



Sharon Dickinson <sharon.dickinson@lacity.org>

PLUM committee mtg 11/1/16- Re: Item #8 (council file 16-1048) VTT-73704-SL-2A/ ENV-2015-2618-MND support of appeal

Silvergir Maarten <silvergirpictures@gmail.com>

Tue, Nov 1, 2016 at 8:34 AM

To: councilmember.huizar@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.krekorian@lacity.org, rick.coca@lacity.org

Dear honorable members of the PLUM committee,

Last Tuesday you heard the appeal of the proposed small lot subdivision project at Hermitage and Weddington streets in Valley Village and recognized that there are significant concerns with this project application and approval. As you will be considering this appeal tomorrow at the next PLUM meeting, I urge you to recognize the destructive nature of this project and validate the public opposition by upholding the appeal for the following reasons:

1. The city has been notified and served evidence that there is an issue over site control, as the developer does not own one of the three parcels and the validity of the developer's agreement with the rightful property owner is being legally contested. With a lawsuit pending, and the possibility that the city, in its approval, could be party to a fraud; it is imperative that this appeal be upheld and project approval be halted.

2. The city has acknowledged a loss of more than 20,000 rent-stabilized units since 2001 and has admitted that preservation of existing affordable and rent-stabilized housing stock is a substantial policy prerogative. Recent motions introduced in city council, the Housing Element, and internal city communications all recognize that rent-stabilized units, while in high demand, are being lost through Ellis Act evictions, demolition and conversions, and the net effect is a reduction in affordability, as new units built are far out of reach to the average resident, and therefore operate at significantly higher vacancy rates than their rent-stabilized counterparts. Given this, the city has nonetheless, in this case, approved the demolition of 13 RSO units some of which were rented for as low as \$475/month to make way for 26 small lots that will likely cost at minimum \$800k. CEQA screening criteria requires that the city evaluates the loss of any existing housing units affordable to very low- or low-income households (as defined by federal and/or City standards), through demolition, conversion, or other means and offer mitigation measures, such as the increasing the number of housing units affordable to lower income households. I urge you to add mitigation measures to this project that would require a set-aside of a certain number of these fee-simple homes be made available to low income households to replace the loss of affordable units.

3. The property is a habitat for bees and other wildlife and that have not been properly identified in the CEQA review because applicant was not aware or did not disclose that the property was maintained as a sustainable living community fostering bee colonies. Considering the vast amount of literature on the threat to bee populations and the environmental impacts that declining populations have as bees are a critical part of our food supply, by acting as pollinators, this impact has not been identified or mitigated.

We urge you to uphold this appeal. Now more than ever, we need the city's leadership to take a stand to protect our affordable housing stock and the people who live in them. We need that to be more than just words on paper. Please direct city planning to create a protocol for identifying the cumulative impact of each project on the loss of RSO units. To this day, the developer, Urban Blox, has yet to build a single project for which it has sought entitlements. It is outrageous that the city would continue to be party to the displacement of its residents while getting nothing in return. Urban Blox has so far only produced a net loss. Based on the cumulative impacts of just this developer's projects-which all appear to have been approved under MNDs, this would support the position that further CEQA review of this project is necessary before moving forward.

Respectfully,

Jianna Maarten
N Formosa Ave LA 90046



Sharon Dickinson <sharon.dickinson@lacity.org>

PLUM committee mtg 11/1/16- Re: Item #8 (council file 16-1048) VTT-73704-SL-2A/ ENV-2015-2618-MND support of appeal

1 message

Jane <jteis@sbcglobal.net>

Tue, Nov 1, 2016 at 10:57 AM

To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, Felipe Fuentes <councilmember.fuentes@lacity.org>, councilmember.englander@lacity.org

Cc: dawson@lacity.org, councilmember.krekorian@lacity.org, sharon.dickinson@lacity.org, rick.coca@lacity.org

Nov. 1, 2016

Subject: PLUM committee mtg 11/1/16- Re: Item #8 (council file 16-1048) VTT-73704-SL-2A/ ENV-2015-2618-MND support of appeal.

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1. The city has been notified and served evidence that there is an issue over site control, as the developer does not own one of the three parcels and the validity of the developer's agreement with the rightful property owner is being legally contested. With a lawsuit pending, and the possibility that the city, in its approval, could be party to a fraud; it is imperative that this appeal be upheld and project approval be halted.

