



Edwin Grover <edwin.grover@lacity.org>

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**Fwd: MORE Information - PLEASE include 16-1048 -**

1 message

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**Etta Armstrong** <etta.armstrong@lacity.org>  
To: Edwin Grover <edwin.grover@lacity.org>

Mon, Oct 31, 2016 at 1:24 PM

**Etta Armstrong, Sr. Administrative Clerk**  
213-978-1069  
**PLANNING AND LAND USE MANAGEMENT COMMITTEE**  
**Office of the City Clerk, 3rd Floor, Room 395**  
Etta.Armstrong@lacity.org

----- Forwarded message -----

From: <Gael.Garcia@mail.com>  
Date: Mon, Oct 31, 2016 at 1:12 PM  
Subject: MORE Information - PLEASE include 16-1048 -  
To: councilmember.cedillo@lacity.org, councilmember.huizar@lacity.org  
Cc: councilmember.englander@lacity.org, councilmember.price@lacity.org, councilmember.harris-dawson@lacity.org, etta.armstrong@lacity.org, Sharon Dickinson <sharon.dickinson@lacity.org>

Dear Council members,

Today's search on Craigslist for housing comparable to what tenants pay now attached.  
Please take note the **Results are ZERO.**

I have also included in this email a copy of the tenant chart an unknown party filled out in July 2015. You will see tenants pay rent starting at **\$440.00** for her studio and up until **\$1200.00** for the large **one bedroom**. Who ever filled out this chart is not competent enough to identify each individuals age, bedroom or disability status which are incorrect.

Please read the information in this attachments to prove to you how what you have before you is the contributor to homelessness.

These neighbors have nowhere to go. What kind of person will throw them out like this. These people have families and animals they care for.

When I attended South Valley Planning Commission Hearing Commissionir Beatty was reasonable enough to determine what impact this had by specifically stating **THESE ARE PEOPLES**

**LIVES. SHE DID NOT LIKE THE FACT THEY ARE DEMOLISHING AFFORDABLE HOUSING ALREADY IN PLACE - SHE VOTED TO UPHOLD THIS APPEAL. COMMISSIONER MATHER AGREED AND ADDED HER OWN LIST OF VARIABLES SHE VOTED TO UPHOLD THIS APPEAL.**

**Thank you for reading my email. Sincerely, Gael**

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 **noreults-councilfile161048.pdf**  
114K

los angeles > all los angeles > housing > apts/housing for rent

## apartments / housing rentals

- search titles only
- has image
- posted today
- include nearby areas

### MILES FROM ZIP

5 91607

### PRICE

440 500

all bedrooms

all bathrooms

### FT<sup>2</sup>

min max

### AVAILABILITY

all dates

- cats ok
- dogs ok
- furnished
- no smoking
- wheelchair access

- + housing type
- + laundry
- + parking

### open house date

reset update search

search apartments / housing rentals

gallery

no results

ALSO TRY: max price: 500, min price: 440, cats ok, dogs ok, postal code: 91607, include nearby, mi: 5

Nothing found for that search.

^ back to top

no results



Edwin Grover <edwin.grover@lacity.org>

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**Fwd: Fw: HOMELESS -**

1 message

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**Etta Armstrong** <etta.armstrong@lacity.org>  
To: Edwin Grover <edwin.grover@lacity.org>

Mon, Oct 31, 2016 at 1:21 PM

**Etta Armstrong, Sr. Administrative Clerk**

213-978-1069

**PLANNING AND LAND USE MANAGEMENT COMMITTEE**

**Office of the City Clerk, 3rd Floor, Room 395**

Etta.Armstrong@lacity.org

----- Forwarded message -----

From: **Valley Village Coalition** <ValleyVillageCoalition@mail.com>

Date: Mon, Oct 31, 2016 at 10:14 AM

Subject: Fw: HOMELESS -

To: etta.armstrong@lacity.org

PLEASE INCLUDE MY EMAIL AND ATTACHED IN COUNCIL FILE 16-1048.  
THANK YOU

**Sent:** Sunday, October 30, 2016 at 9:16 PM

**From:** Gael.Garcia@mail.com

**To:** councilmember.cedillo@lacity.org, councilmember.huizar@lacity.org

**Cc:** councilmember.englander@lacity.org, councilmember.price@lacity.org, councilmember.harris-dawson@lacity.org

**Subject:** HOMELESS -

Dear Council members,

Please take a very quick look at the attachment. I keep it very brief by showing you a very simple search.

