



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)-OPPOSITION_Request re-determination of Mello.pdf to you.

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

Appreciatively,

margaret molloy

Begin forwarded message:

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

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

October 11, 2016

Dear Mr. Jung,

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

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

| | | | | |
|-------------------|------------|----------|------------------------------------|---|
| 07010-30000-00190 | B07WL00242 | Bldg-New | Corrections Issued 1/31/2007 | 11'-1" ADDITION TO AN (E) 2 CAR GARAGE ...CONVERSION INTO A 3RD DWELLING UNIT... |
|-------------------|------------|----------|------------------------------------|---|

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: Armindia 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 home facts for a more accurate Zestimate.

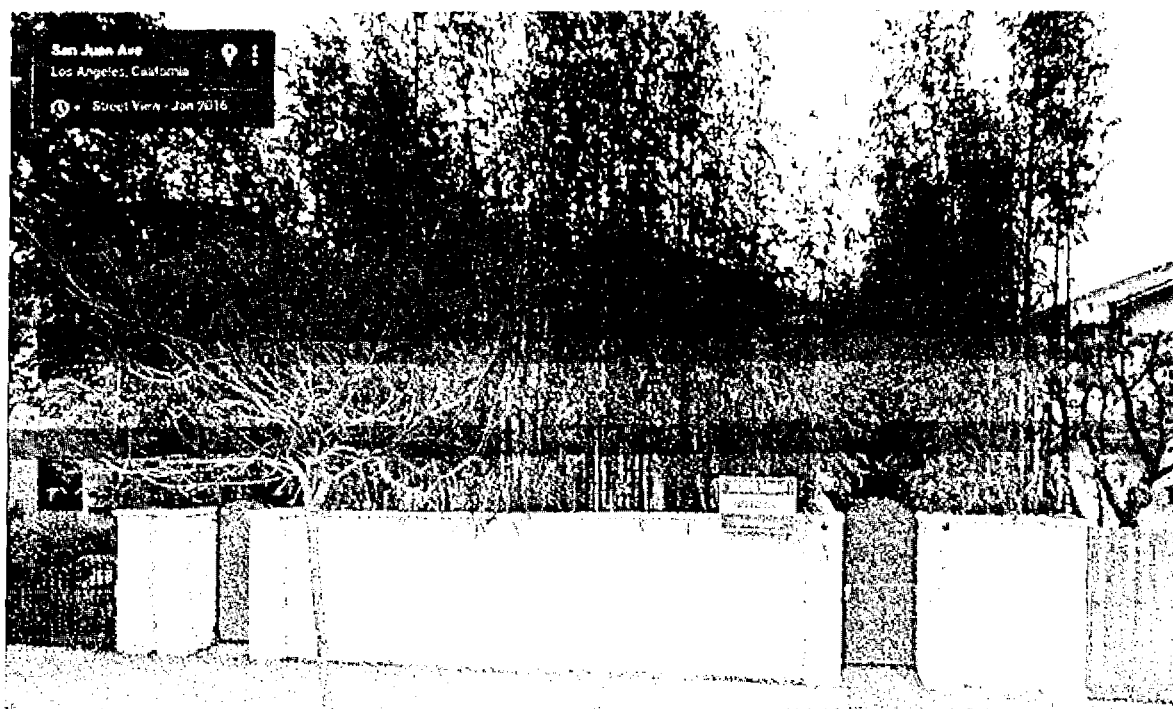
🏠 **SOLD: \$1,883,000**

Sold on 04/09/14

Zestimate®:

\$1,544,581

Price this home



Short-term Rental listing for 628 San Juan on Ms. Hohnen's real estate website: juliettehohnen.com

The screenshot shows the website header with the logo 'JH JULIETTE HOHNEN & ASSOCIATES'. The navigation menu includes: Home, Meet the Team, Our Strategy, Property Portfolio, Search, Neighborhood, Blog, Testimonials, Press, and Contact. The main content area displays property details: '2 Bedrooms • 1 Bathroom • 906 SF • 5201 SF Lot' and a price of '\$7,200/Month'. A map on the left shows the location in 'OAKWOOD' with a red pin. Below the map is a search bar and a list of categories: 'Market Overview', 'Listings', and 'Market Research'. A large photo of a kitchen is shown in the center. On the right, there is a profile picture of Juliette Hohnen, her name, 'CalBRE# 01772623', the phone number '323 422 7147', and the email 'Juliette.Hohnen@elliman.com'.

