



Armando Bencomo <armando.bencomo@lacity.org>

Public Comments Not Uploaded Please review ASAP: Re CF 15-0129-S1 - NO CONVERSION OF 100% RESIDENTIAL HOUSING TO MIXED-USE in the draft MELLO ORDINANCE

1 message

Margaret Molloy <mmmolloy@earthlink.net>

Sun, Oct 17, 2021 at 6:40 PM

Reply-To: clerk.plumcommittee@lacity.org

To: Armando Bencomo <clerk.plumcommittee@lacity.org>

Hello Mr. Bencomom,

Can you please place a copy of this email with the attachments in the Public Comments for CF 15-0129-S1?

Appreciatively,

Margaret Molloy

Hello City Council members, and all,

Th draft Mello Ordinance as proposed would allow conversion of existing 100% residential structures to mixed-use (commercial and residential). That is a terrible prospect for Venice.

We have YEARS of concrete evidence of violation of the Mello Act, Settlement Agreement and IAP (example below). LAFLA and Western Center on Law & Poverty were supposed to be the legal "advocates" for that implementation and have failed the community. So much irreparable harm has already been done that the City has a **duty** to write an Ordinance with the strongest protections of the remaining economically diverse coastal zone housing stock and with the potential to support development of affordable housing in new development going forward.

Any assessment of the existing number of 100% residential units in commercial zones in the LA coastal zone (over 300 properties, with 2,000+ units) must also address the far more substantial **prospective loss** of existing 100% residential housing if the rezoning from residential zones to commercial zones on many streets the Venice proposed in the Venice Local Coastal Program (LCP) and Venice Community Plan updates are approved.

The combined change of use and character that that would create would irreversibly change this community and its historic character of being a culturally, ethnically, and economically diverse, and thus uniquely creative, "residential coastal community" that must be protected per Coastal Act, Section 30116. Section 30116 has been embedded in the certified Venice Land Use Plan since 2000 but has NOT been implemented.

Additionally, the **prospective** rezoning from residential zones to commercial zones on many streets in the Venice, would create commercial thoroughfares that will inevitably have Business Improvement Districts with their own private security.

We already know that youth of color, low income residents, and unhoused residents suffer under private property BIDs. In this instance, we do not want the historic Black Oakwood community "surrounded" by BIDs that would suffocate a small historic enclave already under too much pressure from gentrification.

This is the essence of negative cumulative impact. We cannot talk about equity and ignore facts.

NO CONVERSION OF 100% RESIDENTIAL HOUSING TO MIXED-USE in the draft MELLO ORDINANCE!

Thank you!

Margaret Molloy

Coastal Act, Section 30116, was embedded in the certified Venice Local Coastal Plan in 2000 but has not been implemented.

VSO-MEL_violations of Mello Act & IAP_Pattern & Practice_final June 26, 2020.pdf with multiple examples.

2 attachments



Screen Shot 2021-10-17 at 5.47.39 PM.png
866K

 VSO-MEL_violations of Mello Act & IAP_Pattern & Practice_final June 26, 2020.pdf
10724K

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PUBLIC RESOURCES CODE - PRC

Search Phrase: H

DIVISION 20. CALIFORNIA COASTAL ACT [30000 - 30900] (*Division 20 added by Stats. 1976, Ch. 1330.*)

CHAPTER 2. Definitions [30100 - 30122] (*Chapter 2 added by Stats. 1976, Ch. 1330.*)

30116. "Sensitive coastal resource areas" means those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. "Sensitive coastal resource areas" include the following:

- (a) Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the coastal plan.
- (b) Areas possessing significant recreational value.
- (c) Highly scenic areas.
- (d) Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.
- (e) Special communities or neighborhoods which are significant visitor destination areas.
- (f) Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.
- (g) Areas where divisions of land could substantially impair or restrict coastal access.

(Added by Stats. 1976, Ch. 1330.)

June 26, 2020

Re Mello Update

Hello Mr. Bertoni, Mr. Bush, Mr. Rushmore, Mr. Bonin, Mr. Feuer, and Mayor Garcetti,

The Mello Act is a California state law that protects existing affordable housing in the coastal zone. In 1996, in “Venice Town Council vs. City of Los Angeles,” the City of Los Angeles was sued for violation of the Mello Act. In 2000, as a result of the settlement agreement in this case, the Department of City Planning (DCP) created the Interim Administrative Procedures for Complying with the Mello Act (IAP). **Section 8 of the IAP states that all Mello determinations are appealable.**

In 2004, DCP created the Venice Sign Off (VSO) administrative planning approval. Since then, DCP has attached Mello Determinations to these non-appealable planning approvals in violation of their own IAP. Since DCP attached Mello Determinations to VSOs, the Mello Determinations were treated as non-appealable because VSO’s require no public notice and provide no opportunity for community input or appeal.

Below are 24 non-appealable VSO and VSO-MEL cases issued by DCP between 2004 and 2007 that resulted in a loss of Rent Stabilized rental units in the coastal zone area of Venice. These records were reviewed through a California Public Records Act request. This CPRA request is for all DCP-issued VSO-MEL files from 2004 through to the present. Venice community members will do a full review of all VSO-MELs from 2004 until today.

Since 2015, DCP Senior Planner Jonathan Hershey has been the lead DCP person on the creation of a permanent Mello Ordinance – Los Angeles City Council Files 15-0129 and 15-0129-S1. From 2001-2005, the only years that DCP issued the Annual Report required by the Mello Settlement, Mr. Hershey was the DCP contact person for Mello Act questions.

