

Date: December 15, 2015  
To: Planning and Land use Management Committee, City Council  
From: Valley Neighborhood Projects Section, City Planning Department  
Subject: Appeal of VTT- 72932-SL

On December 8, 2015 the Planning and Land Use Management Committee continued consideration of the appeal of VTT-72932 for one week, to December 15, 2015 in order for staff to (1) obtain verification that the existing 12 dwelling units on the project site are subject to the City's Rent Stabilization Ordinance and that the requirements of the Rent Stabilization Ordinance and the State Ellis Act have been met and (2) determine whether the memo issued on August 14, 2014 by the Director of Planning interpreting the Venice Coastal Zone Specific Plan is applicable to Small Lot Subdivision Projects in the Valley Village Specific Plan area and other specific plans in the City of Los Angeles.

**1. Compliance With the Rent Stabilization Ordinance and the State Ellis Act**

The provisions of the City's Rent Stabilization Ordinance are:

- A. The Ordinance ("RSO") generally applies to residential buildings constructed before 1978, and sets forth various rent-control regulations for those buildings (e.g., limits on annual rent increases, registration requirements for units subject to the RSO, etc.).
- B. The RSO implements provisions of the State Ellis Act, which grants landlords the right to demolish or otherwise remove existing rental units from the rental housing market.
- C. Per the RSO, tenants may only be evicted for certain enumerated reasons, including demolition or removal of the rental unit pursuant to the Ellis Act. (LAMC 151.09 A.10).
- D. Such evictions must follow the RSO's procedures and timing requirements. (LAMC 151.22 et seq.)
  - 1. No tenant may be evicted earlier than 120 days from the landlord's commencement of the required eviction process with the City, and eligible

tenants (e.g., seniors, and disabled tenants) are entitled to a one-year extension of their eviction date). (LAMC 151.22.)

2. All tenants must be paid certain City-established relocation fees. (151.09 G.)
3. The RSO restricts the re-rental of units previously proposed to be withdrawn from the rental market, and establishes corresponding penalties for such re-rental. (LAMC 151.24- 151.27)

Staff has checked City property records and the existing 12 units on the project site, constructed in 1941 and 1947, are subject to the Rent Stabilization Ordinance. The applicant is in compliance with the Rent Stabilization Ordinance as verified by Exhibit A, the 120-Day Notice to Terminate Tenancy, Exhibit B, the Relocation Assistance Payment Determination by the Housing Department and by Exhibit C, the Final Settlement Statement listing the payments made to the former renters of the apartment units on the project site.

The provisions of the State Ellis Act are:

- A. Property owners may remove existing rental units on the property from the rental housing market provided they comply with the Rent Stabilization Ordinance as follows:
  1. Housing Department "Relocation Assistance Payment Determinations" been approved for all tenants demonstrating compliance.
  2. Relocation funds have been deposited in escrow for all tenants.
- B. The applicant must demonstrate compliance with the Ellis Act/RSO requirements (e.g., payment of relocation fees) as part of the demolition permit clearance process.

The applicant is in compliance with the State Ellis Act as verified by Exhibit B, the Relocation Assistance Payment Determination by the Housing Department and by Exhibit C, the Final Settlement Statement listing the payments made to the former renters of the existing apartment units on the project site.

In addition, staff recommends that the following condition be added to the approval letter for VTT-72932-SL to require verification of an approval of relocation assistance payments by the Housing Department:

*21. Prior to issuance of a demolition permit for proposed project the applicant shall obtain a written verification from the Housing Department that a relocation assistance program has been established and relocation assistance payments have been made to tenants in accordance with Section 47.07 of the Los Angeles Municipal Code.*

## 2. Applicability of Interpretation Memo for the Venice Coastal Zone Specific Plan

Staff has reviewed the memo (Exhibit D) issued on August 14, 2014 interpreting how the Venice Coastal Zone Specific Plan applies to Small Lot Subdivisions. The opening paragraph on the first page of the memo states that it is only applicable to Small Lot Subdivisions with the Venice Coastal Zone Specific Plan, as follows:

“A Specific Plan Director’s interpretation that clarifies the relationship between Section 12.22.C.27 of the LAMC, established by the Small Lot Subdivision Ordinance (No. 176,354), and the Venice Coastal Zone Specific Plan. The revised Director’s Interpretation is intended to: (1) prevent small lot projects from exceeding densities otherwise allowed in the Specific Plan on individual lots; (2) highlight where conflicts between the LAMC and the Venice Coastal Zone Specific Plan exist and uphold the Specific Plan regulations where applicable; and (3) outline a review process for new small lot projects in the Venice Coastal Zone Specific Plan Area which takes into account the density, parking, and setback regulations of the Specific Plan ....”

The provisions of the Interpretation Memo require that Small Lot Subdivisions in the Venice Coastal Specific Plan area: (1) provide parking in accordance with the Specific Plan’s requirements for multi-family projects, (2) provide setbacks in accordance with the requirements of the Specific plan and (3) limit the number of dwelling units provided to the number permitted by either the zoning or the Specific Plan if it is more restrictive than the zoning.

It is the staff’s conclusion that the memo is only intended to apply to Small Lot Subdivisions within the Venice Coastal Zone Specific Plan area and not to those within the Valley Village Specific Plan area or other specific plans in the City of Los Angeles.

In addition, staff recommends that the following finding be adopted for VTT-72932-SL to expand the existing finding in order to clarify the relationship between the Venice Coastal Zone Specific Plan and the Valley Village Specific Plan:

**(a) THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

*The adopted North Hollywood - Valley Village Community Plan designates the subject property for Medium Residential land use with the corresponding zone of R3. The property contains approximately 0.48 net-acres (20,792 square feet) and is zoned [Q]R3, which allows a maximum residential density of up to 17 units. Therefore, the proposed development of 16 single-family lots as a small lot subdivision is allowable under the current general plan land use designation and the corresponding [Q]R3 zoning.*

*In accordance with California Government Code Section 65450, the Valley Village Specific Plan systematically implements the Community Plan for the particular geographic area of Valley Village. It accomplishes this goal by providing coordinated and comprehensive standards for height, design, building massing, open space, and landscaping for new projects, for the stated purpose of assuring compatibility with the North Hollywood-Valley Village Community Plan in the Valley Village area. (Valley Village Specific Plan, Section 2.) The Valley Village Specific Plan’s regulations are in addition to those citywide regulations set forth in the Los Angeles*

*Municipal Code (LAMC), and when the plan's regulations differ from the LAMC, the Valley Village Specific Plan shall prevail and supersede. (Valley Village Specific Plan, Section 3.)*

*The proposed development complies with all applicable LAMC and Valley Village Specific Plan provisions pertaining to single-family residential development standards and small-lot subdivision projects. Certain parties have expressed concerns regarding the currently proposed development, and have claimed that the Valley Village Specific Plan's multiple family residential development standards should be applied to the project, instead of the single-family residential standards set forth in the LAMC and the Specific Plan. To advance this claim, these parties have pointed to a Director's interpretation previously issued for the Venice Coastal Zone Specific Plan, which determined that, to remain consistent with the intent and provisions of the Venice Coastal Zone Specific Plan, small-lot subdivision projects in Venice should adhere to that specific plan's multiple family development standards. According to the objecting parties, the existence of this Venice interpretation requires that all small-lot subdivision projects in the City, and in all other specific plan areas, must necessarily comply with multiple family development standards, instead of single family development standards.*

*This is not a correct understanding of the Venice Coastal Zone Specific Plan interpretation, or of how specific plans operate pursuant to state law. The Venice Director's interpretation was issued specifically for the Venice Coastal Zone Specific Plan, and does not apply to any other specific plan, or to the City in general. Therefore, it has no binding effect on the City's interpretation or application of the Valley Village Specific Plan, or of any other adopted specific plan.*

