DAMPH TO SELECT   | g to and with said City<br>cluding but not limited | to: Detention)                       | ve nodst <del>namba</del>  | stem Filitation Sy                     | stems, inditiation   |
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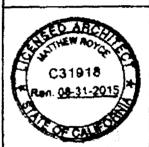
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13320 Beach Avenue #102 Marna Del Rey, CA 90292

•1 323 230 0001 moyosarchacture.com

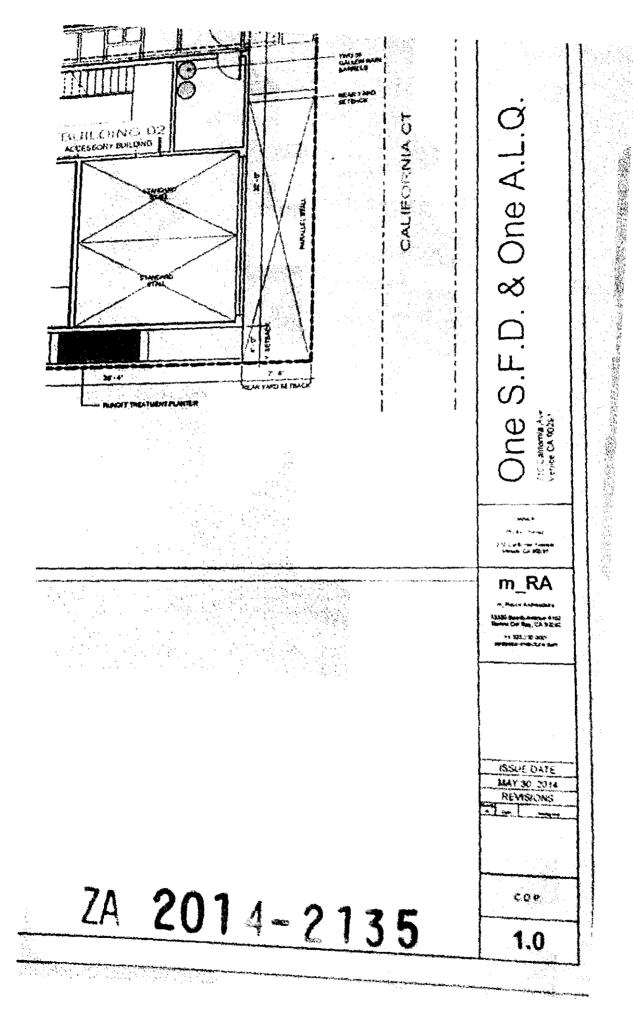


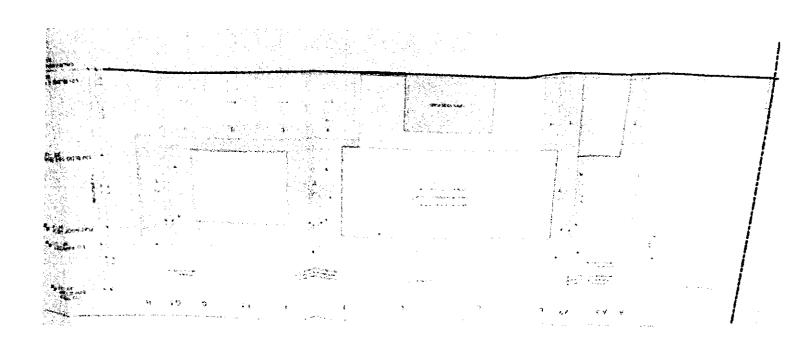
SSUEDATE APRIL 21, 2014 REVISIONS

Description.

BUILDING 01 ELEVATIONS

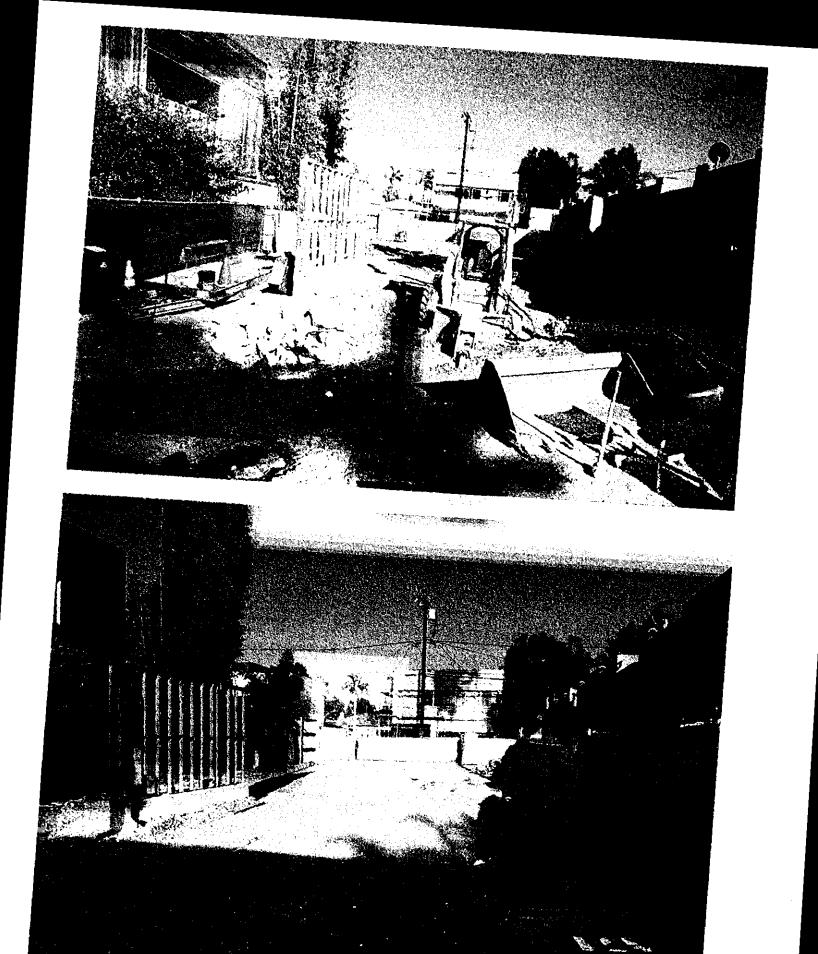
A201





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

were to progress and you more general

LUPC Staff: Todd Darling & Maury Ruano

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-culifornia-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