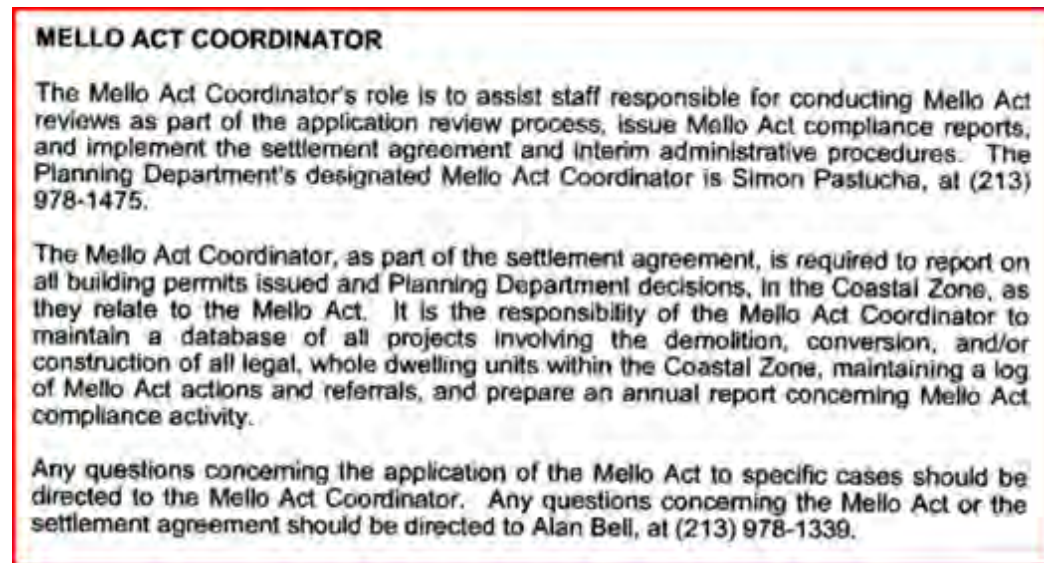
On November 22, 2017, Mr. Hershey wrote by email (pg. 5): “The city does not have a current implementation ordinance for the Mello Act; we are presently bound to the terms of a Settlement Agreement, with an attendant Interim Administrative Procedures for Complying with the Mello Act, which provides us with guidance on how to implement the Mello Act until a permanent ordinance is adopted.”

On September 12, 2018, Mr. Hershey wrote (pg. 6): “Attached is a copy of the Interim Administrative Procedures for Complying with the Mello Act. This document is not a City Ordinance, and has not been updated or altered since approved.” In that same email Mr. Hershey wrote: “The Mello Act sets the lowest threshold for compliance - the City can elect to exceed those requirements.”

Since 2000, DCP has not created a Mello Ordinance. The IAP is a “guidance” document, not a law.

Review of California Public Record Act requests to DCP regarding implementation of

the IAP, *including the examples below*, shows that DCP has frequently and continuously failed to comply with the IAP by issuing non-appealable VSO-MELs. The IAP requires DCP to have a designated Mello Act Coordinator. Currently, Juliet Oh is that person. "It is the responsibility of the Mello Act Coordinator to maintain a database.....of Mello Act actions and referrals, and prepare an annual report concerning Mello Act compliance activity." DCP does not have a database of Mello Act actions and referrals. (pg. 79 & 80) DCP has not produced an annual report on Mello Act compliance activity since 2005. (We have documented this in detail and additional information is available on request)



In September 2018, Mr. Hershey wrote that the IAP "has not been updated or altered since approved."

The IAP requires DCP staff to use "Attachment 2:

"For Los Angeles City Planning Department Staff Use Only

Proposed Demolitions and Conversions in the Coastal Zone Mello Act Compliance Review Worksheet." (below, pg. 5)

"Instructions: **City Planning Department staff** must answer each question with a **written explanation. Attach supporting documentation to the file.** City Planning Department staff must use the Interim Administrative Procedures to complete this Worksheet."

This form and the required written explanations by DCP staff are not in any of the Mello-related case files for Venice that we reviewed.

In 2003, DCP issued a Mello Act Advisory Notice and Screening Checklist for Coastal Zone Projects. It is regularly filed out by applicants, not planning staff. It is not apparent how this form was generated since Mr. Hershey said that the IAP "has not been updated or altered since approved." On December 30, 2019, Mr. Hershey wrote: "No {official DCP} Form Number was obtained for the Mello Act Advisory Notice & Screening Checklist for Coastal Zone Projects utilized in 2003."

DCP planner Greg Shoop was the Mello coordinator for several years until April 2014. (CPRA requests to DCP have failed to provide the starting date of Mr. Shoop's time in that role/ pg. 80) At some point, Mr. Shoop significantly changed the Mello Act Advisory Notice and Screening Checklist for Coastal Zone Projects form, again apparently without departmental discussion or approval. His name is on the form as the contact person. Mr. Shoop's form is widely circulated. It also does not have an official DCP form number. In regard Mr. Shoop's version of the form, Mr. Hershey wrote: "I have no knowledge of this." In 2017, DCP created a Mello Act Advisory Notice and Screening Checklist form that has Juliet Oh as the contact person. Regarding this form, Mr. Hershey also wrote: "I have no knowledge of this."

IAP, Section 8.0, Appeals, states: "Determinations may be appealed. The determination shall identify deadlines, filing fees, the appellate body, and other necessary procedures and requirements for considering the appeal." This information is not attached to Mello Determinations forms or in the case files. As stated before, VSO-MELs violated this fundamental policy.

These violations forever and irreparably change our community. The cumulative impact of the continuous loss of affordable rental housing in Venice over the 20yrs since the Venice Town Council v City of Los Angeles settlement agreement in 2000, is devastating to the historic, cultural, and economic diversity in this unique coastal enclave.

The California Coastal Commission does not have jurisdiction over the Mello Act's protection of affordable housing in the coastal zone. But the Coastal Act supersedes the Mello Act. (Kalnel Gardens LLC v City of Los Angeles) The Coastal Act, Chapter 2, section 30116, describes Sensitive Coastal Resource Areas as (b) Areas possessing significant recreational value; (e) Special communities or neighborhoods which are significant visitor destination areas; (f) Areas that provide existing coastal housing or recreational opportunities for low and moderate income persons. This is included in the definitions in the Venice Local Coastal Plan. Chapter 3, section 30253, requires the protection of unique community character in coastal communities. The Environmental Justice Policy adopted by the Coastal Commission in March 2019, mandates protection of access to the coast for all. The protection of existing affordable housing is a fundamental issue of coastal access.