*In addition, and by definition, each adopted specific plan in the City is unique, and specifically tailored to the land use policies and issues facing the specific geographic area encompassed by the specific plan. The adoption of the Valley Village Specific Plan indicates the City's intention to establish specific land use and development policies and regulations for Valley Village, which are distinct from the generally applicable citywide land use and development policies and regulations, and also distinct from the policies and regulations deemed by the City to be appropriate for other distinct geographic areas, such as the Venice Coastal Zone. Due to the uniqueness and specificity of each specific plan, the City must examine projects within each specific plan area against the relevant land use and development policies and regulations set forth by the applicable specific plan, as interpreted by the City for that specific plan area. Given the distinct nature and purpose of each specific plan, the City cannot simply borrow a policy or interpretation from one specific plan and apply it to a project outside of that specific plan area.*

*Accordingly, and in conformance with the specific land use and development policies applicable to the Valley Village Specific Plan, the City has consistently applied single-family residential development standards to small lot subdivision projects in Valley Village such as the currently proposed project. Examples of such prior small-lot subdivision projects approved in Valley Village include, but are not limited to, those approved under case numbers AA-2014-4301-PMLA-SL, VTT-65985, and VTT-72157-SL. For each of these approvals, the City determined that the project was appropriately subject to single-family residential standards, and properly complied with the applicable planning and land use policies and regulations of the Valley Village Specific Plan.*

*Consistent with this long-standing policy of applying single-family residential standards to small-lot subdivision projects within the Valley Village Specific Plan area, the City has analyzed the currently proposed project for compliance with these standards and the relevant policies and regulations of the specific plan, and found it to conform with all applicable requirements.*

*Therefore, the proposed development is in compliance with the Valley Village Specific Plan, as well as the North Hollywood-Valley Village Community Plan.*

Finally, concern was raised by Committee members that this unique interpretation memo for Venice has resulted in inconsistent interpretations of the specific plans in Los Angeles. The Committee may want to instruct the Director of Planning to prepare a report to the Committee on the relationship between Small Lot Subdivisions and the other specific plans in Los Angeles, with the report analyzing whether an unified, citywide interpretation of the specific plans is desirable and whether the provisions of the Small Lot Subdivision Ordinance supersede the provisions of the other specific plans or do the specific plans prevail.

**120-DAY NOTICE TO TERMINATE TENANCY**

DATE: February 25, 2015

TO: Jeff Comfort

FROM: **Touchstone Properties, agent for Owner** ("Manager")

PREMISES: 11580 Riverside Dr., Valley Village, CA 91602 ("Premises")

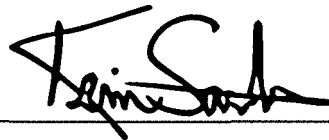
You are hereby notified that on **June 30, 2015** ("Termination Date"), which is at least one hundred and twenty (120) days after the filing of a *Notice of Intent to Withdraw Units from Rental Housing Use* with the Los Angeles Housing Department, your tenancy at the Premises is terminated. Within that time you are required to peacefully vacate and surrender possession of the Premises. If you fail to do so, legal proceedings will be instituted against you to recover possession of the Premises, damages, attorney's fees and court costs. If a lawsuit is filed against you it will negatively affect your credit.

This notice does not cancel your obligation to pay the rent owed through your last day of occupancy.

You have the right to request an initial inspection of the Premises and to be present during that inspection, which shall occur no earlier than two weeks prior to the termination of tenancy. At this initial inspection, the Manager will give you an itemized list explaining any repairs or cleaning that could be the cause of deductions taken from your security deposit. This list may differ from the final list due to the limited nature of the initial inspection because of the presence of your furniture and other personal property. You will receive the final itemized list from the Manager within 21 days of the transfer of possession to Manager. Said transfer shall only be the result of the delivery of all keys for Premises to the Manager.

Please notify the Manager if you wish to request an initial inspection and whether you wish to be present during the inspection.

DATE: February 25, 2015

Touchstone Properties by: 

## 120-DAY NOTICE TO TERMINATE TENANCY

DATE: February 25, 2015

TO: Alica Smith

FROM: **Touchstone Properties, agent for Owner** ("Manager")

PREMISES: 11584 W. Riverside Dr., Valley Village, CA 91602 ("Premises")

You are hereby notified that on **June 30, 2015** ("Termination Date"), which is at least one hundred and twenty (120) days after the filing of a *Notice of Intent to Withdraw Units from Rental Housing Use* with the Los Angeles Housing Department, your tenancy at the Premises is terminated. Within that time you are required to peacefully vacate and surrender possession of the Premises. If you fail to do so, legal proceedings will be instituted against you to recover possession of the Premises, damages, attorney's fees and court costs. If a lawsuit is filed against you it will negatively affect your credit.

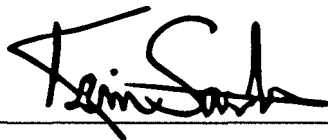
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Please notify the Manager if you wish to request an initial inspection and whether you wish to be present during the inspection.

DATE: February 25, 2015

Touchstone Properties by: \_\_\_\_\_



## 120-DAY NOTICE TO TERMINATE TENANCY

DATE: February 25, 2015

TO: Jen Mayo

FROM: **Touchstone Properties, agent for Owner** ("Manager")

PREMISES: 11584½ W. Riverside Dr., Valley Village, CA 91602 ("Premises")

You are hereby notified that on **June 30, 2015** ("Termination Date"), which is at least one hundred and twenty (120) days after the filing of a *Notice of Intent to Withdraw Units from Rental Housing Use* with the Los Angeles Housing Department, your tenancy at the Premises is terminated. Within that time you are required to peacefully vacate and surrender possession of the Premises. If you fail to do so, legal proceedings will be instituted against you to recover possession of the Premises, damages, attorney's fees and court costs. If a lawsuit is filed against you it will negatively affect your credit.

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Please notify the Manager if you wish to request an initial inspection and whether you wish to be present during the inspection.

DATE: February 25, 2015

Touchstone Properties by: 



## 120-DAY NOTICE TO TERMINATE TENANCY

DATE: April 22, 2014

TO: **Ira Goldberg**

FROM: **Touchstone Properties, agent for Owner ("Manager")**

PREMISES: **11586 Riverside Dr., Los Angeles, CA ("Premises")**

You are hereby notified that on **August 25, 2014** ("Termination Date"), which is at least one hundred and twenty (120) days after the filing of a *Notice of Intent to Withdraw Units from Rental Housing Use* with the Los Angeles Housing Department, your tenancy at the Premises is terminated. Within that time you are required to peacefully vacate and surrender possession of the Premises. If you fail to do so, legal proceedings will be instituted against you to recover possession of the Premises, damages, attorney's fees and court costs. If a lawsuit is filed against you it will negatively affect your credit.

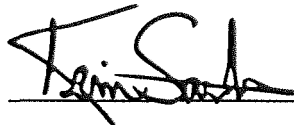
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Please notify the Manager if you wish to request an initial inspection and whether you wish to be present during the inspection.

DATE: April 22, 2014

Touchstone Properties by: \_\_\_\_\_



## 120-DAY NOTICE TO TERMINATE TENANCY

DATE: April 22, 2014

TO: Nick Abdo

FROM: Touchstone Properties, agent for Owner ("Manager")

PREMISES: 11588 Riverside Dr., Los Angeles, CA ("Premises")

You are hereby notified that on **August 25, 2014** ("Termination Date"), which is at least one hundred and twenty (120) days after the filing of a *Notice of Intent to Withdraw Units from Rental Housing Use* with the Los Angeles Housing Department, your tenancy at the Premises is terminated. Within that time you are required to peacefully vacate and surrender possession of the Premises. If you fail to do so, legal proceedings will be instituted against you to recover possession of the Premises, damages, attorney's fees and court costs. If a lawsuit is filed against you it will negatively affect your credit.

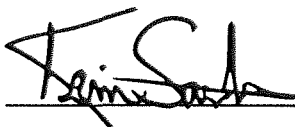
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Please notify the Manager if you wish to request an initial inspection and whether you wish to be present during the inspection.

DATE: April 22, 2014

Touchstone Properties by: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Kim Saha", is written over a horizontal line. The signature is stylized and cursive.