2. The city has acknowledged a loss of more than 20,000 rent-stabilized units since 2001 and has admitted that preservation of existing affordable and rent-stabilized housing stock is a substantial policy prerogative. Recent motions introduced in city council, the Housing Element, and internal city communications all recognize that rent-stabilized units, while in high demand, are being lost through Ellis Act evictions, demolition and conversions, and the net effect is a reduction in affordability, as new units built are far out of reach to the average resident, and therefore operate at significantly higher vacancy rates than their rent-stabilized counterparts. Given this, the city has nonetheless, in this case, approved the demolition of 13 RSO units some of which were rented for as low as \$475/month to make way for 26 small lots that will likely cost at minimum \$800k. CEQA screening criteria requires that the city evaluates the loss of any existing housing units affordable to very low- or low-income households (as defined by federal and/or City standards), through demolition, conversion, or other means and offer mitigation measures, such as the increasing the number of housing units affordable to lower income households. I urge you to add mitigation measures to this project that would require a set-aside of a certain number of these fee-simple homes be made available to low income households to replace the loss of affordable units.

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maintained as a sustainable living community fostering bee colonies. Considering the vast amount of literature on the threat to bee populations and the environmental impacts that declining populations have as bees are a critical part of our food supply, by acting as pollinators, this impact has not been identified or mitigated.

We urge you to uphold this appeal. Now more than ever, we need the city's leadership to take a stand to protect our affordable housing stock and the people who live in them. We need that to be more than just words on paper. Please direct city planning to create a protocol for identifying the cumulative impact of each project on the loss of RSO units. To this day, the developer, Urban Blox, has yet to build a single project for which it has sought entitlements. It is outrageous that the city would continue to be party to the displacement of its residents while getting nothing in return. Urban Blox has so far only produced a net loss. Based on the cumulative impacts of just this developer's projects- which all appear to have been approved under MNDs, this would support the position that further CEQA review of this project is necessary before moving forward.

Respectfully,
Jane Taguchi
1963 Redesdale Ave
Los Angeles, CA 90039



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 16-1048

1 message

San Fernando Valley Neighborhood Coalition <info@sfvnc.com>

Tue, Nov 1, 2016 at 11:12 AM

To: Sharon Dickinson <sharon.dickinson@lacity.org>

Cc: edwin.grover@lacity.org

Dear Ms Dickinson,
please submit the attached PDF to the council file 16-1048.
Thank you

 Recorded.LisPendens.02-25-16.pdf
382K

This page is part of your document - DO NOT DISCARD



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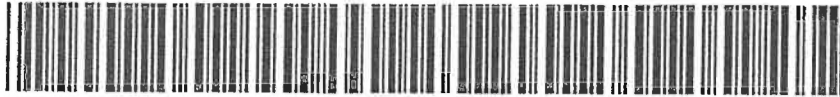


Pages:
0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/25/16 AT 04:11PM

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
PAID:	30.00



LEADSHEET



201602253270047

00011757782



007401828

SEQ:
01

DAR - Courier (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME *Finnegan & Diba*

MAILING *3660 Wilshire Blvd. #710*

CITY, STATE, ZIP CODE

Los Angeles CA 90010



SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE

Notice of Pendency of Action

1 FINNEGAN & DIBA, A LAW CORPORATION
2 KASEY DIBA, ESQ. (SBN 171081)
3 MATTHEW M. SICH, ESQ. (SBN 306165)
4 3660 Wilshire Boulevard, Suite 710
5 Los Angeles, California 90010
6 Telephone: (213) 480-0292
7 Telecopier: (213) 480-0805

8 Attorneys for Plaintiff, Jennifer Getz

CONFIRMED COPY
ORIGINAL FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES

FEB 24 2016

Sherri R. Carter, Executive Officer/Clerk
BY Pat Valle, Deputy

FILED
LOS ANGELES SUPERIOR COURT

FEB 24 2016

By: Pat Valle, Deputy

9 THE SUPERIOR COURT OF THE STATE OF CALIFORNIA

10 COUNTY OF LOS ANGELES

11 JENNIFER GETZ, an individual,

12 Plaintiff,

13 vs.

14 SYDNEY EDWARDS, an individual; MARTA
15 LATHROP, executor of the ESTATE OF
16 CLINTON LATHROP; MARTA LATHROP,
17 an individual; and DOES 1-4,

18 Defendant.

Case Number.: EC064049

Assigned to the Hon. Donna F. Goldstein for all
purposes – Dept. “B”

19 NOTICE OF PENDENCY OF ACTION
20 [CCP § 405 et seq.]

Date Filed: May 7, 2015

Trial Date: May 2, 2016

Department: “B”

21 NOTICE IS HEREBY GIVEN that the above entitled action concerning and effecting real
22 property as described herein has been commenced and is now pending against the named Defendant
23 and affects title to the real property hereafter described in that Plaintiff is also seeking, among others
24 things, declaratory relief that would be determinative of her interest in the same.

