

Public Comments Not Uploaded Re CF 21-0013, Item 12 on June 1, 2021_Support Appeal of CPC-2019-2282-CDP-MEL-SPP-DB-CUB - 811-815 Ocean Front Walk/ Mello Act non-compliance

1 message

Margaret Molloy <mmmolloy@earthlink.net>

Tue, Jun 1, 2021 at 12:04 AM

Reply-To: clerk.plumcommittee@lacity.org

To: Armando Bencomo <clerk.plumcommittee@lacity.org>, councilmember.harris-dawson@lacity.org, Gilbert.Cedillo@lacity.org, markridley-thomas@lacity.org, councilmember.Lee@lacity.org, councilmember.blumenfield@lacity.org, mike.bonin@lacity.org, jason.douglas@lacity.org, karly.katona@lacity.org, dhakshike.wickrema@lacity.org, CD10ConstituentServices@lacity.org, emerson.luke@lacity.org, hakeem.parke-davis@lacity.org

Cc: Ira Brown <ira.brown@lacity.org>, Robin Rudisill <wildrudi@me.com>, Bill Przulucki <bill@power-la.org>, Lydia Ponce <venicelydia@gmail.com>, Sue Kaplan <sueakaplan@gmail.com>, Laddie williams <cwilli7269@gmail.com>, Naomi Nightingale <nightingalenaomi@yahoo.com>

Attention: PLUM for CF 21-0013, Item 12 on June 1, 2021.

Dear City Council Planning and Land Use Management Committee members,

Please Support Appeal of CPC-2019-2282-CDP-MEL-SPP-DB-CUB - [811-815 Ocean Front Walk](#). Compliance with the state Mello Act is Required.

The Mello Act prohibits the conversion of existing residential structures regardless of zone unless continued residential use is infeasible. The proximity of nearby 100% residential uses creates a presumption of feasibility of a continued 100% residential use. [811-815 Ocean Front Walk](#) has nearby 100% residential uses in C-1 and R1.5.

[811-815 Ocean Front Walk](#) = 10 gas meters = 10 units

Here, the Applicant provided a 2015 HCID Mello Determination for nine (e) residential units at [811-815 Ocean Front Walk](#). The 2015 HCID Mello Determination required a three-year look-back at the use of the property from 2012-2015. The Applicant claimed that the property was vacant during that time. Documents provided here show use the use the property using this time. Therefore, PLUM cannot approve a planning approval with a deficient Mello Determination.

Mello Act Prohibits Conversion of Rental Units to Condos/For Sale Units.

The Parking Map for [811-815 Ocean Front Walk](#) includes a disclaimer by John Reed of Reed Architecture, the Architect/Representative, regarding any after-the-fact application to convert the residential units in this commercial development to condominiums. This appears to indicate the Representative's belief that the Applicant may seek an after-the-fact conversion. That would be considered a Mello Act workaround and is prohibited.

The Letter of Determination for CPC-2019-2282-CDP-MEL-SPP-DB-CUB violates the Mello Act.

For these reasons, please support the appeal of CPC-2019-2282-CDP-MEL-SPP-DB-CUB at [811-815 Ocean Front Walk](#). It violates the Mello Act.

Appreciatively,

Margaret Molloy



811-811 Ocean Front Walk_photos over the years - 10 gas meters - people living there_Final.pdf
13358K

Date: May 31, 2021

Attention: City Council Planning and Land Use Management Committee

Subject: CF 21-0013, Item 12 on June 1, 2021.

Please support the appeal of CPC-2019-2282-CDP-MEL-SPP-DB-CUB at 811-815 Ocean Front Walk due to violations of the Mello Act documented here.

811-815 Ocean Front Walk has 10 gas meters for 10 units (photos below).

Conversion Prohibited Unless Continued Residential Use is Infeasible

The Mello Act, Public Resources Code (PRC) Article 10.7: Low- and Moderate Income Housing Within the Coastal Zone, incorporates PRC Article 10.6, Housing Element.

Article 10.7, 65590 (a):

The conversion or demolition of any residential structure for purposes of nonresidential use which is not "coastal dependent" shall not be authorized unless the local government has first determined that a residential use is no longer feasible in that location.

"Coastal dependent" is defined as "any development or use which requires a site on, or adjacent to, the sea *to be able to function at all.*"

The prohibition of conversion or demolition of a 100% residential structure is not authorized unless the local government finds that a residential use is no longer feasible in that location regardless of LAMC or zoning. The Mello Act and IAP state that the proximity of nearby residential uses creates the presumption of the feasibility of a continued 100% residential use.

Here, in CPC-2019-2282-CDP-MEL-SPP-DB-CUB, F-3 states:

The northeastern and eastern adjoining properties, across Speedway, are zoned RD1.5, and developed with a two- and three-story residential duplex and a three-story single-family dwelling. The southeastern adjoining property, fronting Ocean Front Walk, Speedway, and Brooks Avenue is zoned C1-1 and developed with a two-story-over-garage multi-unit residential building fronting on Speedway and Brooks Avenue and a one-story multi-tenant commercial building fronting on Ocean Front Walk.

Therefore, the proximity of nearby 100% residential uses creates a presumption of feasibility of a continued 100% residential use.

Conversion Prohibited Unless Continued Residential Use is Infeasible

In *Venice Town Council v City of Los Angeles*, the court wrote:

[W]e conclude the City's interpretation of its responsibilities under the Mello act is erroneous. The plain language of the statute imposes a mandatory duty on the City in certain circumstances to require replacement housing for low- or moderate-income persons or families where units occupied by qualifying persons are converted or destroyed. We further conclude the City has no discretion to allow a developer to escape the requirement of providing affordable replacement units whenever the City permits a **noncoastal dependent commercial structure** to replace existing affordable residential units.

Conversion of 100% residential structure to a noncoastal dependent use is prohibited unless a continued residential use is infeasible.