## 120-DAY NOTICE TO TERMINATE TENANCY

DATE: April 22, 2014

TO: Vincent Eads & Mariel Sloatman

FROM: Touchstone Properties, agent for Owner ("Manager")

PREMISES: 11590½ Riverside Dr., Los Angeles, CA ("Premises")

You are hereby notified that on **August 25, 2014** ("Termination Date"), which is at least one hundred and twenty (120) days after the filing of a *Notice of Intent to Withdraw Units from Rental Housing Use* with the Los Angeles Housing Department, your tenancy at the Premises is terminated. Within that time you are required to peacefully vacate and surrender possession of the Premises. If you fail to do so, legal proceedings will be instituted against you to recover possession of the Premises, damages, attorney's fees and court costs. If a lawsuit is filed against you it will negatively affect your credit.

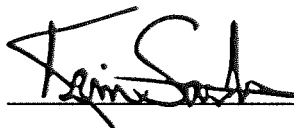
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DATE: April 22, 2014

Touchstone Properties by: \_\_\_\_\_



## 120-DAY NOTICE TO TERMINATE TENANCY

DATE: February 25, 2015

TO: Jim Cannella

FROM: **Touchstone Properties, agent for Owner ("Manager")**

PREMISES: 11594 Riverside Dr., Valley Village, CA 91602 ("Premises")

You are hereby notified that on **June 30, 2015** ("Termination Date"), which is at least one hundred and twenty (120) days after the filing of a *Notice of Intent to Withdraw Units from Rental Housing Use* with the Los Angeles Housing Department, your tenancy at the Premises is terminated. Within that time you are required to peacefully vacate and surrender possession of the Premises. If you fail to do so, legal proceedings will be instituted against you to recover possession of the Premises, damages, attorney's fees and court costs. If a lawsuit is filed against you it will negatively affect your credit.

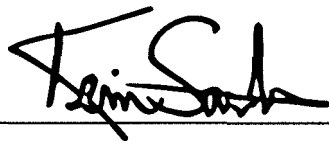
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DATE: February 25, 2015

Touchstone Properties by: \_\_\_\_\_



## 120-DAY NOTICE TO TERMINATE TENANCY

DATE: February 25, 2015

TO: Elizabeth Heidt

FROM: **Touchstone Properties, agent for Owner** ("Manager")

PREMISES: 4748 Irvine Ave, Valley Village, CA 91602 ("Premises")

You are hereby notified that on **June 30, 2015** ("Termination Date"), which is at least one hundred and twenty (120) days after the filing of a *Notice of Intent to Withdraw Units from Rental Housing Use* with the Los Angeles Housing Department, your tenancy at the Premises is terminated. Within that time you are required to peacefully vacate and surrender possession of the Premises. If you fail to do so, legal proceedings will be instituted against you to recover possession of the Premises, damages, attorney's fees and court costs. If a lawsuit is filed against you it will negatively affect your credit.

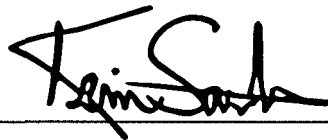
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DATE: February 25, 2015

Touchstone Properties by: \_\_\_\_\_



## 120-DAY NOTICE TO TERMINATE TENANCY

DATE: February 25, 2015

TO: Kimberly Kite

FROM: **Touchstone Properties, agent for Owner** ("Manager")

PREMISES: 4748 Irvine Ave, Valley Village, CA 91602 ("Premises")

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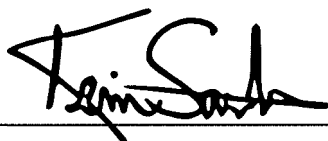
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DATE: February 25, 2015

Touchstone Properties by: \_\_\_\_\_



## 120-DAY NOTICE TO TERMINATE TENANCY

DATE: February 25, 2015  
TO: Jake Perez and Krystal Hernandez  
FROM: **Touchstone Properties, agent for Owner** ("Manager")  
PREMISES: 4752 N. Irvine Ave., Valley Village, CA 91602 ("Premises")

You are hereby notified that on **June 30, 2015** ("Termination Date"), which is at least one hundred and twenty (120) days after the filing of a *Notice of Intent to Withdraw Units from Rental Housing Use* with the Los Angeles Housing Department, your tenancy at the Premises is terminated. Within that time you are required to peacefully vacate and surrender possession of the Premises. If you fail to do so, legal proceedings will be instituted against you to recover possession of the Premises, damages, attorney's fees and court costs. If a lawsuit is filed against you it will negatively affect your credit.

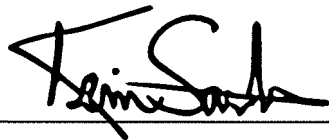
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Please notify the Manager if you wish to request an initial inspection and whether you wish to be present during the inspection.

DATE: February 25, 2015

Touchstone Properties by: \_\_\_\_\_



## 120-DAY NOTICE TO TERMINATE TENANCY

DATE: February 25, 2015

TO: Pamela Korst

FROM: **Touchstone Properties, agent for Owner** ("Manager")

PREMISES: 11582 N. Irvine Ave., Valley Village, CA 91602 ("Premises")

You are hereby notified that on **June 30, 2015** ("Termination Date"), which is at least one hundred and twenty (120) days after the filing of a *Notice of Intent to Withdraw Units from Rental Housing Use* with the Los Angeles Housing Department, your tenancy at the Premises is terminated. Within that time you are required to peacefully vacate and surrender possession of the Premises. If you fail to do so, legal proceedings will be instituted against you to recover possession of the Premises, damages, attorney's fees and court costs. If a lawsuit is filed against you it will negatively affect your credit.

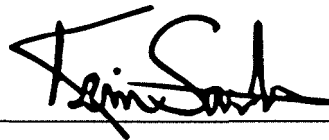
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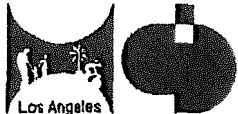
DATE: February 25, 2015

Touchstone Properties by: \_\_\_\_\_





# Exhibit B



Los Angeles  
HOUSING + COMMUNITY  
Investment Department  
Regulatory Compliance & Code Bureau  
1200 West 7th Street, 8th Floor, Los Angeles, CA 90017  
Tel 213.908.8888 | toll-free 866.657.7388  
hcd@lacity.org



Eric Garcetti, Mayor  
Rushmore D. Cervantes,  
General Manager

## Relocation Assistance Payment Determination

Property Information		
Address: 11580 W RIVERSIDE DR. LOS ANGELES, CA 91602	Unit No.: 11580	Case No.: 50566
Analyst: MIGUEL BARCENAS	APN: 2354016024	

Owner Information
Owner Name: JOHN D LANDAU
Relationship to Property:
Company Name:

Tenant Information	
Tenant Name: JEFF COMFORT	
Relocation Amount Due to Tenant: <b>\$10,200</b>	Home Phone: 818-681-0544
Eligible <input checked="" type="checkbox"/> Qualified <input type="checkbox"/>	Cell Phone:
Unit has a tenant who is 62 years or older:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Unit has a tenant who is disabled:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Unit has a minor dependent children:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If any of the three rows above are marked "Yes," the unit is "Qualified." If "No" is marked for all three, the unit is "Eligible."</i>	
Household income is less than 80% AMI:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Length of tenancy is <input type="checkbox"/> less than 3 years <input checked="" type="checkbox"/> 3 years or more	Move In Date: 2004
Mom & Pop Determination: <input type="checkbox"/> qualifies for reduced fees <input type="checkbox"/> does not qualify for reduced fees	<input checked="" type="checkbox"/> N/A
Did Agent speak with tenant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Relocation Contractor's Determination	
Agent's Name: Lucia Miranda	Approval Date: 3/9/2015
Agent's Number: (714) 379-3376 Ext 217	Approval Signature: <i>Mina V.</i>
Submission Date: March 6, 2015	
Signature: <i>Lucia Miranda</i>	

Type of Declaration Application		
Notice of Intent to Withdraw <input checked="" type="checkbox"/>	Landlord Occupancy <input type="checkbox"/>	HUD <input type="checkbox"/>
Government Agency Order <input type="checkbox"/>	Resident Manager <input type="checkbox"/>	