The City of Los Angeles is in the process of updating the Venice Community Plan (<https://planning.lacity.org/plans-policies/community-plan-area/venice>) and the Venice Local Coastal Program (<https://planning.lacity.org/plans-policies/community-plan-update/venice-local-coastal-program>). Currently, DCP is working on a draft Mello Act Ordinance. (<https://planning.lacity.org/plans-policies/ordinances/proposed-ordinances/mello-act-ordinance>)

The negative cumulative impact caused by the loss of existing housing opportunities for low and moderate income people has resulted in a significant loss of cultural and economic diversity in Venice. Each planning approval that includes the loss of affordable housing effects the community directly, has a negative cumulative impact, and prejudices the updates of the Venice Community Plan, the Venice Local Coastal

Program and a Mello Act Ordinance.

Therefore, in spite of a lawsuit and settlement agreement, and tools developed primarily by DCP to administer that agreement, DCP has continuously violated the Mello Act and their own Interim Administrative Procedures for Complying with the Mello Act for all of these years at the cost of the Venice community. An Affordable Housing Trust Fund was never created, existing affordable housing, especially RSO's were not preserved, and zero in-lieu fees were collected over these twenty years. This appears to have happened in spite of the required "oversight" by external non-profit community-interest groups. Disappointingly, it is most of the same players in the room for the creation of this draft Mello Ordinance.

Therefore, a community oversight commission needs to be created that regularly reviews the pattern and practice of implementation of a permanent Mello Ordinance. This needs to be a requirement of a permanent Mello Ordinance.

Please all recipients confirm receipt of this document.

Appreciatively,

Margaret Molloy

LACityClerk Connect		Council File Management System	
Council File: 15-0129		Online Documents (Doc)	
Title Interim Administrative Procedures / Mello Act		Title	Doc Date
Date Received / Introduced 02/04/2015		Memorandum to File	02/21/2018
Last Changed Date 02/21/2018		Communication from the Public (e)	02/02/2016
Expiration Date 02/02/2018		Speaker Card(s)	02/02/2016
Reference Numbers CPC-2005-8252-CA		Speaker Card(s)	02/02/2016
Mover MIKE BONIN		Council Vote Information	
Second MITCH O'FARRELL		No votes were found.	
File Activities			
Date	Activity		
02/21/2018	Memorandum to File.		
02/02/2016	Planning and Land Use Management Committee continued item to/for undetermined date.		
01/29/2016	Planning and Land Use Management Committee scheduled item for committee meeting on February 2, 2016.		
01/28/2016	Department of City Planning document(s) referred to Planning and Land Use Management Committee.		
01/28/2016	Document(s) submitted by Department of City Planning, as follows: City Planning report, dated January 28, 2016, relative to preparing a permanent ordinance on current matters regarding implementation of the Mello Act within the Coastal area in the City of Los Angeles.		
02/04/2015	Motion referred to Planning and Land Use Management Committee.		

LACityClerk Connect		Council File Management System																																																													
Council File: 15-0129-S1																																																															
Title Mello Act / Affordable Housing / Ordinance																																																															
Date Received / Introduced 04/16/2019																																																															
Last Changed Date 08/02/2019		Expiration Date 07/31/2021																																																													
Mover MIKE BONIN		Second MARQUEECE HARRIS-DAWSON																																																													
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Date	Activity																																																														
08/02/2019	Council action final.																																																														
07/31/2019	Council adopted item, subject to reconsideration, pursuant to Council Rule 51.																																																														
07/25/2019	City Clerk scheduled item for Council on July 31, 2019.																																																														
05/21/2019	Planning and Land Use Management Committee approved item(s).																																																														
05/17/2019	Planning and Land Use Management Committee scheduled item for committee meeting on May 21, 2019.																																																														
04/16/2019	Motion document(s) referred to Planning and Land Use Management Committee.																																																														
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GREIG SMITH	12	YES																																																													

From: Jonathan Hershey <jonathan.hershey@lacity.org>
Subject: Re: Mello Act request
Date: November 22, 2017 at 6:13:54 PM PST
To: margaret molloy <mmmolloy@earthlink.net>
Cc: Juliet Oh <juliet.oh@lacity.org>

Margaret,

The city does not have a current implementation ordinance for the Mello Act; we are presently bound to the terms of a Settlement Agreement, with an attendant Interim Administrative Procedures for Complying with the Mello Act, which provides us with guidance on how to implement the Mello Act until a permanent ordinance is adopted. I have attached a copy of the Interim Administrative Procedures for your reference.

Is this what you are referring to?

Current efforts to draft a permanent Mello Act ordinance began some time in the first half of 2016, I believe.

Jonathan A. Hershey, AICP
 Senior City Planner
Department of City Planning
T: (213) 978-1337
 200 N. Spring St., Room 763
 Los Angeles, CA 90012

From: Jonathan Hershey <jonathan.hershey@lacity.org>
Subject: Re: Question re Mello update

Date: January 31, 2018 at 8:02:22 AM PST

To: margaret molloy <mmmolloy@earthlink.net>

Cc: "Laddie Williams (cwilli7269@aol.com)" <CWilli7269@aol.com>

Margaret,

I am presently working on an ordinance to comply with the Mello Act and the terms of the Settlement Agreement. There is no Mello Act ordinance today, so I am not sure what update you are referring to.

One of the terms of the Settlement Agreement is to enact a permanent Mello Act ordinance. The Interim Administrative Procedures (IAP) is a component of the Settlement Agreement, and provides guidance on the interim implementation of the Mello Act, until a permanent ordinance is adopted. The Settlement Agreement spells out the relationship between it (the Settlement Agreement) and the implementation of a Mello Act Ordinance.

The Mello Act sets the lowest threshold for compliance - the City can elect to exceed those requirements.