811-815 Ocean Front Walk = 10 gas meters = 10 units

Here, the Applicant provided a 2015 HCID Mello Determination for nine units at 811-815 Ocean Front Walk. This required a three-year look-back at the use of the property from 2012-2015. The Applicant claimed that the property was vacant during that time.

Documents included here show ten Rent Stabilized dwelling units at 811-815 Ocean Front Walk. There are ten gas meters. Housing & Community Investment Department (HCID) records show 2 units at 811 Ocean Front Walk. Multiple documents show 8 units at 815 Ocean Front Walk. Additionally, on Dec 2, 2016, LADBS Inspector Michael Schulzinger wrote: "The Vacant Building Abatement section of the department can issue an Abate order at a location where the buildings are vacant and open to unauthorized entry. As you can see on the website I had responded to requests for service in the past. At the time of inspection, the property did not meet the requirements for an Abate order." Inspector Schulzinger and other LADBD Inspector's notes show people living on the property including the owner's son.

These documents prove that there are ten units and the property was occupied during 2012-2015 contrary to the 2015 HCID Mello Determination

For these reasons, the Mello Determination letter issued by HCID is not valid. PLUM **cannot** approve a project without a valid Mello Determination.

Mello Act Prohibits Conversion of Rental Units to Condos/For Sale Units

Additionally, the Mello Act prohibits conversion of rental units to condominiums or other for-sale units.

Article 10.7, 65590

(1) "Conversion" means a change of a residential dwelling, including a mobilehome, or a mobilehome lot in a mobilehome park, or a residential hotel as defined in paragraph (1) **to a condominium, cooperative, or similar form of ownership**; or a change of a residential dwelling, including a mobilehome, or a mobilehome lot in a mobilehome park, or a residential hotel to a nonresidential use.

DCP's Mello Screening Checklist requires applicants to disclose if they plan to convert residential units to condos or for sale units.

The Parking Map for 811-815 Ocean Front Walk includes a disclaimer by the Architect/Representative John Reed of Reed Architecture (below) regarding any after-the-fact application to convert the residential units in this commercial development to condominiums. This appears to indicate the Representative's belief that the Applicant may seek an after-the-fact conversion.

That would be considered a Mello Act workaround and is prohibited.

In conclusion, I already submitted documentation of the inadequate infrastructure in this location that does not support a commercial project here.

For all of these reasons, please support the appeal of CPC-2019-2282-CDP-MEL-SPP-DB-CUB at 811-815 Ocean Front Walk due to violations of the Mello Act documented here.

Appreciatively,

Margaret Molloy

811-815 Ocean Front Walk = 10 units = 10 gas meters.



HOUSING & COMMUNITY INVESTMENT DEPARTMENT

RECORDS FOR 811-815 OCEAN FRONT WALK

811 OCEAN FRONT WALK – 2 UNITS. NO EXEMPTIONS.
SYSTEMATIC CODE ENFORCEMENT INSPECTIONS (SCEP) & CODE ENFORCEMENT.

PROPERTY INFORMATION

Assessor Parcel Number:	4286027007	Official Address:	811 S OCEAN FRONT WALK, Los Angeles, CA 90291
Total Units:(legal unit count may vary)	2	Total Exemption Units:	0
Rent Registration Number:		Rent Office ID:	West
*Census Tract:	273402	Code Regional Area:	West Regional Office
*Council District:	Council District 11	Year Built:	1905

*Bureau of Engineering Data

Please click on a Case Number to view "Property Activity Report"

Property Cases

Case Type	Case Number	Date Closed
Complaint	520071	04/30/2015
Complaint	434796	08/13/2013
Systematic Code Enforcement Program	396545	07/17/2012
Complaint	386656	04/26/2012
Systematic Code Enforcement Program	174982	02/01/2008



CODE ENFORCEMENT DIVISION - Property Activity Report

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

PROPERTY ACTIVITY REPORT

Assessor Parcel Number:	4286027007	Official Address:	811 S OCEAN FRONT WALK, Los Angeles 90291
Council District:	Council District 11	Case Number:	386656
Census Tract:	273402	Case Type:	Complaints
Rent Registration:		Inspector:	Julian Amaya
Historical Preservation Overlay Zone:		Case Manager:	
Total Units:	2	Total Exemption Units:	0
Regional Office:	West Regional Office		
Regional Office Contact:	(310)-996-1723		

Nature of Complaint: Unit in unsafe and/or unclean condition, Building and/or premises unsafe, or unclean, Trash, debris, or rodents on premises, Trash, debris, and/or discard items stored on premises

Date ▲	Status
4/26/2012 8:57:00 AM	Complaint Closed
4/26/2012 8:57:00 AM	No Violations
4/25/2012 10:01:00 AM	Site Visit/Initial Inspection
4/4/2012 9:47:00 AM	Complaint Received



CODE ENFORCEMENT DIVISION - Property Activity Report

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

PROPERTY ACTIVITY REPORT

Assessor Parcel Number:	4286027007	Official Address:	811 S OCEAN FRONT WALK, Los Angeles 90291
Council District:	Council District 11	Case Number:	396545
Census Tract:	273402	Case Type:	Systematic Code Enforcement Program
Rent Registration:		Inspector:	Andy Garcia
Historical Preservation Overlay Zone:		Case Manager:	
Total Units:	2	Total Exemption Units:	0
Regional Office:	West Regional Office		
Regional Office Contact:	(310)-996-1723		

Date ▲	Status
7/17/2012 11:35:00 AM	No Violations
7/17/2012 11:07:00 AM	Site Visit/Initial Inspection



PROPERTY ACTIVITY REPORT

Assessor Parcel Number: **4286027007**
 Council District: **Council District 11**
 Census Tract: **273402**
 Rent Registration:
 Historical Preservation Overlay Zone:
 Total Units: **2**
 Regional Office: **West Regional Office**
 Regional Office Contact: **(310)-996-1723**

Official Address: **811 S OCEAN FRONT WALK, Los Angeles 90291**
 Case Number: **434796**
 Case Type: **Complaints**
 Inspector: **Aydin Akbarut**
 Case Manager:
 Total Exemption Units: **0**