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hcd@lacity.org




Eric Garcetti, Mayor  
Rushmore D. Cervantes,  
General Manager

## Relocation Assistance Payment Determination

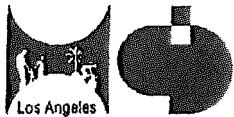
Property Information		
Address: 11582 W RIVERSIDE DR. LOS ANGELES, CA 91602	Unit No.: 11582	Case No.: 50566
Analyst: MIGUEL BARCENAS	APN: 2354016024	

Owner Information
Owner Name: JOHN D LANDAU
Relationship to Property:
Company Name:

Tenant Information	
Tenant Name: PAMELA KORST	
Relocation Amount Due to Tenant: <b>\$19,300</b>	Home Phone: 818-282-5718
Eligible <input type="checkbox"/> Qualified <input checked="" type="checkbox"/>	Cell Phone:
Unit has a tenant who is 62 years or older:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Unit has a tenant who is disabled:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Unit has a minor dependent children:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If any of the three rows above are marked "Yes," the unit is "Qualified." If "No" is marked for all three, the unit is "Eligible."</i>	
Household income is less than 80% AMI:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Length of tenancy is <input type="checkbox"/> less than 3 years <input checked="" type="checkbox"/> 3 years or more	Move In Date: 7/1/2002
Mom & Pop Determination: <input type="checkbox"/> qualifies for reduced fees <input type="checkbox"/> does not qualify for reduced fees <input checked="" type="checkbox"/> N/A	
Did Agent speak with tenant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Relocation Contractor's Determination	
Agent's Name: Lucia Miranda	Approval Date: 3/30/2015
Agent's Number: (714) 379-3376 Ext 217	Approval Signature: <i>Lucia V.</i>
Submission Date: March 30, 2015	
Signature: <i>Lucia Miranda</i>	

Type of Declaration Application		
Notice of Intent to Withdraw <input checked="" type="checkbox"/>	Landlord Occupancy <input type="checkbox"/>	HUD <input type="checkbox"/>
Government Agency Order <input type="checkbox"/>	Resident Manager <input type="checkbox"/>	



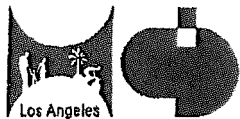
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Eric Garcetti, Mayor  
Rushmore D. Cervantes,  
General Manager

## Relocation Assistance Payment Determination

Property Information		
Address: 11584 W RIVERSIDE DR. LOS ANGELES, CA 91602	Unit No.: 11584	Case No.: 50566
Analyst: MIGUEL BARCENAS	APN: 2354016024	
Owner Information		
Owner Name: JOHN D LANDAU		
Relationship to Property:		
Company Name:		
Tenant Information		
Tenant Name: ALICIA SMITH		
Relocation Amount Due to Tenant: <b>\$19,300</b>	Home Phone: 747-333-9733	
Eligible <input type="checkbox"/> Qualified <input checked="" type="checkbox"/>	Cell Phone:	
Unit has a tenant who is 62 years or older:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Unit has a tenant who is disabled:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Unit has a minor dependent children:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<i>If any of the three rows above are marked "Yes," the unit is "Qualified." If "No" is marked for all three, the unit is "Eligible."</i>		
Household income is less than 80% AMI:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Length of tenancy is <input type="checkbox"/> less than 3 years <input checked="" type="checkbox"/> 3 years or more	Move In Date: Feb 4, 2012	
Mom & Pop Determination:	<input type="checkbox"/> qualifies for reduced fees <input type="checkbox"/> does not qualify for reduced fees <input checked="" type="checkbox"/> N/A	
Did Agent speak with tenant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Relocation Contractor's Determination		
Agent's Name: Lucia Miranda	Approval Date: 3/9/2015	
Agent's Number: (714) 379-3376 Ext 217	Approval Signature:	
Submission Date: March 6, 2015		
Signature:		
Type of Declaration Application		
Notice of Intent to Withdraw <input checked="" type="checkbox"/>	Landlord Occupancy <input type="checkbox"/>	HUD <input type="checkbox"/>
Government Agency Order <input type="checkbox"/>	Resident Manager <input type="checkbox"/>	



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Eric Garcetti, Mayor  
Rushmore D. Cervantes,  
General Manager

## Relocation Assistance Payment Determination

Property Information		
Address: 11584 1/2 W RIVERSIDE DR. LOS ANGELES, CA 91602	Unit No.: 11584 1/2	Case No.: 50566
Analyst: MIGUEL BARCENAS	APN: 2354016024	

Owner Information
Owner Name: JOHN D LANDAU
Relationship to Property:
Company Name:

Tenant Information	
Tenant Name: JEN MAYO	
Relocation Amount Due to Tenant: <b>\$10,200</b>	Home Phone: 818-731-1810
Eligible <input checked="" type="checkbox"/> Qualified <input type="checkbox"/>	Cell Phone:
Unit has a tenant who is 62 years or older:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Unit has a tenant who is disabled:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Unit has a minor dependent children:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If any of the three rows above are marked "Yes," the unit is "Qualified." If "No" is marked for all three, the unit is "Eligible."</i>	
Household income is less than 80% AMI:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Length of tenancy is <input type="checkbox"/> less than 3 years <input checked="" type="checkbox"/> 3 years or more	Move In Date: April 2005
Mom & Pop Determination: <input type="checkbox"/> qualifies for reduced fees <input type="checkbox"/> does not qualify for reduced fees <input checked="" type="checkbox"/> N/A	
Did Agent speak with tenant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Relocation Contractor's Determination	
Agent's Name: Lucia Miranda	Approval Date: 3/9/2015
Agent's Number: (714) 379-3376 Ext 217	Approval Signature: <i>Lucia V.</i>
Submission Date: March 6, 2015	
Signature: <i>Lucia Miranda</i>	

Type of Declaration Application		
Notice of Intent to Withdraw <input checked="" type="checkbox"/>	Landlord Occupancy <input type="checkbox"/>	HUD <input type="checkbox"/>
Government Agency Order <input type="checkbox"/>	Resident Manager <input type="checkbox"/>	



Eric Garcetti, Mayor  
Mercedes M. Márquez, General Manager

CASE# 18636-11586 MH

## Relocation Assistance Payment Determination

### PROPERTY INFORMATION

Tenant's Name: IRA GOLDBERG  
 Address: 11586 RIVERSIDE DRIVE Unit No.: \_\_\_\_\_  
 Community: NORTH HOLLYWOOD, CA ZIP code: 91602  
 Are there minor dependent children in the unit?  Yes  No  
 Are there seniors citizens or disabled persons in the unit?  Yes  No

### DETERMINATION

Based on the information on the Tenant Relocation Assessment Form, it is determined that the total payment amount due to the tenants in Unit # 11586 is:

<input checked="" type="checkbox"/> \$7,350*	<input type="checkbox"/> \$14,750*
<input checked="" type="checkbox"/> \$7,600	<input type="checkbox"/> \$16,100
<input checked="" type="checkbox"/> \$10,050	<input checked="" type="checkbox"/> \$19,000

V.V. 5/1/14

Georgia Marquis  
 \_\_\_\_\_ PRINT NAME  
Marquis  
 \_\_\_\_\_ SIGNATURE  
5/2/14  
 \_\_\_\_\_ DATE

If you have any questions regarding this determination, please contact the Landlord Declarations Unit at (213) 808-8537.