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

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

Other Short-term Rental listings:

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

SAVE TO FAVORITES PRINT SHARE

PROFILE SEARCHES LISTINGS LOGIN



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

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

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

ADDITIONAL DETAILS

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

Short-term Rental listing:

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

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

FACTS

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

FEATURES

- Flooring: Hardwood
- Furnished
- Patio

HCIDLA history:

Property Cases

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



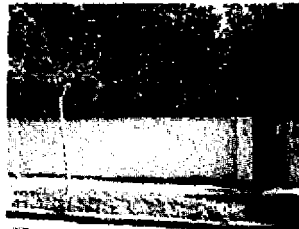
CODE ENFORCEMENT DIVISION - Property Activity Report

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

PROPERTY ACTIVITY REPORT

| | | | |
|---------------------------------------|----------------------|------------------------|---------------------------------------|
| Assessor Parcel Number: | 4239025019 | Official Address: | 620 E SAN JUAN AVE, Los Angeles 90291 |
| Council District: | Council District 11 | Case Number: | 333522 |
| Census Tract: | 273200 | Case Type: | SCCP |
| Rent Registration: | | Inspector: | Robert Stogetta |
| Historical Preservation Overlay Zone: | | Case Manager: | Carlos Ponce |
| Total Units: | 2 | Total Exemption Units: | 0 |
| Regional Office: | West Regional Office | | |
| Regional Office Contact: | (310) 996-1723 | | |

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



PROPERTY INFORMATION

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

PROPERTY INFORMATION

Search Result

2 Properties matching your search criteria found:

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

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

Former tenant history for the property:

628 California Ave, Venice, CA 90291

UNLOCK ADDRESS

Current Residents

RESIDENT

L**** Gordon
Age 40's

LOCATION

628 California Ave
Venice, CA 90291

RESIDENT

V**** Ebeling
L**** Ebeling
N**** Ebeling
M**** Ebeling
L**** Ebeling

RESIDENT

SEE RESULTS NOW

RESIDENT

L**** Ebeling
Age 80's

LOCATION

628 California Ave
Venice, CA 90291

RESIDENT

V**** Ebeling
L**** Ebeling
N**** Ebeling
M**** Ebeling
L**** Ebeling

RESIDENT

SEE RESULTS NOW

RESIDENT

V**** Caskey
Age 40's

LOCATION

628 California Ave
Venice, CA 90291

RESIDENT

V**** Ebeling
M**** Ebeling
J**** Ebeling

RESIDENT

SEE RESULTS NOW

628 California Ave, Venice, CA 90291

UNLOCK ADDRESS

RESIDENT

T**** Dimick
Age 50's

LOCATION

628 California Ave
Venice, CA 90291

RESIDENT

--

RESIDENT

SEE RESULTS NOW

RESIDENT

T**** Silver
Age 50's

LOCATION

628 California Ave
Venice, CA 90291

RESIDENT

C**** Silver
J**** Silver
N**** Silver

RESIDENT

SEE RESULTS NOW

RESIDENT

P**** Kozlovacki
Age 70's

LOCATION

628 California Ave
Venice, CA 90291

RESIDENT

--

RESIDENT

SEE RESULTS NOW

RESIDENT

C**** Mcklernan
Age 60's

LOCATION

628 California Ave
Venice, CA 90291

RESIDENT

S**** Alsup
J**** Alsup

RESIDENT

SEE RESULTS NOW

Sales & Rental History for the property:

LIST FOR RENT SAVE GET UPDATES SHARE MORE

Price History Tax History

| DATE | EVENT | PRICE | AGENTS |
|----------|----------------------------|--------------------|----------------------|
| 07/27/16 | Listing removed | \$7,200/mo | |
| 12/10/15 | Listing removed | \$2,295,000 | |
| 10/21/15 | Back on market | \$2,295,000 | |
| 10/13/15 | Pending sale | \$2,295,000 | |
| 10/08/15 | Listed for sale | \$2,295,000 -21.9% | |
| 04/09/14 | Sold | \$1,883,018 -160% | C. Norman, J. Hohnen |
| 12/03/10 | Sold | \$725,000 -8.2% | Christian Stevens |
| 11/11/10 | Listing removed | \$789,800 | |
| 09/15/10 | Price change | \$789,800 -5% | |
| 08/20/10 | Listed for sale | \$831,300 +24.4% | |
| 04/08/10 | Sold: Foreclosed to lender | \$668,412 -43.1% | |
| 01/24/06 | Sold | \$1,175,000 -0% | |
| 09/29/03 | Sold | \$1,175,011 | |