Nature of Complaint: Construction in progress without permits, Sales of merchandise on residential zone property, Miscellaneous articles stored on premises

Date ▲	Status
8/13/2013 11:04:00 AM	Complaint Closed
8/13/2013 11:01:00 AM	All Violations Resolved Date
8/8/2013 1:15:00 PM	Site Visit/Compliance Inspection
6/21/2013 12:00:00 AM	Compliance Date
5/15/2013 7:47:00 AM	Order Issued to Property Owner
5/9/2013 1:55:00 PM	Photos
5/9/2013 11:46:00 AM	Site Visit/Initial Inspection
5/3/2013 4:22:00 PM	Complaint Received



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

PROPERTY ACTIVITY REPORT

Assessor Parcel Number: **4286027007**
 Council District: **Council District 11**
 Census Tract: **273402**
 Rent Registration:
 Historical Preservation Overlay Zone:
 Total Units: **2**
 Regional Office: **West Regional Office**
 Regional Office Contact: **(310)-996-1723**

Official Address: **811 S OCEAN FRONT WALK, Los Angeles 90291**
 Case Number: **520071**
 Case Type: **Complaints**
 Inspector:
 Case Manager:
 Total Exemption Units: **0**

Nature of Complaint: Construction in progress without permits

Date ▲	Status
4/30/2015 10:18:00 AM	Complaint Closed
4/30/2015 10:06:00 AM	Complaint Received



Los Angeles County
Assessor Portal
Map Search FMS Assessor Internal

4286-027-008
Q

AIN: 4286-027-008 ⓘ

Situs Address:
815 OCEAN FRONT WALK
LOS ANGELES CA 90291-3242

Use Type:
Multi-Family Residence

Parcel Type:
Regular Fee Parcel

Tax Rate Area:
00067

Parcel Status: ACTIVE

Create Date:

Delete Date:

Tax Status: CURRENT

Year Defaulted:

Exemption: None

Building (0102) & Land Overview

Use Code: 0500	# of Units: 4	Year Built: 1908
Design Type: 0400	Beds/Baths: 0/4	Effective Year: 1930
Quality Class: D45	Building SqFt: 2,300	Land SqFt: 4,503

[Parcel Map / Map Index](#)

	2021 Roll Preparation	2020 Current Roll	AC	Year	2012 Base Value
Land	\$ 1,821,828	\$ 1,803,148	T	2012	\$ 1,570,000
Improvements	\$ 34,808	\$ 34,452	T	2012	\$ 30,000
Total	\$ 1,856,636	\$ 1,837,600			\$ 1,600,000

Assessor's Responsible Division

District: West District Office

Region: 07

Cluster: 07406 VENICE RES INC

West District Office ⓘ

4130 Bristol Parkway
Culver City, CA 90230

Phone: (310) 665-5300
Toll Free: 1 (888) 807-9111
M-F 7:30 am to 5:00 pm

Land Information

Use Code = 0500 (Multi-Family Residence)

Total SqFt (GIS): 4,503

Total SqFt (POB):

Usable SqFt: 0

Acres:

Land W' x D': 0 x 0

Sewers:

Flight Path:

X-Traffic:

Freeway:

Cornor Lot:

Golf Front:

Horse Lot:

View:

Zoning: (Refer Issuing Agency)

Code Split:

Impairment: None

Use Code: 0500 (Multi-Family Residence)

0 = Residential

5 = Five or More Units or Apartments (Any Combination)

0 = 4 Stories or Less

0 = Unused or Unknown Code (No Meaning)

Situs Address:
815 OCEAN FRONT WALK LOS ANGELES CA 90291-3242

Legal Description (for assessment purposes):
GOLDEN BAY TRACT LOT 335 BLK 8

Building Information

SUBPARCEL: 0102 Design Type: 0400 Quality Class: D45	# of Units: 4 Beds/Baths: 0/4 Building SqFt: 2,300	Year Built: 1908 Effective Year: 1930 Depreciation: UP65 / 16 / 92	RCN Other: \$ 0 RCN Other Tended: \$ 0 Year Change: 1976	Design Type: 0400 0 = Residential 4 = Four Units (Any Combination) 0 = Unused or Unknown Code (No Meaning) 0 = Unused or Unknown Code (No Meaning)
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SUBPARCEL: 0202 Design Type: 0400 Quality Class: D45	# of Units: 4 Beds/Baths: 0/4 Building SqFt: 2,300	Year Built: 1909 Effective Year: 1930 Depreciation: UP65 / 16 / 92	RCN Other: \$ 200 RCN Other Tended: \$ 1,263 Year Change: 1976	Design Type: 0400 0 = Residential 4 = Four Units (Any Combination) 0 = Unused or Unknown Code (No Meaning) 0 = Unused or Unknown Code (No Meaning)
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SUMMARY:	Total	# of Units: 8	Beds/Baths: 0/8
		Building SqFt: 4,500	Avg SqFt/Unit: 562

LADBS PERMITS FOR 811-815 OCEAN FRONT WALK

815 OCEAN FRONT WALK – 8 UNITS

815 S OCEAN FRONT WALK 90291

Application / Permit 06041-30000-23826
Plan Check / Job N... X06WL06108
Group Electrical
Type Electrical
Sub-Type Apartment
Primary Use ()
Work Description INSTALL SMOKE DETECTORS @ UNITS # 1-5, & #8.
Permit Issued Issued on 9/22/2006
Issuing Office West Los Angeles
Current Status Permit Finaled on 9/27/2006

Permit Application Status History

Issued	9/22/2006	KERMIT YOUNG
Permit Finaled	9/26/2006	JEROME NAPIER



DECLARATION OF PETER J. SEUME – LIVED AT 811-815 OCEAN FRONT WALK IN
2011 IN EXCHANGE FOR WORK. ASKED TO LEAVE WHEN OWNER'S SON
MOVED
IN WITH FRIENDS.