Jonathan A. Hershey, AICP

Senior City Planner

Department of City Planning

T: [\(213\) 978-1337](tel:(213)978-1337)

200 N. Spring St., Room 763

Los Angeles, CA 90012

Requ... x



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FOR LOS ANGELES CITY PLANNING DEPARTMENT STAFF USE ONLY

Proposed Demolitions and Conversions in the Coastal Zone

MELLO ACT COMPLIANCE REVIEW WORKSHEET

Type of Application:	Application Number:	
Address:		
Project Description:		
QUESTION	YES	NO
1. Will residential structures be demolished or converted for purposes of a non-residential use? If "yes," go to question #2. If "no," skip to question #4.		
2. Is the proposed non-residential use Coastal-Dependent? If "yes," skip to question #4. If "no," go to question #3.		
3. Is a residential use feasible at this location? If "no," go to question #4. If "yes," stop. The Application to demolish or convert residential structures for purposes of a non-residential use is denied.		
4. Are any Affordable Existing Residential Units proposed for Demolition or Conversion? (Refer the Applicant to the Los Angeles Housing Department.) If "yes," record the number of Identified Affordable Existing Residential Units in the "yes" box, and go to question #5. If "no," record a "zero" in the "no" box and stop. The provision of Affordable Replacement Units is not required.		
5. Is the Application for Coastal-Dependent or Coastal-Related non-residential uses? Are these non-residential uses consistent with the Land Use Plan of a certified Local Coastal Program? If the answer to both questions is "yes," skip to question #8. If the answer to either question is "no," go to question #6.		
6. Are 11 or more Residential Units proposed for Demolition or Conversion? If "no," go to question #7. If "yes," all Affordable Existing Residential Units recorded in question #4 must be replaced.		
7. Are any Affordable Existing Residential Units in one-family or two-family dwellings? If "yes," go to question #8. If "no," all Affordable Existing Residential Units recorded in question #4 must be replaced.		
8. Is it infeasible for the Applicant to replace any of the Affordable Existing Residential Units identified by answers to questions #5 and #7? If "yes," how many? Record this number in the "yes" box and subtract it from the number recorded in question #4. Record the result below. This is the total number of required Affordable Replacement Units. If "no," it's feasible for the Applicant to replace all Affordable Existing Residential Units proposed for Demolition or Conversion. Record a "zero" in the "no" box. Record the number recorded in question #4 below. This is the total number of required Affordable Replacement Units.		
Total Number of Required Affordable Replacement Units:		
Completed By:		
Date:		

INSTRUCTIONS: City Planning Department staff must answer each question with a written explanation. Attach supporting documentation to the file. City Planning Department staff must use the Interim Administrative Procedures to complete this Worksheet.

From: Jonathan Hershey <jonathan.hershey@lacity.org>

Subject: Re: Questions during File Review

Date: December 30, 2019 at 5:14:48 PM PST

To: margaret molloy <mmmolloy@earthlink.net>

Cc: Juliet Oh <Juliet.Oh@lacity.org>, Bryan Walker <bryan.walker@lacity.org>, Michelle Singh <michelle.singh@lacity.org>, Beatrice Pacheco <beatrice.pacheco@lacity.org>

Margaret,

I've provided my response to your questions in blue, below:

Mr. Hershey,

You have told me previously that there have been no updates to the Interim Administrative Procedures since it was approved by the Department of Planning in 2001. I have done three or more CPRAs around the Mello Act implementation in Venice. Yesterday, I looked at VSO-MELs from 2004-2007. Has DCP ever stopped issuing these approvals?

[I have no knowledge of this.](#)

If so, can you please let me know when? I need to let Mr. Walker know as soon as possible what VSO documents / years that I need to review next.

Can you please provide this information? I requested it months ago and again in December:

(1) DCP form number for the DCP approved Mello Act Advisory Notice & Screening Checklist for Coastal Zone Projects issued in 2003;

[No Form Number was obtained for the Mello Act Advisory Notice & Screening Checklist for Coastal Zone Projects utilized in 2003.](#)

(2) the form number for the Greg Shoop version of the Mello Act Advisory Notice & Screening Checklist for Coastal Zone Projects; and

[I have no knowledge of this.](#)

(3) the DCP form number for the Juliet Oh version of the Mello Act Advisory Notice & Screening Checklist for Coastal Zone Projects.

[I have no knowledge of this.](#)

Please provide all documentation of the authorization by the city, county or state or any other entity for the changes to the Mello Act Advisory Notice & Screening Checklist for Coastal Zone Projects that has Juliet Oh's contact name.

[I have no knowledge of this.](#)

Can you please provide complete start and end dates for each of the DCP Mello Coordinators listed below?

[I have no knowledge of this.](#)

Jonathan A. Hershey, AICP

Senior City Planner

Los Angeles City Planning

201 N. Figueroa St., Room 525

Los Angeles, CA. 90012

Planning4LA.org

T: (213) 202-5402

Interim Administrative Procedures for Complying – Approved 5/17 2000

2019-12-17 Request for Judicial Notice ISO Motion for Judgment on the Pleadings.



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INTERIM ADMINISTRATIVE PROCEDURES FOR COMPLYING WITH THE MELLO ACT

IN THE COASTAL ZONE PORTIONS
OF THE CITY OF LOS ANGELES

APPROVED BY:	SIGNATURE:	DATE:
ANDREW A. ADELMAN General Manager Department of Building and Safety		5/17/00
CON HOWE Director Department of City Planning		5/16/00
GARRY W. PINNEY General Manager Department of Housing		5/16/00

ALL CITY STAFF AND EMPLOYEES
SHALL FOLLOW THESE PROCEDURES PURSUANT TO CITY COUNCIL
RESOLUTION AND DEPARTMENTAL ORDERS

1.2.3 RELATIONSHIP OF PROCEDURES TO EXISTING REGULATIONS

Every Discretionary and Non-Discretionary Application for a Demolition, Conversion or New Housing Development in the Coastal Zone shall be reviewed pursuant to these Interim Administrative Procedures, regardless if the Application is regulated by any geographically specific plan or Local Coastal Program. This requirement also applies to any Discretionary or Non-Discretionary Application exempted from the requirement to obtain a coastal development permit.

In the case of conflict between these Interim Administrative Procedures, any geographically specific plan, Local Coastal Program, or any other regulation, the requirement which results in the provision of the largest number of Affordable Replacement Units or Inclusionary Residential Units shall apply. These Interim Administrative Procedures shall not, however, abrogate any existing development agreement executed between a property owner and the City of Los Angeles prior to May 17, 2000.