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

628 E SAN JUAN AVE Font: A A A +/-

Address/Legal

Site Address 630 E SAN JUAN AVE
 Site Address 628 E SAN JUAN AVE
 ZIP Code 90291
 PIN Number 108B145 857
 Lot/Parcel Area (Calculated) 5,200.6 (sq ft)
 Thomas Brothers Grid PAGE 671 - GRID H5
 Assessor Parcel No. (APN) 4239025019
 Tract OCEAN PARK VILLA TRACT NO. 2
 Map Reference M B 4-48
 Block N
 Lot 18
 Arb (Lot Cut Reference) None
 Map Sheet 108B145

Jurisdictional

Planning and Zoning

Assessor

Assessor Parcel No. (APN) 4239025019

Ownership (Assessor)

Owner
 Address

Ownership (Bureau of Engineering, Land Records)

Owner
 Address

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

727 E SUPERBA AVE Font: A A A +/-

Address/Legal

Site Address 727 E SUPERBA AVE
 Site Address 727 1/2 E SUPERBA AVE
 ZIP Code 90291
 PIN Number 108B145 895
 Lot/Parcel Area (Calculated) 3,399.0 (sq ft)
 Thomas Brothers Grid PAGE 671 - GRID J6
 Assessor Parcel No. (APN) 4241020029
 Tract VENICE ANNEX
 Map Reference M B 7-200
 Block 5
 Lot 29
 Arb (Lot Cut Reference) None
 Map Sheet 108B145

Jurisdictional

Planning and Zoning

Assessor

Assessor Parcel No. (APN) 4241020029

Ownership (Assessor)

Owner
 Address

Ownership (Bureau of Engineering, Land Records)

Owner
 Address

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

LADBS records:

628-630 E SAN JUAN AVE REAR 90291

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

628-630 E SAN JUAN AVE 90291

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

628 E SAN JUAN AVE UPPER 90291

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

628 E SAN JUAN AVE 90291

| Application/Permit # | PC/Job # | Type | Status | Work Description |
|----------------------|------------|-------------------|-----------------------------------|--|
| 15014-30000-02031 | B15WL02455 | Bldg-Addition | Issued 10/15/2015 | remodel of (e) 2 sotry duplex with addition of 604 sf |
| 14016-30000-02466 | B14WL00475 | Bldg-Alter/Repair | Issued 2/12/2014 | Interior remodeling at second level unit by remove a non-bearing wall, adding a new beam and kitchen remodel. |
| 14016-30002-02466 | B14WL00745 | Bldg-Alter/Repair | Permit Expired 3/28/2016 | supplemental ref to pcis # 14016-30000-02466, to infill (e) door and remove balcony |
| 14016-30001-02466 | X14WL01012 | Bldg-Alter/Repair | Permit Expired 3/22/2016 | SUPPLEMENTALP ERMIT TO PERMIT# 14016-30000-02466 TO INCREASE THE VALUATION BY \$6,000 PER THE INSPECTOR. |
| 14016-10000-09246 | B14LA06311 | Bldg-Alter/Repair | Issued 10/6/2014 | REMOVE 300 sf of a 620 sf (E) GARAGE AND CONVERT the remaining portion of the building TO a Recreation Room w/ half-bath. Height of building increase from 12'6" to 16'3 1/2". |
| 14016-10002-09246 | B15LA01865 | Bldg-Alter/Repair | Application Submittal 2/9/2015 | REMOVE 300 sf of a 620 sf (E) GARAGE AND CONVERT the remaining portion of the building TO a Recreation Room w/ half-bath. Height of building increase from 12'6" to 16'3 1/2". This application was generated due to rearrangement of the floor layout and the rearrangement of the windows on the south wall. |

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

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

628 E SAN JUAN AVE 90291

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

Permit Application Status History

No Data Available.

Permit Application Clearance Information

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

Contact Information

Contractor **Owner-Builder**
Engineer M&S, Garrett Ward, Lic. No.: S5271 1276 E COLORADO BLVD STE 201 PASADENA, CA 91106

Inspector Information

No Data Available.