DECLARATION of PETER J. SEUME

ITEM 7 - 2A-2014-3007 -
CDP-CUB-ZV-
SPP-MEL-1A

- 1) During the period from JULY, 2011 to OCT., 2011 I resided at
2) ADDRESS 811 OCEAN AVE, VENICE, CA 90291
3) and paid a monthly rent of \$ 0 to 0.

- 4) I left 811 OCEAN AVE, VENICE, CA 90291 address on
X 3 OCT. 1, 2011 (even approximate date) because
[give reason, including "on my own accord", "due to eviction by landlord",
"after being given a monetary incentive of \$ to do so", etc.]

~~I was asked to~~
I WAS ASKED TO LEAVE BY THE LANDLORD'S
SON AFTER SPENDING SEVERAL MONTHS HELPING
CLEAN UP THE WHOLE DILAPIDATED PREMISES
IN EXCHANGE FOR ALLOWING US TO PARK, AND
STAY ON OUR BUS, IN THE BACK DRIVEWAY.

- 5) Add anything else that may be of interest

THE LANDLORD'S SON, JANKIN (SP.?), DECIDED
TO MOVE-IN WITH A BUNCH OF HIS FRIENDS,
SET UP A LOW SCALE RECORDING STUDIO, START A
RECORD LABEL, AND PUT ON SHOWS AFTER SEEING
WHAT WE HAD DONE WITH OUR OWN MUSIC AND ART
SHOWS... AFTER COMPLETELY METAMORPHOSING THE COMPLETELY
I declare under penalty of perjury that the foregoing is correct.

(today's date) Executed on April 28, 2016, Venice, CA NEGLECTED PROPERTY...

Signature: [Signature]

Name (printed): PETER J. SEUME

Contact Info: peteseume@gmail.com

310.951.5744

PETER SEUME ⇒ FACEBOOK

PETER SEUME
907 W. HUNTINGTON DR. APT. A
ARCADIA, CA 91007

SACRAMENTO CA 957

28 JUN 2016 PM 5 L



MARGARET MOLLOY
3841 BEETHOVEN ST.

~~VENICE, CA 90291~~

LOS ANGELES, CA 90066

90066-411941



**LADBS SENIOR INSPECTOR MICHAEL SCHULZINGER
RE 811-815 OCEAN FRONT WALK**



CUSTOMER SERVICE REQUEST

CSR No.: 277994 CONTRACT NUISANCE ABATEMENT
CALL DATE: October 21, 2011 11:41 am MICHAEL SCHULZINGER
DUE BY: November 21, 2011 11:41 am PRIORITY: 2
SOURCE: INTERNET
TAKEN BY: INTERNET

CASE #:

811 S OCEAN FRONT WALK 90291

APN: 4286-027-007

ZONE: C1

Community Development Block Grant(CDBG): YES

LADBS Branch Office	WLA	Community Plan Area	Venice
Coastal Zone Cons. Act	YES	Area Planning Commission	West Los Angeles
Census Tract	2734.02	Council District	11
Energy Zone	6	School Within 500 Foot Radius	YES
Earthquake-Induced Liquefaction Area	Yes	Thomas Brothers Map Grid	671-G5
Thomas Brothers Map Grid	671-G6	District Map	108A143
Certified Neighborhood Council	Venice	LAPD Reporting District	1412
LAPD Division	PACIFIC	LAPD Bureau	WEST
Methane Hazard Site	Methane Zone	Near Source Zone Distance	4.7
Coastal Development Permit	CDP-1980-26	City Planning Cases	CPC-1987-648-ICO
City Planning Cases	CPC-1998-119-LCP	City Planning Cases	CPC-2000-4046-CA
City Planning Cases	CPC-24385	City Planning Cases	CPC-24819
City Planning Cases	CPC-25560	Ordinance	ORD-172019
Ordinance	ORD-172897	Specific Plan Area	Venice Coastal Zone
Zoning Information File	ZI 2273	Community Development Block Gr	LARZ-Venice
Low to moderate income %	33.31%	Ordinance	ORD-175693
Ordinance	ORD-175694	CNAP area	2
Ordinance	ORD-146323	City Planning Cases	CPC-2005-8252-CA
Zoning Information File	ZI-2406 Dir Inter of	Specific Plan Area	Los Angeles Coastal
	Venice SP for Small Lot		Transportation Corridor
	Sub		
City Planning Cases	CPC-17631	Ordinance	ORD-130337
Director's Determination	DIR-2014-2824-DI	Zoning Administrator's Case	ZA-2014-3007-CDP-C
			UB-ZV-SPP-MEL
City Planning Cases	CPC-1984-226-SP	Ordinance	ORD-168999
Zoning Information File	ZI-2452 Transit Priority		
	Area in the City of Los		
	Angeles		

PROBLEM:

ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC

CALLER COMMENT:

LAPD Sr. Lead Officer Peggy Thusing (310-622-3968) informed our Office that this location is vacant and is subject to unauthorized entry. Transients have broken into the property.

COMMENT:

Inspector Schulzinger at site. Site behind locked fence and barricade. Per previous site inspection site is in control of Jeff Harris who claims to be owner's agent. Contact information for Harris was provided by person claiming to be son of owner Gary Sutter Related contact information: GVS Properties LLC, 13428 Maxcella #273, Marina Del Rey 90292. Phone message states mailbox full. As there is no access to building which is inside fence and barricade and the site cannot accessed no abate order can be issued. Site barricade has sign for Halloween party. Duplicate service request. Previous CSR referred to Sign Div.