### DETERMINATION MATRIX

QUALIFIED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
HAS RESIDED IN UNIT FOR 3 YEARS OR MORE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
LOW-INCOME?	<input type="checkbox"/> YES <input type="checkbox"/> NO <u>N/A</u>
*MOM & POP Property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

#### Office Use Only

APN # \_\_\_\_\_  Code Enforcement Case # \_\_\_\_\_  
 Rent Complaint # \_\_\_\_\_  Building & Safety Case # \_\_\_\_\_



Eric Garcetti, Mayor  
Mercedes M. Márquez, General Manager

CASE# 18636-11588 MH

## Relocation Assistance Payment Determination

### PROPERTY INFORMATION

Tenant's Name: NICK ABDO  
 Address: 11588 RIVERSIDE DRIVE. Unit No.: \_\_\_\_\_  
 Community: NORTH HOLLYWOOD, CA ZIP code: \_\_\_\_\_  
 Are there minor dependent children in the unit?  Yes  No  
 Are there seniors citizens or disabled persons in the unit?  Yes  No

### DETERMINATION

Based on the information on the Tenant Relocation Assessment Form, it is determined that the total payment amount due to the tenants in Unit # 11588 is:

<input type="checkbox"/> \$7,350	<input type="checkbox"/> \$14,750
<input type="checkbox"/> \$7,600	<input type="checkbox"/> \$16,100
<input type="checkbox"/> \$10,050	<input checked="" type="checkbox"/> \$19,000

V.V. 5/15/14

Georgia Marquis

PRINT NAME

*Georgia Marquis*

SIGNATURE

5/17/14

DATE

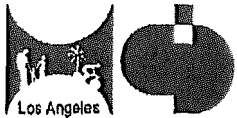
If you have any questions regarding this determination, please contact the Landlord Declarations Unit at (213) 800-9537.

### DETERMINATION MATRIX

QUALIFIED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
HAS RESIDED IN UNIT FOR 3 YEARS OR MORE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
LOW-INCOME?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MOM & POP Property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

### Office Use Only

APN # \_\_\_\_\_  Code Enforcement Case # \_\_\_\_\_  
 Rent Complaint # \_\_\_\_\_  Building & Safety Case # \_\_\_\_\_




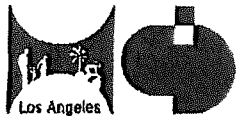
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Eric Garcetti, Mayor  
Rushmore D. Cervantes,  
General Manager

## Relocation Assistance Payment Determination

Property Information		
Address: 11594 W RIVERSIDE DR LOS ANGELES, CA 91602	Unit No.: 11594	Case No.: 50565
Analyst: MIGUEL BARCENAS	APN: 2354016022	
Owner Information		
Owner Name: JOHN D LANDAU		
Relationship to Property:		
Company Name:		
Tenant Information		
Tenant Name: JIM CANNELA		
Relocation Amount Due to Tenant: <b>\$16,350</b>	Home Phone: 310-497-7156	
Eligible <input type="checkbox"/> Qualified <input checked="" type="checkbox"/>	Cell Phone:	
Unit has a tenant who is 62 years or older:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Unit has a tenant who is disabled:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Unit has a minor dependent children:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<i>If any of the three rows above are marked "Yes," the unit is "Qualified." If "No" is marked for all three, the unit is "Eligible."</i>		
Household income is less than 80% AMI:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
Length of tenancy is <input checked="" type="checkbox"/> less than 3 years <input type="checkbox"/> 3 years or more	Move In Date: April 5, 2012	
Mom & Pop Determination:	<input type="checkbox"/> qualifies for reduced fees <input type="checkbox"/> does not qualify for reduced fees <input checked="" type="checkbox"/> N/A	
Did Agent speak with tenant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Relocation Contractor's Determination		
Agent's Name: Lucia Miranda	Approval Date: 3/9/2015	
Agent's Number: (714) 379-3376 Ext 217	Approval Signature: <i>Lucia Miranda</i>	
Submission Date: March 6, 2015		
Signature: <i>Lucia Miranda</i>		
Type of Declaration Application		
Notice of Intent to Withdraw <input checked="" type="checkbox"/>	Landlord Occupancy <input type="checkbox"/>	HUD <input type="checkbox"/>
Government Agency Order <input type="checkbox"/>	Resident Manager <input type="checkbox"/>	



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Eric Garcetti, Mayor  
Rushmore D. Cervantes,  
General Manager

## Relocation Assistance Payment Determination

### Property Information

Address: 4748 N IRVINE AVE LOS ANGELES, CA 91602	Unit No.: 4748	Case No.: 50565
Analyst: MIGUEL BARCENAS	APN: 2354016022	


### Owner Information

Owner Name: JOHN D LANDAU
Relationship to Property:
Company Name:

### Tenant Information

Tenant Name: <b>KIMBERLY KITE &amp; OSCAR GAMBOA</b>		
Relocation Amount Due to Tenant: <b>\$7,700</b>	Home Phone: 213-840-9352	
Eligible <input checked="" type="checkbox"/> Qualified <input type="checkbox"/>	Cell Phone:	
Unit has a tenant who is 62 years or older:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Unit has a tenant who is disabled:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Unit has a minor dependent children:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<i>If any of the three rows above are marked "Yes," the unit is "Qualified." If "No" is marked for all three, the unit is "Eligible."</i>		
Household income is less than 80% AMI:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Length of tenancy is <input checked="" type="checkbox"/> less than 3 years <input type="checkbox"/> 3 years or more	Move In Date: May 2012	
Mom & Pop Determination:	<input type="checkbox"/> qualifies for reduced fees <input type="checkbox"/> does not qualify for reduced fees <input checked="" type="checkbox"/> N/A	
Did Agent speak with tenant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

### Relocation Contractor's Determination

Agent's Name: Lucia Miranda	Approval Date: 3/9/2015
Agent's Number: (714) 379-3376 Ext 217	Approval Signature: <i>Lucia V.</i>
Submission Date: March 6, 2015	
Signature: <i>Lucia Miranda</i>	

### Type of Declaration Application

Notice of Intent to Withdraw <input checked="" type="checkbox"/>	Landlord Occupancy <input type="checkbox"/>	HUD <input type="checkbox"/>
Government Agency Order <input type="checkbox"/>	Resident Manager <input type="checkbox"/>	






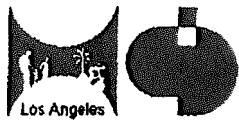
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Eric Garcetti, Mayor  
Rushmore D. Cervantes,  
General Manager

### Relocation Assistance Payment Determination

Property Information		
Address: 4752 N IRVINE AVE, LOS ANGELES, CA 91602	Unit No.: 4752	Case No.: 50565
Analyst: MIGUEL BARCENAS	APN: 2354016022	
Owner Information		
Owner Name: JOHN D. LANDAU		
Relationship to Property:		
Company Name:		
Tenant Information		
Tenant Name: JAKE PEREZ		
Relocation Amount Due to Tenant: \$10,200	Home Phone: 626-485-8257	
Eligible <input checked="" type="checkbox"/> Qualified <input type="checkbox"/>	Cell Phone:	
Unit has a tenant who is 62 years or older:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Unit has a tenant who is disabled:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Unit has a minor dependent children:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<i>If any of the three rows above are marked "Yes," the unit is "Qualified." If "No" is marked for all three, the unit is "Eligible."</i>		
Household income is less than 80% AMI:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Length of tenancy is <input type="checkbox"/> less than 3 years <input checked="" type="checkbox"/> 3 years or more	Move In Date: 3/1/2011	
Mom & Pop Determination: <input type="checkbox"/> qualifies for reduced fees <input type="checkbox"/> does not qualify for reduced fees <input checked="" type="checkbox"/> N/A		
Did Agent speak with tenant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Relocation Contractor's Determination		
Agent's Name: Mina Villalobos	Approval Date: 3/25/2015	
Agent's Number: (714) 379-3376 Ext 239	Approval Signature: <i>Mina V.</i>	
Submission Date: March 25, 2015		
Signature: <i>Mina V.</i>		
Type of Declaration Application		
Notice of Intent to Withdraw <input checked="" type="checkbox"/>	Landlord Occupancy <input type="checkbox"/>	HUD <input type="checkbox"/>
Government Agency Order <input type="checkbox"/>	Resident Manager <input type="checkbox"/>	



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Eric Garcetti, Mayor  
 Rushmore D. Cervantes,  
 General Manager

## Relocation Assistance Payment Determination

Property Information		
Address: 4750 N IRVINE AVE LOS ANGELES, CA 91602	Unit No.: 4750	Case No.: 50565
Analyst: MIGUEL BARCENAS	APN: 2354016022	

Owner Information
Owner Name: JOHN D LANDAU
Relationship to Property:
Company Name:

Tenant Information	
Tenant Name: <b>ELIZABETH HEIDT</b>	
Relocation Amount Due to Tenant: <b>\$7,700</b>	Home Phone: 407-620-4142
Eligible <input checked="" type="checkbox"/> Qualified <input type="checkbox"/>	Cell Phone:
Unit has a tenant who is 62 years or older:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Unit has a tenant who is disabled:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Unit has a minor dependent children:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If any of the three rows above are marked "Yes," the unit is "Qualified." If "No" is marked for all three, the unit is "Eligible."</i>	
Household income is less than 80% AMI:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Length of tenancy is <input checked="" type="checkbox"/> less than 3 years <input type="checkbox"/> 3 years or more	Move In Date: 2013
Mom & Pop Determination: <input type="checkbox"/> qualifies for reduced fees <input type="checkbox"/> does not qualify for reduced fees <input checked="" type="checkbox"/> N/A	
Did Agent speak with tenant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Relocation Contractor's Determination	
Agent's Name: Lucia Miranda	Approval Date: 3/9/2015
Agent's Number: (714) 379-3376 Ext 217	Approval Signature:
Submission Date: March 6, 2015	 <b>PARAGON PARTNERS</b> <small>OF</small>
Signature:	

Type of Declaration Application		
Notice of Intent to Withdraw <input checked="" type="checkbox"/>	Landlord Occupancy <input type="checkbox"/>	HUD <input type="checkbox"/>
Government Agency Order <input type="checkbox"/>	Resident Manager <input type="checkbox"/>	

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www.wilshire-escrow.com

## FINAL SETTLEMENT STATEMENT

<b>PROPERTY:</b> 11580-11584 W. Riverside Drive Los Angeles, CA 91602	<b>DATE:</b>	August 7, 2015
<b>LANDLORD:</b> Irvine Riverside VV, LLC	<b>CLOSING DATE:</b>	August 7, 2015
	<b>ESCROW NO.:</b>	002320-024

	<u>DEBITS</u>	<u>CREDITS</u>
<b>FINANCIAL CONSIDERATION</b>		
Deposit from Irvine Riverside VV, LLC		41,800.00
Deposit from Irvine Riverside VV, LLC		9,100.00
Deposit from Irvine Riverside VV, LLC		9,100.00
<b>OTHER DEBITS/CREDITS</b>		
Jeff Comfort for Relocation Payment	10,200.00	
Pamela Korst for Relocation Payment	19,300.00	
Alicia Smith for Balance of Relocation Payment	14,120.00	
Jen Mayo for Relocation Payment	10,200.00	
Alicia Smith for Rent, Security Deposit, Moving Expenses	5,180.00	
<b>ESCROW CHARGES - Wilshire Escrow Company</b>		
Escrow Fee	1,000.00	
<b>TOTAL</b>	<b>\$ 60,000.00</b>	<b>\$ 60,000.00</b>

**SAVE THIS STATEMENT FOR INCOME TAX PURPOSES**

# WILSHIRE ESCROW C O M P A N Y

*Family owned & operated since 1944*

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www.wilshire-escrow.com

## RELOCATION ESCROW FINAL SETTLEMENT STATEMENT

PROPERTY: 11586 - 11590 1/2 Riverside Dr.      DATE: March 6, 2015  
North Hollywood, CA 91602  
LANDLORD: Studio District, LLC      CLOSING DATE: September 29, 2014  
ESCROW NO.: 002168-024

	<u>DEBITS</u>	<u>CREDITS</u>
<b>FINANCIAL CONSIDERATION</b>		
Deposit from IRVINE RIVERSIDE VV LLC		54,850.00
Deposit from IRVINE RIVERSIDE VV LLC		2,900.00
<b>OTHER DEBITS/CREDITS</b>		
Ira Goldberg for Tenant Relocation	19,000.00	
Nick Abdo for Balance of Relocation Funds	18,555.00	
Vincent Eads & Mariel Slotman for Balance of Tenant Relocation Funds	15,685.00	
Vincent Eads & Mariel Slotman for 1st Month's Rent, Security Deposit, Pet Deposit	3,315.00	
Nick Abdo for Moving Fees	445.00	
<b>ESCROW CHARGES - Wilshire Escrow Company</b>		
Escrow Fee	750.00	
<b>TOTAL</b>	\$ 57,750.00	\$ 57,750.00

**SAVE THIS STATEMENT FOR INCOME TAX PURPOSES**

# WILSHIRE ESCROW C O M P A N Y

*Family owned & operated since 1944*

4270 Wilshire Boulevard Los Angeles, CA 90010  
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## FINAL SETTLEMENT STATEMENT

**PROPERTY:** 11592-11594 W. Riverside Drive and **DATE:** September 30, 2015  
4748 - 4752 N. Irvine Avenue  
Los Angeles, CA 91602

**LANDLORD:** Irvine Riverside VV, LLC **CLOSING DATE:** July 2, 2015  
**ESCROW NO.:** 002321-024

	<u>DEBITS</u>	<u>CREDITS</u>
<b>FINANCIAL CONSIDERATION</b>		
Deposit from Irvine Riverside VV, LLC		34,300.00
Deposit from Irvine Riverside VV, LLC		8,650.00
<b>OTHER DEBITS/CREDITS</b>		
Jim Cannela for Relocation Payment	10,149.59	
Kimberly Kite for Relocation Payment	3,110.00	
Elizabeth Heidt for Relocation Payment	7,700.00	
Jake Perez for Relocation Payment	10,200.00	
Jim Cannela for Reimbursement of Security Deposit Advanced	2,600.00	
Jim Cannela for Partial March Rent + Full April Rent	3,600.41	
Kimberly Kite for Rent + Security Deposit, Westside Rentals Fee	4,590.00	
<b>ESCROW CHARGES - Wilshire Escrow Company</b>		
Escrow Fee	1,000.00	
<b>TOTAL</b>	<b>\$ 42,950.00</b>	<b>\$ 42,950.00</b>

**SAVE THIS STATEMENT FOR INCOME TAX PURPOSES**

DEPARTMENT OF  
CITY PLANNING

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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JAMES K. WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT II  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

Exhibit D

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE

DIRECTOR

(213) 978-1271

ALAN BELL, AICP

DEPUTY DIRECTOR

(213) 978-1272

LISA M. WEBBER, AICP

DEPUTY DIRECTOR

(213) 978-1274

JAN ZATORSKI

DEPUTY DIRECTOR

(213) 978-1273

FAX: (213) 978-1275

INFORMATION

www.planning.lacity.org

VENICE COASTAL ZONE SPECIFIC PLAN  
DIRECTOR OF PLANNING  
SPECIFIC PLAN INTERPRETATION (REVISED)

August 14, 2014

Initiated by:  
Director of Planning

**CASE NO: DIR-2014-2824-DI**  
**SPECIFIC PLAN INTERPRETATION**  
**CEQA: ENV-2004-2691-CE**

Location: Venice Coastal Zone Specific Plan

Council District: 11

Community Plan Area: Venice

Land Use: Various

Zone: Various

**Appeal Period Ends: August 29, 2014**

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7.H and the Venice Coastal Zone Specific Plan (Ordinance No. 175,693), I hereby **approve**:

A Specific Plan Director's Interpretation that clarifies the relationship between Section 12.22.C.27 of the LAMC, established by the Small Lot Subdivision Ordinance (No. 176,354), and the Venice Coastal Zone Specific Plan. The revised Director's Interpretation is intended to: (1) prevent small lot projects from exceeding densities otherwise allowed in the Specific Plan on individual lots; (2) highlight where conflicts between the LAMC and the Venice Coastal Zone Specific Plan exist and uphold the Specific Plan regulations where applicable; and (3) outline a review process for new small lot projects in the Venice Coastal Zone Specific Plan Area which takes into account the density, parking, and setback regulations of the Specific Plan. As set forth herein, this Director's Interpretation shall supersede the previous interpretation issued by the City Planning Commission (on appeal) on February 12, 2010 as Case Number DIR-2008-4703-DI-1A, and shall be applicable only within the Venice Coastal Zone Specific Plan Area.