Apartments.com ran a search for a studio in valley Villager for a little bit higher than what my neighbor pays now at five hundred dollars a month. **Results are ZERO.**

To make my point more clear I increase my amount to search between \$700.00 and \$950.00. (but this would be impossible to pay anyway because she disabled but she very private about that probly does not want you to know or feel bad for her). **Results are ZERO.**

I have also included in this email a copy of the tenant chart an unknown party filled out in July 2015. You will see tenants pay rent starting at **\$440.00** for her studio and up until **\$1200.00** for the large **one bedroom**. Who ever filled out this chart is not competent enough to identify each individuals age, bedroom or disability status which are incorrect.

Please read the information in this attachments to prove to you how what you have before you is the contributor to homelessness.

These neighbors have nowhere to go. What kind of person will throw them out like this. These people have families and animals they care for.

When I attended South Valley Planning Commission Hearing Commissionir Beatty was reasonable enough to determine what impact this had by specifically stating **THESE ARE PEOPLES LIVES. SHE DID NOT LIKE THE FACT THEY ARE DEMOLISHING AFFORDABLE HOUSING ALREADY IN PLACE - SHE VOTED TO UPHOLD THIS APPEAL.**

**COMMISSIONER MATHER AGREED AND ADDED HER OWN LIST OF VARIABLES SHE VOTED TO UPHOLD THIS APPEAL.**

**Thank you for reading my email. Sincerely, Gael**

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2 attachments



**HOMELESS.pdf**  
285K



**TenantInformationChart.pdf**  
172K

APARTMENTS.COM  
SEARCH: STUDIO APARTMENT  
PRICE RANGE: \$500.00  
LOCATION: 91607 (valley village)  
RESULTS: ZERO

www.apartments.com/valley-village-ca-91607/studios-500-to-500/

Menu

91607, Valley Village, CA \$500 - \$500 Studio x All Bo

Home / California / Valley Village / 91607 Studio Apartments For Rent

Sign Up / S

0 New

October 30 2016

Sunday 30 October, 2016 8:14pm

No Results Found

Aerial

Studio Apartments for Rent Under \$500 i

If you're looking for studio apartments in Valley Village, you know you want the essentials: nothing more, nothing less. Keep things simple and affordable. One simple search of our Apartments.com inventory of over 149 thousand current studio rentals should be enough to help you find the Valley Village studio apartment of your dreams. You can click on any of the studio apartments for rent in 91607 to find more information about the neighborhood, schools, public transit, availability, and be able to check out what kinds of amenities, outdoor services you'll get with your studio apartment. Using Apartments.com is the most efficient way to find your next efficiency conscious studio apartment in 91607.

APARTMENTS.COM  
SEARCH: STUDIO APARTMENT  
PRICE RANGE: \$700.00 - \$950.00  
LOCATION: 91607 (valley village)  
RESULTS: ZERO

www.apartments.com/valley-village-ca-91607/studios-700-to-950/

Menu

91607, Valley Village, CA \$700 - \$950 Studio x All Ba

me / California / Valley Village / 91607 Studio Apartments For Rent

October 2016

Su	Mo	Tu	We	Th	Fr	Sa
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

Sunday 30 October, 2016 8:16pm

No Results Found

Aerial

### Studio Apartments for Rent Under \$950

If you're looking for studio apartments in Valley Village, CA, you know you want the essentials; nothing more, nothing less. We can help you keep things simple and affordable. One simple search on Apartments.com inventory of over 149 thousand studio apartments should be enough to help you find the apartment of your dreams. You can click on the map to see studio apartments for rent in 91607 to find more information about the neighborhood, schools, public transit, availability, and more. You'll be able to check out what kinds of amenities and services you'll get with your studio apartment.