SITE OWNER:

811 OCEAN FRONT WALK LLC
10880 WILSHIRE BLVD STE 800
LOS ANGELES, CA 90024
Contact ID: AC2303532

EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 108A143 128


NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL


EXISTING CASE(S) ON THIS PARCEL

CASE #	ADDRESS	CASE TYPE AND STATUS
730883	811 S OCEAN FRONT WALK	CLOSED CITATIONS CASE

PROD_CSR

2014 - Utility Bills for 811-815 Ocean Front Walk:

2112		
815 OCEAN FRONT WALK, LLC 10880 WILSHIRE BLVD., STE. 800 LOS ANGELES, CA 90024	 PACIFIC WESTERN BANK 408 Santa Monica Blvd. Santa Monica, CA 90401 90-3820-1222	3/26/2014
PAY TO THE ORDER OF	LA DWP	\$ **950.00
Nine Hundred Fifty and 00/100*****		DOLLARS
LA DWP P.O. BOX 30808 LOS ANGELES, CA 90030-0808		0
MEMO	AUTHORIZED SIGNATURE	
735 005 1000		
⑈002112⑈ ⑆1122238200⑆ 1000651669⑈		
815 OCEAN FRONT WALK, LLC		2112
LA DWP	SERV 1/22 - 3/18 815 OCEAN FRONT	3/26/2014 950.00

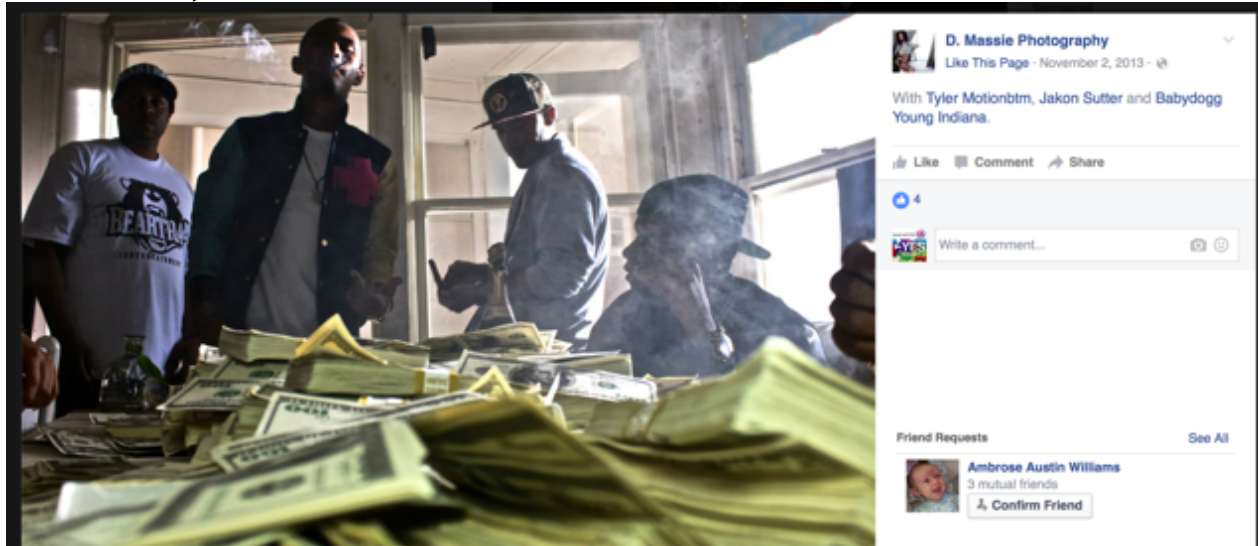
2085		
815 OCEAN FRONT WALK, LLC 10880 WILSHIRE BLVD., STE. 800 LOS ANGELES, CA 90024	 PACIFIC WESTERN BANK 408 Santa Monica Blvd. Santa Monica, CA 90401 90-3820-1222	2/12/2014
PAY TO THE ORDER OF	LA DWP	\$ **1,232.22
One Thousand Two Hundred Thirty-Two and 22/100*****		DOLLARS
LA DWP P.O. BOX 30808 LOS ANGELES, CA 90030-0808		0
MEMO	AUTHORIZED SIGNATURE	
735 005 1000 - 815 Ocean Front		
⑈002085⑈ ⑆1122238200⑆ 1000651669⑈		
815 OCEAN FRONT WALK, LLC		2085
LA DWP	815 Ocena Front Serv: 11/14 - 1/22	2/12/2014 1,232.22

Photos of 811-815 Ocean Front Walk under Ownership of Sutters

March 20, 2013 By Venice 311 2 Comments



November 2, 2013



Venice Beach California Boardwalk, Band: Piracy
811-815 Ocean Front Walk - Apr 24, 2014

<https://youtu.be/YULI-pYcZdk>



Venice Beach California Boardwalk, Band: Piracy



Venice Beach California Boardwalk, Band: Piracy



Venice Beach California Boardwalk, Band: Piracy



Venice Beach California Boardwalk, Band: Piracy





811-815 Ocean Front Walk. 10 RSO units Used for unpermitted hotel parking for Venice Breeze Suites.



LADBS COMPLAINTS – 811-815 OCEAN FRONT WALK

811 S OCEAN FRONT WALK		
+ Parcel Profile Report:		1
+ Permit Information found:		2
- Code Enforcement Information:		11
Date Received	Problem Description	Status
10/14/2011	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
10/18/2011	OUTDOOR ADVERTISEMENTS (SIGNS) OF GOODS OR SERVICES AVAILABLE ON SITE	CLOSED
10/18/2011	BUILDING OR PROPERTY CONVERTED TO ANOTHER USE	CLOSED
10/21/2011	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
4/19/2013	CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS	CLOSED
8/13/2013	CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS	CLOSED
10/21/2013	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
7/14/2016	LOCATIONS HAVING YARD SALES ALL THE TIME	CLOSED
7/14/2016	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
7/18/2016	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
7/5/2017	BUILDING OR PROPERTY CONVERTED TO ANOTHER USE	CLOSED

811 S OCEAN FRONT WALK

Date Received: 10/18/2011
Description: BUILDING OR PROPERTY CONVERTED TO ANOTHER USE
Inspector: DAVE MATSON
Status: DUPLICATE SERVICE REQUEST

811 S OCEAN FRONT WALK

Date Received: 10/18/2011
Description: OUTDOOR ADVERTISEMENTS (SIGNS) OF GOODS OR SERVICES AVAILABLE ON SITE
Inspector: JAMES BUCHAN
Status: NO VIOLATION