1.2.4 CONSTITUTIONAL AND STATE LAW COMPLIANCE

Nothing in these Interim Administrative Procedures shall require the City to violate any state law or to violate the rights of any person under the federal or state constitution or state law.

2.6 STEP SIX. ROUTE NON-CATEGORICALLY EXEMPT APPLICATIONS TO THE DEPARTMENT OF CITY PLANNING, ZONING ADMINISTRATION DIVISION (DCP/ZAD) FOR FURTHER MELLO ACT COMPLIANCE REVIEW AND PROCESSING.

Public Counter staff at the Departments of Building and Safety and City Planning shall route non-Categorically Exempt Conversions, Demolitions and New Housing Developments to the Department of City Planning, Zoning Administration Division (DCP/ZAD) for follow-up Mello Act compliance review, coordination and processing.

The Department of Building and Safety shall not issue any permits or other approvals until it has received clearance from the DCP/ZAD that the Applicant has satisfied all conditions set forth in the Mello Act and these Interim Administrative Procedures.

4.0 DEMOLITIONS AND CONVERSIONS

Assigned DCP/ZAD staff shall complete a Mello Act compliance review for each proposed Demolition and Conversion using the attached Mello Act Compliance Review Worksheet

INTERIM MELLO ACT ADMINISTRATIVE PROCEDURES

5.17.00

PAGE 10

(Attachment 2). This requirement applies to both Discretionary and Non-Discretionary Applications. Applicants are not permitted to complete this Worksheet.

The purpose of completing a Mello Act compliance review is to:

- ☐ Identify Applications to demolish or convert residential structures for purposes of a non-Coastal-Dependent, non-residential use. These Applications shall be denied unless the Applicant proves with substantial evidence that a residential use is not feasible at that location; and
- ☐ Identify the total number of Affordable Existing Residential Units that are proposed for Demolition or Conversion; and
- ☐ Determine the total number of required Affordable Replacement Units.

Each question on the Mello Act Compliance Review Worksheet is reproduced and further discussed below. Staff shall provide a written explanation for each answer recorded on the Worksheet, and attach all supporting documentation to the file. The results of each Mello Act compliance review shall be issued as a determination pursuant to Part 6.0.

4.4.1 STEP ONE. SEND GENERAL NOTICE TO ALL BUILDING OCCUPANTS.

When LAHD receives a referral from DCP/ZAD of a proposed Demolition or Conversion, LAHD shall send a general notice to all current building occupants which contains the following:

- ☐ A description of the proposed Demolition or Conversion;
- ☐ An explanation of the purpose of the Mello Act and the City's Mello Act compliance review process;
- ☐ A description of the rights that building occupants determined to have a Very Low, Low or Moderate Income shall have, including a right of first refusal on an Affordable Replacement Unit;
- ☐ A referral to a specified source of further assistance, to be selected by Western Center on Law and Poverty, Inc. Until further notice from Western Center on Law and Poverty, Inc., the general notice shall contain the following referral:

Richard A. Rothschild
Western Center on Law and Poverty, Inc.
3701 Wilshire Boulevard, Suite 208
Los Angeles, CA 90010-2809

- ☐ A City telephone number to call for additional information.

4.4.5 STEP FIVE. IDENTIFY AND DETERMINE IF ANY EVICTIONS WERE FOR THE PURPOSE OF EVADING THE MELLO ACT.

LAHD shall conduct an investigation to carry out the following Mello Act provisions concerning evictions.

"For purposes of this subdivision, a residential dwelling unit shall be deemed occupied by a person or family of low or moderate income if the person or family was evicted from that dwelling unit within one year prior to the filing of an application to convert or demolish the unit and if the eviction was for the purpose of avoiding the requirements of this subdivision. If a substantial number of persons or families of low or moderate income were evicted from a single residential development within one year prior to the filing of an application to convert or demolish the structure, the evictions shall be presumed to have been for the purpose of avoiding the requirements of this subdivision and the applicant for the conversion or demolition shall bear the burden of proving that the evictions were not for the purpose of avoiding the requirements of this subdivision."

LAHD shall identify those Residential Units presumed to have a Very Low, Low or Moderate Income based on its investigation. After completing step five, LAHD shall go to step six.

4.6 QUESTION #6. ARE 11 OR MORE RESIDENTIAL UNITS PROPOSED FOR DEMOLITION OR CONVERSION?

If the total number of Residential Units proposed for Demolition or Conversion is ten or fewer, staff shall record a "no" answer to question #6. Staff shall go to question #7.

If the Applicant is proposing to demolish or convert 11 or more Residential Units, staff shall record a "yes" answer to question #6. All of the Affordable Existing Residential Units recorded in the answer to question #4 must be replaced. The second exception category applies to a maximum of ten Residential Units.

6.0 DETERMINATIONS

A determination shall be issued for each non-Categorically Exempt Demolition, Conversion, and New Housing Development.

For Discretionary Applications, the decision-maker shall issue the determination as written conditions attached to the determination made with respect to the underlying case. All completed forms, correspondence received and sent, and other supporting documentation shall be attached to the file created for the underlying case.

For Non-Discretionary Applications, DCP/ZAD staff shall issue the determination as a Director's Determination. Staff shall also prepare a file, and attach all completed forms, correspondence received and sent, and other supporting documentation.

A copy of each determination shall be simultaneously transmitted to the Applicant, the Department of Building and Safety, LAHD, all building occupants, and:

Richard A. Rothschild
Western Center on Law and Poverty, Inc.
3701 Wilshire Boulevard, Suite 208
Los Angeles, CA 90010-2809

8.0 APPEALS

Determinations may be appealed. The determination shall identify deadlines, filing fees, the appellate body, and other necessary procedures and requirements for considering the appeal.

Appellants have the burden of proof and shall present substantial evidence to support their appeal. A copy of the results of each appeal shall be simultaneously transmitted to the Applicant, the Department of Building and Safety, LAHD, all building occupants, and:

Richard A. Rothschild
Western Center on Law and Poverty, Inc.
3701 Wilshire Boulevard, Suite 208
Los Angeles, CA 90010-2809

Below are non-appealable VSO-MEL cases between 2004 and 2007 that resulted in a loss of Rent Stabilized rental units. These records were reviewed through a California Public Records Act request. DCP is requested to provide all VSO-MEL files from 2004 through to the present.