Certificate of Occupancy Application:

628 E SAN JUAN AVE 90291

Certificate Of Occupancy Details

Certificate Number 128889
Current Status Pending 10/08/2014
Associated Permits 14016 10000 09245

Certificate Of Occupancy Clearances: Pending

| Date | Description | Status | Phone | Comment |
|------------|----------------------------|---------|----------------|---------|
| 10/08/2014 | BMI Verification | Pending | | |
| 10/08/2014 | Electrical Verification | Pending | (310) 914-3531 | |
| 10/08/2014 | Heat,Vent,A/C Verification | Pending | (310) 914-3981 | |
| 10/08/2014 | Plumbing Verification | Pending | (310) 914-3981 | |
| 10/08/2014 | Public Works Highway Dept. | Pending | | |
| 10/08/2014 | Public Works Open Permits | Pending | | |
| 10/08/2014 | Public Works Sewers | Pending | | |

Certificate Of Occupancy Conditions

| Agency | Permit | Description | Status | Comment |
|--------------------------|-------------------|-------------------------------|----------|---|
| Bureau of Engineering | 14016 10000 09246 | Address approval | Approved | Address approval for residential alteration to convert duplex to a single family five log |
| Bureau of Engineering | 14016 10000 09246 | Imp Process Full Ord 1/6/09 | Approved | The fee, authorized by Ord. 126,509 for PW/Eng to process clearances for LAJIS issued permits |
| Bureau of Engineering | 14016 10000 09245 | Roof/Waste drainage to street | Approved | Roof and grade drainage to street |
| City Planning Department | 14016 10000 09246 | Coastal Zone | Approved | Coastal Development Permit, Coastal Exclusion Area and Coastal Zone Commission Authority |
| City Planning Department | 14016 10000 09245 | Specific Plan | Approved | Approval for Specific Plan - Venice Coastal Zone |

Ms Hohner's real estate career profile:

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

Focus Magazine

<http://focusmag.us/juliettehohnen/>

Flipping Out | Juliette Hohnen- 2014

Hollywood Reporter

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

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

9/16/2016 by Peter Kiefer

Hollywood Reporter

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

Hollywood's Top 25 Real Estate Agents

9/16/2016 by Peter Kiefer

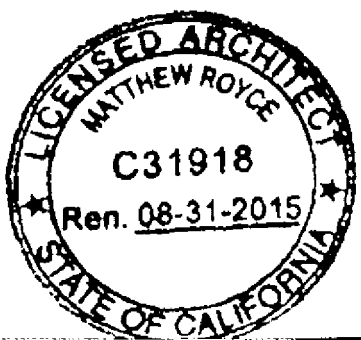
8/31/2015:

OWNER

Juliette Hohnen
629 Milwood Ave
Venice, CA 90291

m_RA

m_Royce Architecture
625 Oxford Avenue
Venice, CA 90291
+1.323.230.0001
mroycearchitecture.com

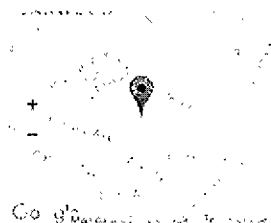


| | | |
|--|---|-----------------|
| 629 E MILWOOD AVE | | Font: A A A +/- |
| Address/Legal | | |
| Site Address | 629 E MILWOOD AVE | |
| ZIP Code | 90291 | |
| PIN Number | 1088145 1082 | |
| Lot/Parcel Area (Calculated) | 5,404.7 (sq ft) | |
| Thomas Brothers Grid | PAGE 671 - GRID H5 | |
| Assessor Parcel No. (APN) | 4241005012 | |
| Tract | VENICE PARK TRACT | |
| Map Reference | M B 5-187 | |
| Block | 1 | |
| Lot | 16 | |
| Adjacent Lot Reference | None | |
| Map Sheet | 1088145 | |
| Jurisdictional | | |
| Planning and Zoning | | |
| Special Name | None | |
| Zoning | R2-1 | |
| Zoning Information (Z1) | Z1-2452 Transit Priority Area in the City of Los Angeles | |
| Zoning Information (Z1) | Z1-2408 Director's Interpretation of the Venice GP for Small Lot Subdivisio | |
| General Plan Land Use | Low Medium II Residential | |
| General Plan Footnote(s) | Yes | |
| Hillside Area (Zoning Code) | No | |
| Baseline Hillside Ordinance | No | |
| Baseline Mansionsization Ordinance | No | |
| Specific Plan Area | Los Angeles Coastal Transportation Corridor | |
| Specific Plan Area | Venice Coastal Zone | |
| Historic Preservation Review | No | |
| HistoricPlacesLA | View | |
| POD - Pedestrian Oriented Districts | None | |
| COO - Community Design Overlay | None | |
| NSO - Neighborhood Stabilization Overlay | No | |
| Sign District | No | |
| Streetscape | No | |
| Adaptive Reuse Incentive Area | None | |
| Historic Act Property | No | |
| Rent Stabilization Ordinance (RSO) | Yes | |

| | |
|---|------------------------------------|
| Assessor | |
| Assessor Parcel No. (APN) | 4241005012 |
| 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. | \$1,515,016 |
| Assessed Improvement Val. | \$504,314 |
| Last Owner Change | 05/28/15 |
| Last Sale Amount | GD |

JH

629 Milwood Avenue, Venice, CA 90291, USA



3 Bedrooms • 3 Bathrooms

\$1,950,000 *SOLD*



Juliette Holmen

CREBRA 01772623



323 422 7147

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

Begin forwarded message:

From: Robin Rudisill <wildrudi@me.com>

Subject: 628 San Juan Ave--request for investigation

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

To: "David.Weintraub@lacity.org Weintraub" <david.weintraub@lacity.org>

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

David,

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

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

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

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

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

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

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

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

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

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

Thank you.