811 S OCEAN FRONT WALK

Date Received: 10/14/2011
Description: ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC
Inspector: MICHAEL SCHULZINGER
Phone: (213)252-3962
Status: REFER TO OTHER AGENCY/DEPT/GRP

811 S OCEAN FRONT WALK

Date Received: 10/21/2011
Description: ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC
Inspector: MICHAEL SCHULZINGER
Phone: (213)252-3962
Status: DUPLICATE SERVICE REQUEST

811 S OCEAN FRONT WALK

Date Received: 4/19/2013
Description: CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS
Inspector: ROBERT GARTH
Phone: (310)417-8640
Status: REFERRED TO HOUSING DEPARTMENT

811 S OCEAN FRONT WALK

Date Received: 8/13/2013
Description: CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS
Inspector: ROBERT GARTH
Status: REFERRED TO VACANT BUILDINGS

811 S OCEAN FRONT WALK

Date Received: 10/21/2013
Description: ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC
Inspector: MICHAEL SCHULZINGER
Phone: (213)252-3962
Status: REFERRED TO GENERAL

815 S OCEAN FRONT WALK

Date Received: 4/30/2015
Description: CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS
Inspector: ROBERT GARTH
Phone: (310)417-8640
Status: NO VIOLATION

811 S OCEAN FRONT WALK

Date Received: 7/14/2016
Description: ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC
Inspector: EDMUND LUM
Phone: (213)252-3959
Status: CLOSED

811 S OCEAN FRONT WALK

Date Received: 7/14/2016
Description: LOCATIONS HAVING YARD SALES ALL THE TIME
Inspector: MARCOS MENDEZ
Phone: (213)252-3983
Status: CLOSED

811 S OCEAN FRONT WALK

Date Received: 7/18/2016
Description: ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC
Inspector: ROBERT WOOD
Status: REFERRED TO INSPECTION BUREAU

811 S OCEAN FRONT WALK

Date Received: 7/5/2017
Description: BUILDING OR PROPERTY CONVERTED TO ANOTHER USE
Inspector: BRENDAN LOONEY
Status: NO VIOLATION

LADBS PERMITS for 811-815 OCEAN FRONT WALK including 2016 Permits

811 S OCEAN FRONT WALK 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
16016-90000-04331	--	Bldg-Alter/Repair	Permit Expired 3/30/2018	Reroof with 1 sqrs COMP SHINGLE roofing. Existing solid sheathing. Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b).
04042-90000-35499	--	Plumbing	Permit Finaled 12/14/2004	Install EQ Valve

811-815 S OCEAN FRONT WALK 1-2 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
16048-10000-00812	B16LA04723	Sign	Application Submittal 4/4/2016	ONE (1) 40'X6' TEMPORARY SIGN ON WOOD CONSTRUCTION FENCE
16048-10000-00870	B16LA05109	Sign	Verifications in Progress 7/13/2016	INISTALL (1) 40' X 6' TEMPORARY SIGN ON WOOD CONSTRUCTION FENCE. PERMIT ONLY VALID FOR 2 YEARS FROM DATE OF ISSUANCE.

811 S OCEAN FRONT WALK 90291

Application / Permit	16016-90000-04331
Plan Check / Job No.	--
Group	Building
Type	Bldg-Alter/Repair
Sub-Type	1 or 2 Family Dwelling
Primary Use	(f) Dwelling - Single Family
Work Description	Reroof with 1 sqrs COMP SHINGLE roofing. Existing solid sheathing. Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b).
Permit Issued	Issued on 2/29/2016
Issuing Office	
Current Status	Permit Expired on 3/30/2018

811-815 S OCEAN FRONT WALK 1-2 90291

Application / Permit	16048-10000-00870
Plan Check / Job No.	B16LA05109
Group	Building
Type	Sign
Sub-Type	Onsite
Primary Use	(f) Temporary Sign
Work Description	INISTALL (1) 40' X 6' TEMPORARY SIGN ON WOOD CONSTRUCTION FENCE. PERMIT ONLY VALID FOR 2 YEARS FROM DATE OF ISSUANCE.
Permit Issued	No
Current Status	Verifications in Progress on 7/13/2016

Permit Application Status History

Submitted	4/11/2016	APPLICANT
Assigned to Plan Check Engineer	4/11/2016	RICARDO RAMIREZ
Corrections Issued	4/11/2016	RICARDO RAMIREZ
Applicant returned to address corrections	7/1/2016	JAMES DETCHMENDY
Applicant returned to address corrections	7/13/2016	ALDOUS CHIC

Permit Application Clearance Information

Specific Plan	Cleared	4/12/2016	JULIE OH
CPC	Cleared	6/30/2016	GRACIELA ACOSTA
ZA Case	Cleared	6/30/2016	GRACIELA ACOSTA

LADBS - SENIOR INSPECTOR MICHAEL SCHULZINGER

Re 811-815 OCEAN FRONT WALK

On Dec 2, 2016, at 9:23 AM, Michael Schulzinger <mike.schulzinger@lacity.org> wrote:

Ms. Molloy,

I do not know if the owner's son resided at the property.

The Vacant Building Abatement section of the department can issue an Abate order at a location where the buildings are vacant and open to unauthorized entry.

As you can see on the website I had responded to requests for service in the past. At the time of inspection, the property did not meet the requirements for an Abate order.

Referrals were made other portions of the department when appropriate.

The Building & Safety website ladbs.org can answer many of your question.

Select the "Code Enforcement" panel, then click "check complaint status."
Enter the address you wish to inquire about, then click on the plus sign next to "check code enforcement information."

The result would appear as below.