1. DIR-2004-2232-VSO - Exhibit A

522-524 RIALTO - APPROVED 04/13/04

Existing Use: Triplex (RSO)

Proposed use: SFD

Project Description: Demo TWO units, renovate and expand existing unit.
Affordable units absent on site per LAHD declaration dated 04/01/04.

2. DIR-2004-2525-VSO - Exhibit B

5007 Ocean Front Walk- APPROVED 04/22/04

Existing Use: Triplex (RSO)

Proposed use: Convert to duplex

Project Description: Reconstruct existing 2-story (3 unit) apt bldg. w/ attached 2-car garage & convert to duplex w/ attached 2-car garage. New roof, floor framing/ supports & foundation.

Total area added: 353sqft.

3. DIR-2004-2542-VSO - Exhibit C

677 E California - APPROVED 04/23/04

Existing Use: Duplex (RSO)

Proposed use: Single-Family

Project Description: Convert duplex to SFD; convert kitchen to bath; living room to BR; interior remodel, install new windows. Add plywood shear panels. PCIS 04016-10000-01819.

4. DIR-2004-7716-VSO-MEL – Exhibit D

628-630 Milwood Avenue - APPROVED 05/15/04

Existing Use: Duplex (RSO)

Proposed use: detached 3-car garage

Project Description: Demolish existing duplex, construct a new two-story single-family dwelling with a detached three-car garage; new perimeter block wall 8' x 131'.

5. DIR-2004-3671-VSO – Exhibit E

4 Quarterdeck - APPROVED 03/16/04

Existing Use: Multi-family (RSO)

Proposed use: Multi-family dwelling

Project Description: Adjoin unit #9 on the 3rd fl. to unit #6 below it thru a spiral stairway converting two non-affordable units into one. No exterior alterations.

6. DIR-2005-4069-VSO-MEL – Exhibit F

534-536 E Altair Place - APPROVED 06/22/05

Existing Use: Duplex (RSO)

Proposed use: SFD

Project Description: Convert (E) duplex to SFD. Remove exterior stair. Convert kitchen on 2nd fl. to laundry room; living room to playroom. Repair (E) deck.

7. DIR-2005-4937-VSO-MEL – Exhibit G

940-942 E Palms Blvd - APPROVED 08/03/05

Existing Use: Duplex (RSO)

Proposed use: 1 SFD + new 2-story SFD w/ attached 2-car garage

Project Description: Demo pkg bldg. Construct 2-story SFD w/ attached 2-car garage. Convert (E) 1-story duplex to SFD; demo of party wall & kitchen, close off. LAHD's "declaration of absence of affordable units" issued 07/20/05

8. DIR-2005-5620-VSO-MEL – Exhibit H

49 Brooks - APPROVED 08/16/05

Existing Use: Duplex (RSO)

Proposed use: Duplex (non RSO)

Project Description: Demolish two (2) existing houses, construct new duplex.

9. DIR-2005-6103-VSO-MEL – Exhibit I

230 5th Avenue - APPROVED 08/31/05

Existing Use: Duplex (RSO)

Proposed use: SFD

Project Description: Convert (E) 1-story duplex into SFD; small add'n & remodel.

10. DIR-2006-4826-VSO – Exhibit J

47-49 Brooks - APPROVED 07/05/06

Existing Use: Duplex (RSO)

Proposed use: 2-unit condo

Project Description: Convert duplex into 2-unit condo (AA-2005-9455).

11. DIR-2006-5334-VSO-MEL – Exhibit K

541 E Rialto Avenue - APPROVED 06/20/06; 01/02/07

Existing Use: 4-Unit Apartment (RSO)

Proposed use: SFD

Project Description: Conversion of a 4-unit apartment to a single-family dwelling unit. Addition of 112.50 square feet to the existing structure.

12. DIR-2005-0301-VSO-MEL – Exhibit L

617 E Milwood Ave - APPROVED 01/20/05

Existing Use: Duplex (RSO)

Proposed use: SFD

Project Description: **Convert (E) duplex** to SFD; relocate/ enlarge kitchen on 1st fl.; remodel 2nd fl. for new bath & kitchen removal; change interior stairs. Attached LAHD's declaration of absence of affordable units (01/12/05).

13. DIR-2005-00744-VSO-MEL – Exhibit M

2908 S Clune Avenue- APPROVED 04/2/05

Existing Use: SFD

Proposed use: SFD

Project Description: Demo (E) SFD w/ detached garage.

Attached Owner-Occupied SFD {Mello} Exemption Affidavit signed 02/04-05.

Construction of new 2-story SFD w/ attached 2-car garage.

14. DIR-2005-1542-VSO-MEL – Exhibit N

334 E Brooks Ave - APPROVED 03/15/05

Existing Use: Duplex (RSO)

Proposed use: SFD

Project Description: Demo (E) duplex & detached garage. LAHD's declaration of absence of affordable units (03/08-05), attached. Construction of detached 2-car garage w/ accessory living quarter above.

15. DIR-2006-7190-VSO-MEL – Exhibit O

653 Palms - APPROVED 08/15/06

Existing Use: Duplex (RSO)

Proposed use: SFD

Project Description: Convert existing duplex to a single family dwelling unit. Convert existing 4-car garage to a 3-car garage, recreation room and storage.

16. DIR-2006-6050-VSO – Exhibit P

334 Venice Way- APPROVED 07/12/06

Existing Use: Duplex (RSO)

Proposed use: Duplex

Project Description: Construction of a new two-story duplex with roof deck.

17. DIR-2006-10017-VSO-MEL – Exhibit Q

322 S 4th Ave- APPROVED 07/12/06

Existing Use: SFD

Proposed use: DEMO

Project Description: Demo (E) SFD & detached garage.

18. DIR-2006-10221-VSO-MEL – Exhibit R

2215 S Ocean Front Walk- APPROVED 12/08/06

Existing Use: 4-unit building (RSO)

Proposed use: SFD

Project Description: Convert a 4-unit building into a SFD; interior remodel/ alteration only.