## **AUTHORITY**

Pursuant to LAMC Section 11.5.7.H, Interpretations of Specific Plans, the Director of Planning has the authority to interpret specific plans where there is a lack of clarity in the meaning of the regulations. Insofar as the Small Lot Subdivision Ordinance was adopted after the Specific Plan, an interpretation is necessary to identify areas of potentially conflicting provisions in the two ordinances and to allow for small lot subdivisions in Venice in a manner that is consistent with the intent and provisions of the Venice Coastal Zone Specific Plan. The Venice Coastal Zone Specific Plan contains provisions which are unique to each of ten subareas and each type of underlying zone within.

## **BACKGROUND**

The Small Lot Subdivision Ordinance (No. 176,354) became effective on January 31, 2005 as Section 12.22.C.27 of the LAMC in order to permit lots in multi-family zones (including RD, R3, R4, R5, RAS, P and C) to be subdivided into smaller parcel sizes than would normally be permitted, as long as they comply with the density provisions established by both the zoning and the Los Angeles General Plan. Small Lot projects are not permitted in single-family zones. The ordinance is a smart-growth strategy to promote infill development of underutilized land in multi-family and commercial zones. By reducing minimum lot size requirements, the ordinance enables fee-simple ownership of single-family homes on smaller lot areas, resulting in buildings with compact building footprints. The ordinance stipulates that subdivisions resulting from the Small Lot Ordinance cannot increase the density of the underlying zone or the allowable height of structures within the zone. On January 29, 2014, an Advisory Agency Policy was issued along with Small Lot Design Guidelines. All projects filed after February 1, 2014 (see Attachment D) are required to comply with or meet the intent of the 2014 Small Lot Design Guidelines. The Policy states that the Guidelines are to be used in conjunction with any adopted Specific Plan, but shall not supersede adopted Specific Plan procedures or standards.

The Venice Coastal Zone Specific Plan was established in 1999 (Ordinance No. 172,897) and substantially revised in 2004 (Ordinance 175,693). The primary objective of the Specific Plan is to protect, maintain, enhance and, where feasible, restore the overall quality of the Coastal Zone environment and its natural and man-made resources. The Specific Plan regulates all development, including: uses, height, density, setbacks, buffer zones, parking, and other development standards in order for new construction and modifications to existing buildings to be compatible in character with the community and provide for the consideration of aesthetics, scenic preservation and enhancement, and to protect environmentally sensitive areas.

As with all development regulations of Chapter 1 of the LAMC that are generally applicable to all zones, the application of the Small Lot Ordinance can be made more or less restrictive within Specific Plans and other types of zoning overlay districts, particularly where Specific Plans tailor zoning densities and other development regulations to unique geographic areas and circumstances. Because the Venice Coastal Zone Specific Plan was written prior to the adoption of the Small Lot Subdivision ordinance, and the Citywide ordinance did not specifically exempt the Venice Coastal Zone Specific Plan area, the way the ordinance would relate to the Specific Plan could not be anticipated at the time the Small Lot Subdivision Ordinance was adopted and consequently a Director's Interpretation was necessary to clarify their relationship.

A Director's Interpretation for the Venice Coastal Zone Specific Plan was previously issued on January 26, 2009. That decision was appealed. The appeal cited concerns over parking requirement calculations and affordable housing provisions in the Specific Plan and was heard

by the City Planning Commission on June 11, 2009. On February 12, 2010, the City Planning Commission's determination became final, in which the Commission granted the appeal in part and sustained the January 26, 2009 determination of the Director of Planning with modifications, adding clarifying language regarding Beach Impact Zone parking requirements and requiring Replacement Affordable Units to be located onsite within a development. The City Planning Commission also adopted a Categorical Exemption (ENV-2004-2691-CE) as the environmental clearance for the action.

The 2010 interpretation stemmed from a policy to encourage the development of small lot projects citywide, including the Venice community. The purpose of the interpretation was to provide a framework for small lot subdivisions in the Venice Coastal Zone Specific Plan Area and to allow small lot projects in Venice to utilize similar incentives to those built into the Citywide Small Lot Subdivision Ordinance. At the time the interpretation was written, small lot development was seen as a way of introducing more affordable, fee-simple single-family homes into the Venice community – an area where housing prices have outpaced most of the City and where affordable housing is scarce.

## **ANALYSIS**

The February 12, 2010 Director's Interpretation favored the Citywide Small Lot Ordinance over the local Specific Plan. Small lot subdivision projects in Venice were interpreted to be individual single-family lots resulting from a small lot subdivision. To this end, the interpretation held small lot projects in Venice to the single-family parking standards of the Specific Plan and applied the relevant Specific Plan procedures relative to density, parking, yards, access and setbacks to the lots resulting from the subdivision rather than the original lot in its pre-subdivision state. The rationale for this approach is that after a subdivision, each resulting lot becomes a single-family property, and should be subject to single-family property requirements and restrictions. In actuality, though small lot projects cannot increase the allowable density of a subdivision as a whole, they can result in increases in building massing beyond what was anticipated or contemplated in the Specific Plan for individual lots

Upon further examination of the purposes and intent of the Venice Coastal Zone Specific Plan, namely Section 4 which discussed the relationship of the Venice Coastal Zone Specific Plan to other provisions of the Municipal Code, the plan states that "Wherever provisions in [the Venice Coastal Zone Specific Plan] differ from provisions contained in Chapter 1 of the LAMC, (with regard to use, density, lot area, floor area ratio, height of buildings or structures, setbacks, yards, buffers, parking, drainage, fences, landscaping, design standards, light, trash and signage) this Specific Plan shall supersede those other regulations. Whenever [the Venice Coastal Zone Specific Plan] is silent, the regulations of the LAMC shall apply." The Specific Plan anticipated that there may be provisions of the Code which conflict with its policies, and expressly overrides other zoning provisions where there are conflicts. LAMC Section 12.22.C.27 is one such provision of the LAMC that contains different regulations.

The new interpretation more closely aligns with the spirit and intent of the Venice Coastal Zone Specific Plan development standards by applying the Specific Plan regulations to each individual lot within a small lot project, which will result in small lot developments that adhere to the density, setback and parking regulations of the Venice Coastal Zone Specific Plan where they are applicable. Together with the Small Lot Design Guidelines issued by the Advisory Agency in January 2014 (Attachment D), the revised Director's Interpretation is expected to yield small lot projects of a more compatible and proportional building footprint than is currently allowed under the 2010 Director's Interpretation, consistent with the purposes of the Venice Coastal Zone Specific Plan.



### ***Changes in the Interpretation***

The original Director's Interpretation attempted to reconcile Small Lot provisions in the Code with the Venice Coastal Zone Specific Plan by granting some flexibility for the Director to apply both the Citywide Small Lot Ordinance incentives and the Venice subarea zoning provisions. The previous Director's Interpretation applied single-family standards in the Venice Coastal Zone Specific Plan to individual lots resulting from a small lot subdivision, whereas the new interpretation applies multi-family standards in the Specific Plan to the small lot development as a whole (i.e. the pre-subdivision parcel).

The overall allowable density has not changed as a result of the revised interpretation as both the current and former interpretations emphasize that Small Lot projects may not increase the density allowed in the Subarea, or underlying zone, if applicable. However, the new interpretation strictly interprets the lot area, density, parking, and setback provisions of the Specific Plan to apply to newly created lots in Venice and applies these development standards to individual lots as well as the small lot development as a whole.

The new interpretation also provides greater clarity regarding Small Lot application procedures in the Venice Coastal Zone Specific Plan – Small Lot subdivision applications and Director of Planning approvals for Venice Coastal Zone Specific Plan cases must be reviewed simultaneously to ensure that density regulations governed by the Specific Plan are adhered to in small lot approvals.

Below is a summary of the revised interpretation. All other provisions of the 2010 Director's Interpretation shall be unchanged:

- **General Provisions:** The new interpretation underscores the fact that the Venice Coastal Zone Specific Plan's provisions override other LAMC provisions where differences exist, for example, with respect to density, parking, and yard provisions in certain Subareas.
- **Parking:** The 2010 Director's Interpretation allowed small lot projects with resulting lots containing only a single dwelling unit to utilize the single-family dwelling parking provisions in Section 13 of the Specific Plan. The new interpretation requires the small lot project, as a whole, to provide parking pursuant to the multiple dwelling provisions in Section 13 which require either two or two and one-quarter parking spaces per dwelling unit depending on the width of the lot.