Best,

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

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

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

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

Please consider

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

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

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

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

Sincerely,

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



CITY OF LOS ANGELES
Department of City Planning - Plan Implementation Division
City Hall - 201 N. Spring Street, Room 451 - Los Angeles, CA 90012



DIRECTOR OF PLANNING SIGN-OFF
Venice Coastal Zone Specific Plan (Ordinance 175663)

| | | |
|---|---|------------------|
| Case Number | DIR-2014-4110-VSO-MEL | Date: 10/28/2014 |
| Related Case No | DIR-2014-3461-VSO | |
| Project Address | 628 San Juan Ave (Corner Park View Tract No 2, MB4-46, Block N, Lot 12) | |
| Zoning | RD1.5.1 Subarea, Oakwood-Malibu-East Venice | |
| Project Description | CONVERT (E) duplex into a SFO, 762 SF ADDITION to 1st and 100 SF ADDITION to 2nd floor. Project will remove cover 49.5% of existing exterior walls. | |
| Building Permit (PCIS) | 14014-10060-01966 | |
| Existing Use: 2 story duplex and detached rec. room, two uncovered parking spaces | Proposed Use: 2 story SFO and detached rec. room, two uncovered parking spaces | |
| Applicant Name | Armando Diaz (310) 990-1641 | |
| Applicant Address | 1526 Arroyo Vista Avenue, Venice, CA 90291 | |

The applicant agrees to all other rules and provisions of the Venice Coastal Zone Specific Plan that are not listed in this sign-off to the best of the applicant's knowledge and belief.

in the DUAL JURISDICTION

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

in the SINGLE JURISDICTION

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

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

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

Detention of four or fewer dwelling units. **HOLDIA Malibu Categories: the project will remove one DU, per Determination issued October 8, 2014, no affordable units exist at 628 San Juan Ave.**

ANYWHERE in the Coastal Zone

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

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

| Section | Regulation | Proposed Project | Complies |
|----------------------------|---|------------------------------------|----------|
| 9.C. Roof Access Structure | 10 ft max. above flat roof (25 ft) Area ≤ 100 sq. ft. | N/A | ☑ |
| 10.G.2. Density | RD1.5 max 2 du C zone. Max (R) density | Convert (E) duplex into a SFO | ☑ |
| 10.G.2. Height | Flat Roof - 20 feet Vared Roofing - 30 feet | Maximum (E) height of 22'6" | ☑ |
| 10.G.4. Access | Alley | Alley | ☑ |
| 13. Parking | SF - 2-3 spaces per unit parking width MF - 2 spaces plus 1 guest parking width | Maximum 2 uncovered parking spaces | ☑ |

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

Juliet Oh, Planning Assistant
Coastal Unit
(213) 475-1166

REVISOR
12/3/14
Signature: _____
Date: 12/3/14

REVISED

dcp

Submitted on 5/14/16
Authorized by: _____
Comment: _____

COASTAL DEVELOPMENT PERMIT (CDP)

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

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

COASTAL ZONE: SINGLE JURISDICTION DUAL JURISDICTION

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

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

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

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

CERTIFICATE OF POSTING

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

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

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

REFERENCE CASE NO.: 2014-4054-CDP

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

APPLICANT: Juliette Hohnen

SIGNATURE: 

DATE: 5/6/2016

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

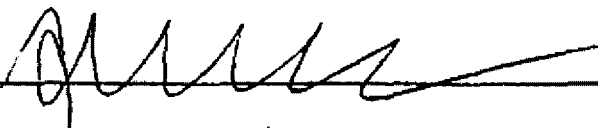
City of Los Angeles
Department of City Planning
Plan Implementation Division
200 North Spring Street, Room 621
Los Angeles CA 90012
(213) 978-1160

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

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

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

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

Signature: 
Print Name: Juliette Hobineu

Date: 5-6-16

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

12. What energy conservation features are included in the project?

This project will be Title 24 compliant.

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

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

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

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

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