19. DIR-2006-10571-VSO-MEL – Exhibit S

2106 Pisani Place- APPROVED 12/28/06

Existing Use: 5-unit apt (RSO)

Proposed use: Convert to 4 units

Project Description: Combine 1st fl. 2 units (1 & 2) into 1 unit.

20. DIR-2006-413-MEL-VSO – Exhibit T

821 Superba - APPROVED 01/19/06

Existing Use: Duplex (RSO)

Proposed use: SFD

Project Description: Convert unit over garage to home office/ rec room, add 2nd story to SFDU.

21. DIR-2006-0952-VSO-MEL – Exhibit U

534 E Brooks Ave- APPROVED 02/07/06

Existing Use: Duplex (RSO)

Proposed use: SFD

Project Description: Convert (E) duplex to a 2-story SFD w/ attached 3-car garage; expand 1st floor; add mezz; add 2nd fl.

22. DIR-2005-7619-VSO-MEL – Exhibit V

221 5th Ave- APPROVED 10/25/05

Existing Use: Duplex

Proposed use: SFD

Project Description: Demo (E) duplex & detached garage. LAHD's declaration of absence of affordable units attached. Construction of new two-story single-family

dwelling with attached two-car garage. Development of 9 or fewer units. No inclusionary housing required.

23. DIR-2005-9052-VSO-MEL – Exhibit W

232 E Grand Blvd- APPROVED 10/13/05

Existing Use: Duplex (RSO)

Proposed use: SFD

Project Description: Demo (E) duplex; construct new 3-story SFD w/ attached 2-car carport.

24. DIR-2005-9053-VSO-MEL – Exhibit X


234 E Grand Blvd- APPROVED 10/13/05

Existing Use: Duplex (RSO)


Proposed use: SFD

Project Description: Demo (E) duplex; construct new 3-story SFD w/ attached 2-car carport.

1. DIR-2004-2232-VSO - Exhibit A-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2004-2232-vso	Date: 04/13/04
Applicant Name:	Peter Trias	
Applicant Address:	522 Rialto Ave	
	City: Los Angeles	State: CA Zip: 90091
Project Location:	52-524 Rialto Ave	
	Zoning: rd1.5	Subarea: North Venice
Existing Use: Triplex	Proposed Use: SFDU	
Project Description:	Demo TWO units, renovate and expand existing unit. Affordable units absent on site per LAHD declaration dated 04/01/04. <i>PCIS # 04016-2000-05412</i> <i>04019-2000-00601</i>	

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
In the Single Jurisdiction	
<input checked="" type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on Walk Street
<input type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input checked="" type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 9.C, 10.F, and 13.

North Venice Subarea Development Regulations			
SECTION	STANDARD	REQUIRED	PROPOSED PROJECT
10.F.2	Density	max 2 dwelling units	1 sf dwelling units MAX
10.F.3	Height	Flat Roof - 30 feet; 35 varied (2:12 slope)	12 ft. proposed
10.F.4	Front Yard	Minimum 5 feet; LADBS setback observed	7 ft. existing
10.F.5	Access	Alley	Alley
9.C	Roof Access Structure	10 ft above flat roof requirement (30 ft) Area < 100 sq ft	NA
13	Parking	SF - 2-3 spaces per unit depending on lot width MF - 2 spaces plus 1 guest depending on lot width	2 spaces- lot width 30ft


The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

[Signature]
 Helene T. Bibas
 Community Planning Bureau
 Venice Unit
 213-978-1176

1. DIR-2004-2232-VSO - Exhibit A-2

CITY OF LOS ANGELES
CALIFORNIA

MERCEDES M. MARQUEZ
GENERAL MANAGER




JAMES K. HAHN
MAYOR

**LOS ANGELES HOUSING
DEPARTMENT**
1200 W. 7TH STREET
9TH FLOOR
LOS ANGELES, CA 90017
(213) 808-8806
FAX (213) 808-8966

**CUSTOMER SERVICE
AND INFORMATION**
(866) 657-RENT

Memorandum

Date: April 1, 2004

To:  Simon Pastucha, Los Angeles Planning Department

From: Erica Adams, Los Angeles Housing Department

Re: Declaration of absence of affordable units at
522-524 1/2 Rialto Avenue

Based upon rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units exist at, 522-524 1/2 Rialto., Venice, California. All tenants have had an opportunity to respond and submit income information.

The project is therefore exempt from the requirement to provide replacement affordable units.

cc: Los Angeles Housing Department File
Peter Trias, Project Owner
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

1. DIR-2004-2232-VSO - Exhibit A-3

ANNIE'S SCHWARTZBERGER, COUNTY

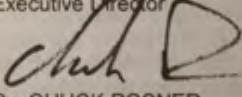
NOTICE OF PERMIT WAIVER EFFECTIVENESS

DATE: May 19, 2004
TO: Peter Trias
FROM: Peter M. Douglas, Executive Director
SUBJECT: **Waiver De Minimis Number 5-04-151-W**

Please be advised that Waiver Number 5-04-151-W, which was reported to the Commission on May 14, 2004, became effective as of that date. Any deviation from the application and plans on file in the Commission office may require a coastal development permit for the entire project.

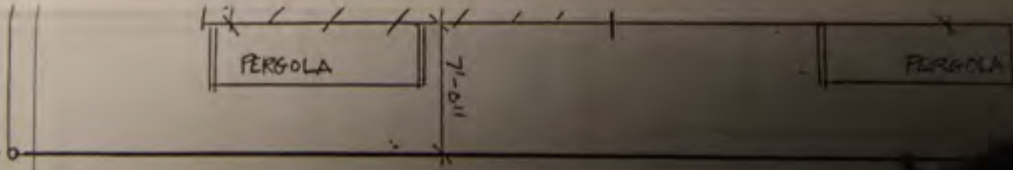
APPLICANT: Peter Trias
LOCATION: 522 & 524 Rialto Ave, Venice (Los Angeles County) (APN(s) 4238-016-018)
DESCRIPTION: Demolition of an existing one-story single family residence and half of an existing one-story duplex that occupy portions of two abutting 2,550 square foot lots (Lot Nos. 22 & 23, Block 19, Venice of America Tract), resulting in Lot No. 22 (524 Rialto Avenue) being occupied by only a perimeter fence and turf, and Lot No. 23 (522 Rialto Avenue) being occupied by a one-story, 11.5-foot high, 634 square foot single-family residence (the remaining half of the existing duplex) and a two-car carport, with vehicular access taken only from the rear alley.