As an example, using single-family development standards in the Venice Coastal Zone Specific Plan, projects are required to provide two parking spaces as a baseline, or three spaces in the Silver Strand and Venice Canals Subareas. In contrast, multi-family projects on lots greater than 40 feet wide are required to provide two spaces per dwelling unit plus additional guest parking at a rate of one space for each four or fewer dwelling units. Under the previous Director's Interpretation, small lot projects could utilize single-family parking standards, which would result in reduced parking requirements relative to other multi-family project types, such as condominiums and apartments, within multi-family zones. The new interpretation brings parking standards for Small Lot projects in the Venice Coastal Zone Specific Plan into conformance with parking requirements for other types of multi-family projects such as apartments and condominiums.

- **Setbacks:** The new Director's Interpretation requires that, notwithstanding setback provisions in the Small Lot Subdivision Ordinance and the underlying zone, each individual resulting lot within a new small lot subdivision must be consistent with Specific Plan setback requirements for individual lots, where limitations are set. If a small lot project is proposed in Subareas where provisions are silent with regard to setback limitations, the requirements of the Small Lot Subdivision ordinance and the underlying zone shall apply. For example, the Ballona Lagoon (Grand Canal) East Bank Subarea of the Venice Coastal Zone Specific Plan requires a 15-foot average setback along any lot line which separates the lot from the east bank of the Grand Canal. The Subarea also requires side yard setbacks measuring 3.5 feet in width between all resulting Small Lots. This is in addition to the Small Lot Subdivision Ordinance which requires a 5-foot setback between the Small Lot project boundary and non-Small Lot neighboring lots.
- **Lot Area and Density:** The revised Director's Interpretation states that the number of dwelling units permitted in the Small Lot project may not exceed the density permitted by zoning of the original, pre-subdivided lot. The interpretation further elaborates that in Subareas of the Venice Coastal Zone Specific Plan containing density regulations which are more restrictive than the LAMC, the project as a whole and each newly resulting lot must meet the density standards of the Subareas. It is anticipated that with this change, the number of units allowed per lot in certain subareas may be reduced from that allowed under the Municipal Code due to the restrictive nature of the Venice Coastal Zone Specific Plan.

## GENERAL REQUIREMENTS AND PRINCIPLES

The Director's Interpretation is as follows:

1. Where provisions in the Venice Coastal Zone Specific Plan differ from provisions contained in Chapter 1 of the Los Angeles Municipal Code (LAMC), the Venice Coastal Zone Specific Plan shall supersede those other regulations. Where provisions are silent in the Venice Coastal Zone Specific Plan, regulations of the Los Angeles Municipal Code (LAMC) apply, including Section 12.22 C.27.

2. APPLICABILITY OF SMALL LOT ORDINANCE IN THE VENICE COASTAL ZONE SPECIFIC PLAN: Notwithstanding LAMC Section 12.22.C.27 (Small Lot Ordinance), small lot projects within the Venice Coastal Zone Specific Plan shall adhere to multi-family development procedures and standards established within the Specific Plan. Additionally, any standards which further restrict lot area, density, setbacks, stepbacks, lot coverage, open space, driveway access and/or parking shall apply to the entire subdivided area, including individual resulting small lots.

Applications for small lot developments within the Venice Coastal Zone Specific Plan shall be subject to Director of Planning review pursuant to Section 8 of the Specific Plan, either "Director of Planning Sign-Off" or "Project Permit Compliance Review", depending on the location of the project and number of dwelling units proposed. Project Permit Compliance review shall be completed concurrent with any application for a subdivision.

3. PARKING: Required parking for subdivision projects shall be based on the parking requirements for multiple dwelling uses, based on the width of the pre-subdivided lot, pursuant to Section 13.D of the Venice Coastal Zone Specific Plan. Beach Impact Zone Parking, if applicable, shall be provided pursuant to Section 13.E of the Specific Plan, consistent with multi-family parking requirements.
4. DRIVEWAYS: Pursuant to the Venice Coastal Zone Specific Plan, all driveways and vehicular access shall be from alleys, when present. When projects abut an alley, each newly resulting subdivided lot shall be accessible from the alley and not the street. Exceptions may be made for existing structures where alley access is infeasible.
5. SETBACKS: Front, rear, and side yard setbacks and lot coverage and open space requirements within each lot resulting from a small lot subdivision shall be consistent with the Specific Plan, where it sets limitations, if applicable. In the Ballona Lagoon West Bank and Ballona Lagoon (Grand Canal) East Bank Subareas, side yard setbacks on all lots within a small lot project must be 3.5 feet in width, consistent with Sections 10.A.2.b(4) and 10.B.2.b.3(d) of the Specific Plan. This requirement is in addition to the 5-foot setback where the lot abuts another lot not created pursuant to the small lot subdivision ordinance, pursuant to LAMC Section 12.22.C.27(e).
6. MULTIPLE LOTS: Existing lots may be subdivided into multiple small lots so long as the averaged newly resulting lot size is equivalent to the minimum requirement for "lot area per dwelling unit" established for each residential zone in the LAMC, except where minimum lot sizes per dwelling unit are further restricted in the Specific Plan, such as in the Marina Peninsula (D), North Venice (F), and Oakwood, Millwood, Southeast Venice (G) Subareas. For example, a 4500 square foot parcel in the RD1.5 zone may be subdivided into a maximum of 3 small lots with one measuring 1000 square feet, one

measuring 1800 square feet and one measuring 1700 square feet, given that the average lot size is 1500 square feet. However, if the same 4500 square foot parcel in the RD1.5 zone is located in the North Venice (F) or Oakwood, Millwood, Southeast Venice (G) Subareas, each lot must not be less than 1,500 square feet per dwelling unit.

7. DENSITY: The density of combined newly created lots shall not exceed the density permitted by zoning of the original, pre-subdivided lot, which is the "lot area per dwelling unit" restriction for each subarea and each zone, as determined by the Venice Coastal Zone Specific Plan. Where the Specific Plan is silent with respect to density, the density shall be based on the underlying zone in the Los Angeles Municipal Code.

### APPEAL PERIOD

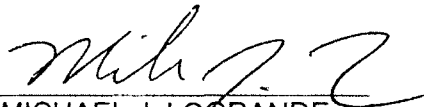
**The Determination in this matter will become effective 15 days after the date of mailing,** unless an appeal therefrom is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this grant and received and receipted at a public office of the Department of City Planning on or before the prescribed date or the appeal will not be accepted. Department of City Planning public offices are located at:

Figueroa Plaza  
201 North Figueroa Street, #400  
Los Angeles, CA 90012  
(213) 482-7077

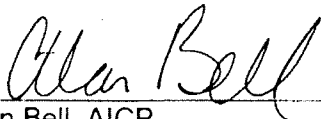
Van Nuys City Hall  
6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401  
(818) 374-5050

The applicant is further advised that all subsequent contact with this office regarding this grant must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

APPROVED BY:

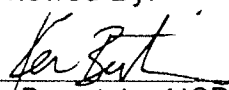


MICHAEL J. LOGRANDE  
Director of Planning



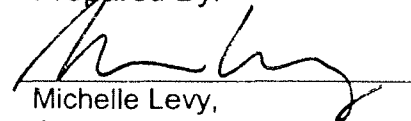
Alan Bell, AICP  
Deputy Director of Planning

Reviewed By:



Ken Bernstein, AICP,  
Principal City Planner,  
Policy and Historic  
Resources Division

Prepared By:



Michelle Levy,  
City Planner  
(213) 978-1198

### ATTACHMENTS

- A – Small Lot Subdivision Ordinance (Ord. No. 176,354)
- B – Venice Coastal Zone Subareas
- C – Venice Coastal Specific Plan Director's Interpretation  
(DIR-2008-4703-DI-1A as adopted by the City Planning Commission on January 12, 2010)
- D – Small Lot Design Guidelines, effective February 1, 2014

cc: Council District 11 – Bonin  
The Venice Neighborhood Council  
CA Coastal Commission, South Coast Reg. Office