**TENANT INFORMATION CHART (AT TIME OF FILING APPLICATION)  
FOR DEMOLITIONS, CONDOMINIUM CONVERSIONS AND COASTAL TRACTS**

\* Address of Project: 5303-5305 N Hermitage Ave & 12301 Weddington St., Valley Village, CA 91607 Tract Map No. VTT # 73704

Date: 7/7/15 Prepared by: Rebecca FOR ALL TRACTS

Apt. No.	Name of Tenant	Age	Disabled/ Handicapped		No. of Minor Children (18 or under)	No. of Bedrooms	Rent Schedule		OFFICE USE ONLY	
			Yes	No			18 Months prior to filing	At time of filing	Approval CP-6343	Purchase CP-6344
12301 1/2 Weddington	Ryann Wenig	<62		X	NONE		\$1,200	\$1,200		
5303 Hermitage	Sara Rivas	<62		X	NONE		\$575	\$575		
5303 1/2 Hermitage	Jennifer Getz	30's		X	NONE		\$440	\$440		

\* If multiple addresses use separate sheets for each addresses





**Fwd: VTT 73704-SL-2A**

1 message

16-1048

Etta Armstrong <etta.armstrong@lacity.org>  
To: Edwin Grover <edwin.grover@lacity.org>

Mon, Oct 31, 2016 at 1:22 PM

**Etta Armstrong, Sr. Administrative Clerk**

213-978-1069

**PLANNING AND LAND USE MANAGEMENT COMMITTEE**

**Office of the City Clerk, 3rd Floor, Room 395**

Etta.Armstrong@lacity.org

----- Forwarded message -----

From: **Georgene Smith** <georgenegoodin@yahoo.com>

Date: Mon, Oct 31, 2016 at 12:12 PM

Subject: VTT 73704-SL-2A

To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>

Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

Dear PLUM Committee,

I am writing to request you uphold the appeal filed under case number VTT-73704-SL-2A.

Allowing this project to proceed would set a dangerous precedent as the developer does not own the land in question and does not have a valid sales agreement with the owners.

Attached are two documents from the case file:

- 1) An Owner's Statement signed by Marta Lathrop and Sydney A. Edwards that *appears* to provide authorization from the Edwards Family Trust to UB Valley Village, LLC to apply for a small lot on the properties in question.
- 2) A Certification of Trust signed by Sydney A. Edwards and Randall L. Edwards, in which Point 6 clearly states that these are the only two authorized signers for the trust and that both of them must sign in order for the Trust's powers to be exercised.

Any reasonable person giving these documents more than a cursory examination would conclude that the Owner's Statement is not valid as it does not contain both signatures required by the Certification of Trust submitted to the Planning Department in support of it.

The fact that Planning accepted this Owner's Statement as evidence that UB Valley Village, LLC had site control indicates that the documents were not examined with due diligence, that the party entering them into the file was simply "checking off a box" that an Owner's Statement had been submitted without performing a minimum of examination.

It has now widely been covered in the media that the developer is suing the owners of the property in an attempt to coerce a sale. The Certification of Trust submitted to Planning clearly indicates UB Valley Village knew who the authorized representatives of the land were and that at least one of the representatives had not given the consent required.

While PLUM may be tempted to kick the issue of ownership down the road to the courts, that is not its prerogative. Planning does not have the authority to grant entitlements on land that the petitioning party does not own or have a *valid* sales agreement for. Failure to examine documents closely enough to determine that the submitting party lacks authority to seek entitlements amounts to negligence.

It's the developer's responsibility to prove site control. The current legal owner should not be forced to prove a *valid* sales agreement doesn't exist in a court of law at great emotional and financial burden. Should PLUM deny this appeal, it would be making the city – and by extension, the public – a party to coercion, and failing the constituents city council is elected to serve.

Sincerely,

Georgene Smith Goodin

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**2 attachments**

 **HermitageCetificationOfTrust.pdf**  
368K

 **HermitageOwnersStatement.pdf**  
431K

RECORDING REQUESTED BY:  
Western Resources Title

AND WHEN RECORDED MAIL TO:

Sydney A. Edwards

Order No.: 51125  
Escrow No.: 130911-024

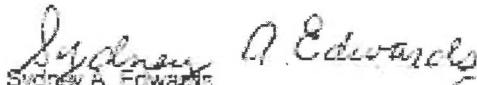

THIS SPACE FOR RECORDER'S USE ONLY

**CERTIFICATION OF TRUST**  
California Probate Code Section 18100.5

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1. The Trust known as The Edwards Living Trust  
executed on June 27, 1989, is a valid and existing trust.
2. The name(s) of the settlor(s) of the Trust is (are): Scott Alan Edwards and Brian Paul Edwards
3. The name(s) of the currently acting trustee(s) is (are): Sydney A. Edwards and Randall L. Edwards
4. The trustee(s) of the Trust have the following powers (initial applicable line(s))  
 Power to acquire additional property  
 Power to sell and execute deeds.  
 Power to encumber, and execute deeds of trust.  
 Other: \_\_\_\_\_
5. The Trust is (check one):  Revocable  Irrevocable  
The name of the person who may revoke the Trust is: Sydney A. Edwards and Randall L. Edwards
6. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are)  
2 \_\_\_\_\_ whose name(s) is (are): Sydney A. Edwards and Randall L. Edwards
7. Title to Trust assets is to be taken as follows: Sydney A. Edwards and Randall L. Edwards, Trustees of the Edwards Living Trust, dated June 27, 1989
8. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
9. I (we) am (are) all of the currently acting trustees.
10. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

DATED April 28, 2015

  
Sydney A. Edwards  
  
Randall L. Edwards

(Acknowledgement must be attached)

DIR - 2015 - 2697

Title Order No.: 81125

Escrow No.: 130911-024 AP#: 2347-026-007

Title of Document: \_\_\_\_\_

Date of document: \_\_\_\_\_

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On JULY 10, 2015

before me, DANIALE PERRY

A Notary Public personally appeared

SYDNEY A. EDWARDS AND

RANDALL L. EDWARDS

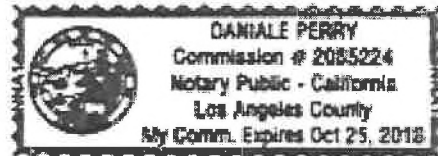
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

Signature

*Daniale Perry*



(Seal)

DIR - 2015 - 2697

OWNER'S AND BENEFICIARY'S STATEMENT:

I, Sydney A. Edwards and Marta Lathrop, the undersigned, being the Authorized signor(s) of the properties located at: 5303 & 5305 N. Hermitage Avenue, Valley Village CA 91607 ( Legal Description: Lot 9, Tract No. 9237, Map Book, 126, page 78, record of Los Angeles County), and 12301 Weddington Street, Valley Village CA 91607 (Legal Description: Portion of Lot 7, Tract No. 1487, Map Book 20, page 28, records of Los Angeles County) agree that UB Valley Village, LLC, the owner in Escrow, is permitted and allowed to file for small lot subdivision for the aforementioned property, furthermore the UB Valley Village, LLC is responsible for all City fees related to filing of the subdivision case for the project.

By:

Sydney A. Edwards Date Marta Lathrop Date  
Trustee of the Edwards Living Trust, dated June 27, 1989 Trustee of the Estate of Clinton J. Lathrop

ALL-PURPOSE ACKNOWLEDGMENT

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

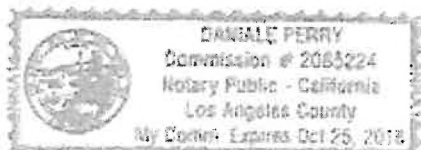
On July 21, 2015 before me, Danielle Perry, Notary Public  
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

Signature Danielle Perry (Seal)



DIR - 2015 - 2697

OWNER'S AND BENEFICIARY'S STATEMENT:

I, Sydney A. Edwards and Marta Lathrop, the undersigned, being the Authorized signor(s) of the properties located at: 5303 & 5305 N. Hermitage Avenue, Valley Village CA 91607 ( Legal Description: Lot 9, Tract No. 9237, Map Book, 126, page 78, record of Los Angeles County), and 12301 Weddington Street, Valley Village CA 91607 (Legal Description: Portion of Lot 7, Tract No. 1487, Map Book 20, page 28, records of Los Angeles County) agree that UB Valley Village, LLC, the owner in escrow, is permitted and allowed to file for small lot subdivision for the aforementioned property, furthermore the UB Valley Village, LLC is responsible for all City fees related to filing of the subdivision case for the project.

By:

Sydney A. Edwards Date  
Trustee of the Edwards Living Trust dated June 27, 1996

Marta Lathrop Date  
Executive of the Estate of Clifford Lathrop

*Marta Lathrop 7-1-15*

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

On July 1, 2015 before me, James E. Jones, Notary Public  
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

Signature [Signature] (Seal)

DIR-2015-2697