811 S OCEAN FRONT WALK

Code Enforcement Information: 10

Date Received	Problem Description	Status
10/14/2011	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
10/18/2011	OUTDOOR ADVERTISEMENTS (SIGNS) OF GOODS OR SERVICES AVAILABLE ON SITE	CLOSED
10/18/2011	BUILDING OR PROPERTY CONVERTED TO ANOTHER USE	CLOSED
10/21/2011	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
4/19/2013	CONSTRUCTION IN PROGRESS WITHOUT	CLOSED

8/13/2013	PERMITS OR INSPECTIONS CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS	CLOSED
10/21/2013	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
7/14/2016	LOCATIONS HAVING YARD SALES ALL THE TIME	UNDER INVESTIGATION
7/14/2016	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
7/18/2016	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED

Then, by selecting the date you can see inspector contact information.

For further information you may wish to inquire with the inspector who responded to a given request for service.

For future request you can enter them via the website or by calling 311.

For public statements please contact Public Information Officer, David Lara 213-202-9869.

Regards,

811-815 OCEAN FRONT WALK - Unpermitted Demolition

Unpermitted Demolition of existing garage, cutting down mature trees, pouring concrete, installation of chain-link fence, outdoor lighting and a large steel electric gate to facilitate unpermitted commercial parking for Venice Breeze Suites. No LADBS permits had been issued since 2004.

Inspector Robert Garth closed three complaints for Construction in Progress Without Permits or Inspections in 2013 and 2015 – No Violation.

811 S OCEAN FRONT WALK

Date Received: 4/19/2013
Description: CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS
Inspector: ROBERT GARTH
Phone: (310)417-8640
Status: REFERRED TO HOUSING DEPARTMENT

811 S OCEAN FRONT WALK

Date Received: 8/13/2013
Description: CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS
Inspector: ROBERT GARTH
Status: REFERRED TO VACANT BUILDINGS

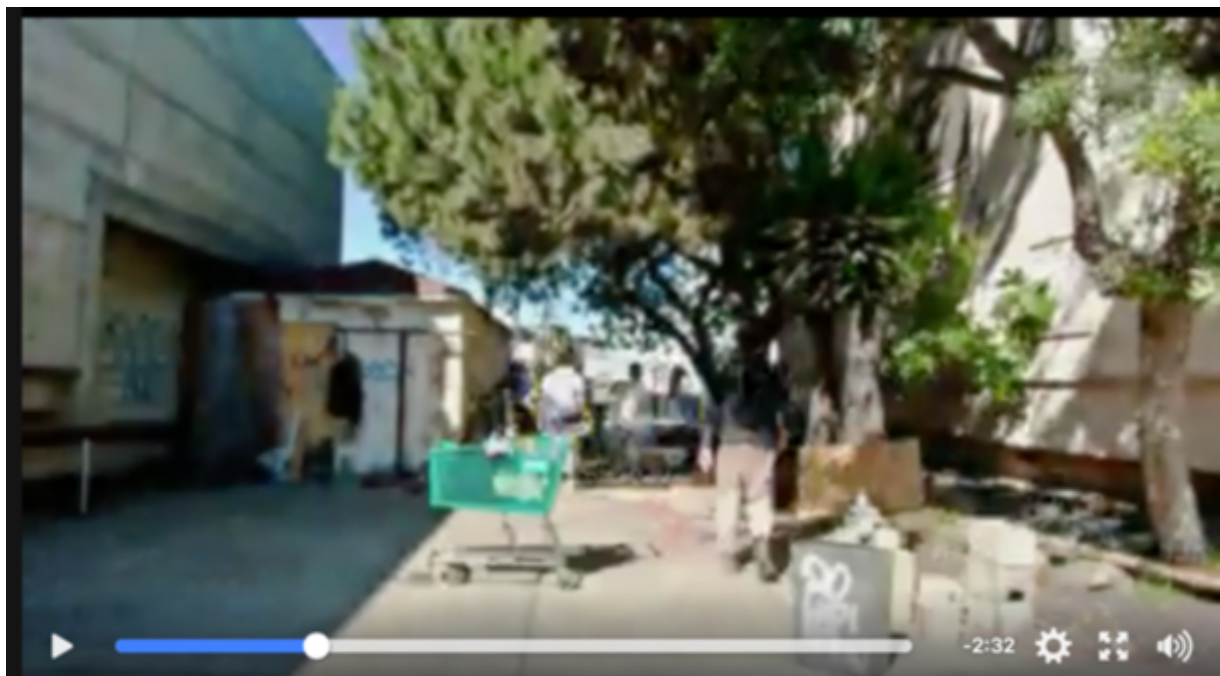
815 S OCEAN FRONT WALK

Date Received: 4/30/2015
Description: CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS
Inspector: ROBERT GARTH
Phone: (310)417-8640
Status: NO VIOLATION

811-815 Ocean Front Walk - Mature trees were cut down

Mature trees were cut down. A garage demolished, concrete poured, chain-link fence, outdoor lighting and a large steel electric gate installed. This facilitated unpermitted commercial parking for Venice Breeze Suites.





811-815 Ocean Front Walk - Photos in Case File

Unpermitted Construction: Mature trees were cut down. A garage demolished, concrete poured, chain-link fence, outdoor lighting and a large steel electric gate installed. This facilitated unpermitted commercial parking for Venice Breeze Suites.







Unpermitted Demolition & Commercial Parking for Venice Breeze Suites.