25 The action concerns and affects the title to real property situated in Los Angeles County,
26 California, with the abbreviated legal description as follows:

27 “LOT:7 CITY:REGION/CLUSTER: 03/03408 TR#:1487 E 75 FT OF LOT 7 TR # 1487 AND
28 ALL OF LOT 9 TR # 9237”

Common Descriptions: The three (3) addresses sharing APN: 2347-025-010 and described as:

5303 Hermitage Ave., Valley Village, CA 91607

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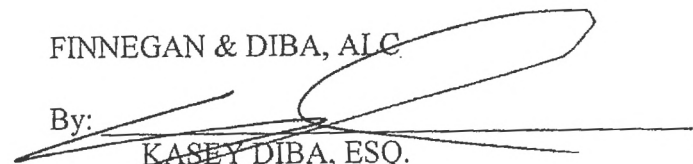
12301 Weddington St., Valley Village, CA 91607

12301 ½ Weddington St., Valley Village, CA 91607

Dated: February 24, 2016

FINNEGAN & DIBA, ALC

By:



KASEY DIBA, ESQ.
Attorneys for Plaintiff,
JENNIFER GETZ

1 PROOF OF SERVICE

2 STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

3 I am employed in the County of Los Angeles, State of California. I am over the age of 18
4 and not a party to the within action; my business address is 3660 Wilshire Blvd., Suite 710 Los
Angeles, CA 90010.

5 On the date herein below specified, I served the foregoing document described as set forth
6 below on the interested parties in this action by placing true copies thereof enclosed in sealed
envelopes, at Los Angeles, California, addressed as follows:

7 Date of Service: **FEBRUARY 24, 2016**

8 Document(s) Served: **NOTICE OF PENDENCY OF ACTION [CCP §405 et seq.]**

9 Person Served: **KAYSER LAW GROUP, APC**
MARK A. PAHOR, ESQ.
1407 N. BATAVIA STREET, STE. 103
10 **ORANGE, CA 92867**

11 **FERNANDEZ & LAUBY, LLP**
MICHAEL C. HACKWORTH, ESQ.
12 **4590 ALLSTATE DRIVE**
13 **RIVERSIDE, CA 92501**

14 XX (BY U.S. Mail) I enclosed the documents in a sealed envelope or package addressed to the
15 persons at the address(s) above and deposited the sealed envelope with the United States Postal
Service, with the postage fully prepaid or placed the envelope for collection and mailing, following
our ordinary business practices in a sealed envelope with postage fully prepaid

16 (BY OVERNIGHT DELIVERY) I enclosed the documents in an envelope or package provided
17 by an overnight deliver carrier and addressed to the persons at the addresses above. I placed the
envelope or package for collection and overnight delivery at an office or a regularly utilized drop box
18 of the overnight delivery carrier.

19 (BY FAX) I faxed the documents to the persons at the fax numbers listed above. No error was
20 reported by the fax machine that I used.

21 (BY MESSENGER SERVICE) I served the documents by placing them in an envelope or
package addressed to the persons at the addresses listed above and providing them to a professional
messenger service for service.

22 (BY PERSONAL SERVICE) I personally delivered by hand to the offices of the addressee(s).

23 (BY EMAIL TRANSMISSION) I emailed a copy of the foregoing document(s) this date via
24 email to the emails shown above.

25 XX (STATE) I declare under penalty of perjury under the laws of the State of California that the
above is true and correct.

1 ___(FEDERAL) I declare that I am employed in the office of a member of the bar of this court, at
whose direction the service was made.

2 EXECUTED at Los Angeles, California, on February 24, 2016

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Declarant, Rosalyn Truong

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Sharon Dickinson <sharon.dickinson@lacity.org>

Powerful lobbyists can't make this right

1 message

Anne Hars <annehars@me.com>

Tue, Nov 1, 2016 at 12:33 PM

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

Cc: Sharon Dickinson <sharon.dickinson@lacity.org>, etta.armstrong@lacity.org, rick.coca@lacity.org

Dear Honorable Council Members,

The powerful lobbying firm Glacier and Weil have just submitted information for their client Urban Blox.

This would be a particularly good time for the PLUM Committee to stand up to a developer and their powerful lobbyist in lieu of this weekend's revelatory LA Times article on Sea Breeze. This morning's LAT editorial on corruption at City Hall states:

"But the Times investigation is really an indictment of a corrupt City Hall culture that has allowed land-use laws to be negotiable. "

Please uphold the appeal VTT 73704-SL ENV-2015-2618- MND

Let's make this right for LA.

Thank you,

Anne Hars
uphouseproject.com



Sharon Dickinson <sharon.dickinson@lacity.org>

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1 message

Clay Bush <impulsefoto@mac.com>

Tue, Nov 1, 2016 at 2:27 PM

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

Cc: sharon.dickinson@lacity.org, councilmember.Krekorian@lacity.org

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Respectfully,

Clay Bush
Born and raised Angeleno