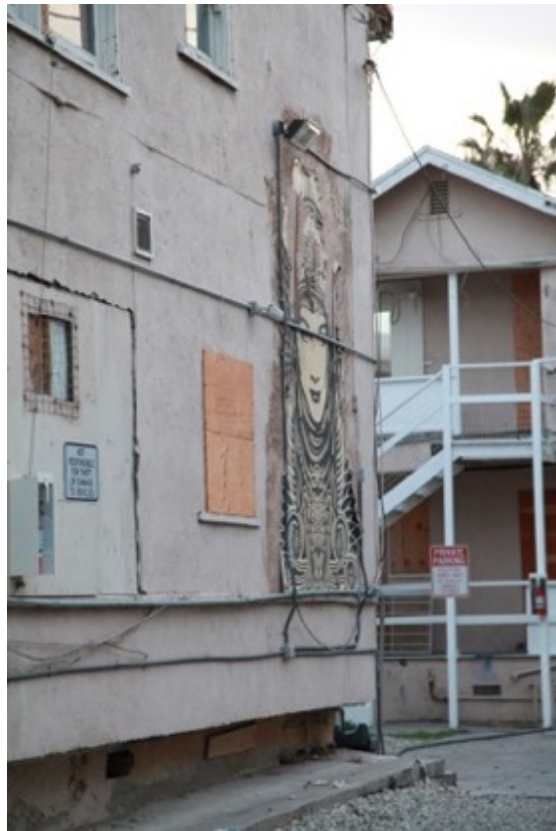
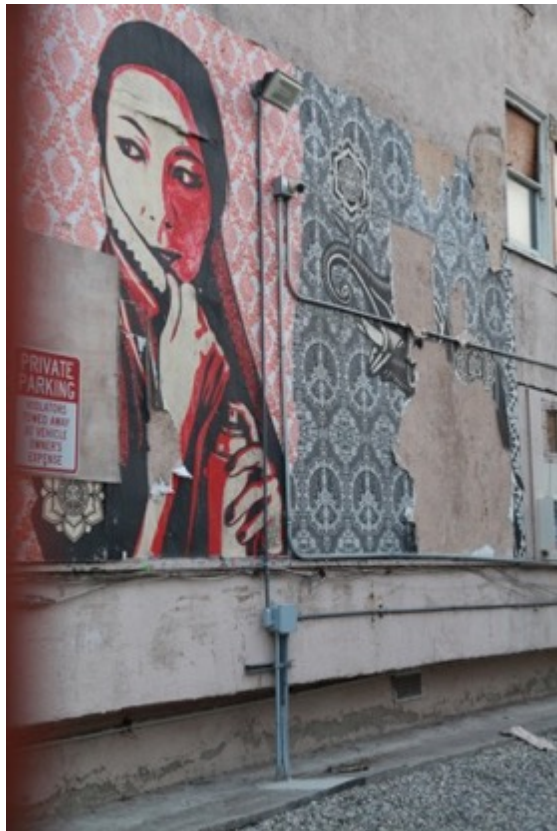
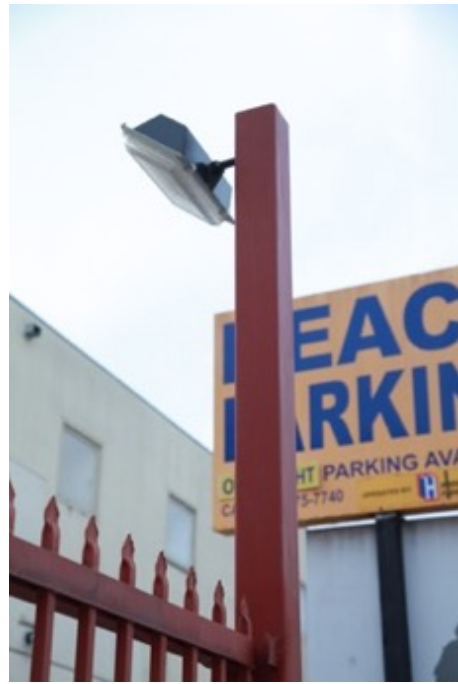
Unpermitted Construction: Mature trees were cut down. A garage demolished, concrete poured, chain-link fence, outdoor lighting and a large steel electric gate installed. This facilitated unpermitted commercial parking for Venice Breeze Suites.

No LADBS permits had been issued since 2004. Inspector Robert Garth responded to 3 complaints for Construction in Progress Without Permits or Inspections in 2013 and 2015 – Closed. No Violation.











Mello Act Prohibits Conversion of Rental Units to Condominiums or other For-Sale Units.

The Parking Map and Plans for 811-815 Ocean Front Walk include a disclaimer regarding any after-the-fact application to convert the residential units in this commercial development to condominiums. This appears to indicate the Representative's belief that his client, the Applicant, may seek an after-the-fact conversion. That would be considered a Mello Act workaround. The Mello Screening Checklist requires applicants to disclose if they plan to convert residential unit to condos or for sale units.

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(c) The conversion or demolition of any residential structure for purposes of a nonresidential use which is not "coastal dependent", as defined in Section 30101 of the Public Resources Code, shall not be authorized unless the local government has first determined that a residential use is no longer feasible in that location. **If a local government makes this determination** and authorizes the conversion or demolition of the residential structure, it shall require replacement of any dwelling units occupied by persons and families of low or moderate income pursuant to the applicable provisions of subdivision (b).

(1) "Conversion" means a change of a residential dwelling, including a mobilehome, or a mobilehome lot in a mobilehome park, or a residential hotel as defined in paragraph (1), to a condominium, cooperative, or similar form of ownership; or a change of a residential dwelling, including a mobilehome, or a mobilehome lot in a mobilehome park, or a residential hotel to a nonresidential use.

811 OCEAN FRONT WALK, CA 90291
THESE PLANS AND SPECIFICATIONS HAVE BEEN DEVELOPED FOR THE SOLE PURPOSE AND USE AS A MIXED USE - RESIDENTIAL AND GROUND FLOOR COMMERCIAL MEETING MINIMUM BUILDING CODE STANDARDS ONLY. THIS PROJECT HAS NOT BEEN DESIGNED FOR FUTURE CONDOMINIUM CONVERSION. THESE PLANS AND SPECIFICATIONS MAY NOT BE USED FOR ANY ENTITLEMENT APPLICATION OR BUILDING PERMIT APPLICATION TO CONVERT SAID PROJECT TO CONDOMINIUMS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. REED ARCHITECTURAL GROUP, INC. DOES NOT ASSUME ANY LIABILITY FOR ANY INJURY, LOSS OR DAMAGE ARISING OUT OF ARCHITECTURAL SERVICES PROVIDED AND/OR THESE PLANS AND SPECIFICATIONS TO CONVERT SAID APARTMENT PROJECT TO CONDOMINIUMS.

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