Should you have any questions, please contact our office.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: CHUCK POSNER
Coastal Program Analyst

DIR-2004-2232
VSO

CALIFORNIA COASTAL COMMISSION



1. DIR-2004-2232-VSO - Exhibit A-4

STATE OF CALIFORNIA
CALIFORNIA COASTAL COMMISSION
South Coast Area Office
2001 Oceanview, Suite 1000
Long Beach, CA 90802-4392
(562) 590-5071

Peter Trias
511 Rialto Avenue, #7
Venice, CA 90291

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER: 5-04-151 **APPLICANT:** Peter Trias

LOCATION: 522 & 524 Rialto Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of an existing one-story single family residence and half of an existing one-story duplex that occupy portions of two abutting 2,550 square foot lots (Lot Nos. 22 & 23, Block 19, Venice of America Tract), resulting in Lot No. 22 (524 Rialto Avenue) being occupied by only a perimeter fence and turf, and Lot No. 23 (522 Rialto Avenue) being occupied by a one-story, 11.5-foot high, 634 square foot single-family residence (the remaining half of the existing duplex) and a two-car carport, with vehicular access taken only from the rear alley.


RATIONALE: The proposed project, which is located one-quarter mile inland of the beach, has received a Project Permit approval (Case #DIR2004-2232) from the City of Los Angeles Planning Department and is consistent with the RD1.5 zoning designation and the surrounding land uses. The resulting single-family residence, situated entirely on Lot No. 23, conforms with the Commission's density limit for the site and the 30-to-35-foot height limit for structures in the North Venice area. Adequate on-site parking (2 spaces accessed from the alley) is provided for the single-family residence. No structure is permitted on Lot No. 22 by this action. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (4,314 square feet of permeable area will be maintained on the 5,100 square foot site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its May 14, 2004 meeting in Santa Rafael and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.


Deborah N. Lee
DEBORAH LEE
Deputy Director
cc: Commissioners' File

by *[Signature]*

2. DIR-2004-2525-VSO - Exhibit B-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 521 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF LETTER

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2004-2525(VSO)			Date:	04/22/04
Applicant Name:	Jun Yoon (owner) / Michael Ko (representative)				
Applicant Address:	129 Spinnaker Mall				
Project Location:	Marina Del Rey	State:	CA	Zip:	90292
	5007 S Ocean Front Walk				
Existing Use:	Zoning: R3.1		Subarea: Marina Peninsula		
Project Description:	Proposed Use: duplex				
reconstruct existing 2-story (3 unit) apt bldg w/ attached 2-car & convert to duplex w/ attached 2-car. New roof, floor framing/supports & foundation.					
Total area added: 353 sqft. PCIS 04014-10000-01151					

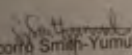
A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input checked="" type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
<input type="checkbox"/>	New construction of one single-family unit, or two ownership units, not located on a Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 10D, and 13.

Marina Peninsula Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROVIDED
10.D.1	Density	R3 zone: max 2 dwelling units; lot area per DU shall not be less than 1200 sqft	two
10.D.2	Height	max 35 feet	21'11"
10.D.3	Access	projects on lots adj to Ocean Front Walk shall be from Speedway	Speedway
13	Parking	MF - 2 spaces per dwelling unit plus 1 space for each 4 or fewer units; any add'n or alteration to an existing SF or MF shall not be required to comply	maintain 4 pkg spaces


The proposed project shall comply with all regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this letter will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.


 Socorro Smith-Yumul
 Venice Unit
 213-978-1208

2. DIR-2004-2525-VSO - Exhibit B-2

ARQUEZ
MAYOR

CITY OF LOS ANGELES
CALIFORNIA




JAMES K. HAHN
MAYOR

**LOS ANGELES HOUSING
DEPARTMENT**
1200 W. 8TH STREET
8TH FLOOR
LOS ANGELES, CA 90017
(213) 800-5500
Fax (213) 800-4545

CUSTOMER SERVICE
AND INFORMATION
(MRS) SETJENT

Memorandum

Date: April 22, 2004
To: Simon Pastucha, Los Angeles Planning Department
From:  Erica Adams, Los Angeles Housing Department
Re: 5007 S. Ocean Front Walk, Marina del Rey


Declaration of absence of affordable units

Based upon rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units exist at 5007 S. Ocean Front Walk, Marina del Rey, California. The property is currently vacant.


The project is therefore exempt from the requirement to provide replacement affordable units.

cc: Los Angeles Housing Department File
Nik Jazvec, Project Coordinator
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

3. DIR-2004-2542-VSO - Exhibit C-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF LETTER

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2004-2542-VSO		Date:	04/23/04
Applicant Name:	Michael Eugene Matteucci			
Applicant Address:	677 E California Avenue			
	Venice	CA	90291	
Project Location:	677 E California Avenue			
	Zoning: RD1 5-1		Subarea: Oakwood-Milwood-SE Venice	
Existing Use:	Duplex (absence of affordable unit)		Proposed Use: Single-Family	
Project Description:	convert duplex to SFD; convert kitchen to bath; living room to BR; interior remodel install new windows; add plywood shear panels. PCIS 04016-10000-01816			

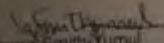
A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
X	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
	New construction of one single-family unit, or two ownership units, not located on a Walk Street
	New construction of four or fewer rental units, not located on a Walk Street
	Demolition of four or fewer units
Anywhere in the Coastal Zone	
	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 10.G, and 13.

Oakwood, Milwood, Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROVIDED
10.G.2	Density	max 2 dwelling units	1 unit
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	maintain existing 25' 10'
10.G.4	Access	Alley	N/A
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	maintain 2 pkg spaces


The proposed project shall comply with all regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this letter will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.


 Soledad Smith-Yumul
 Community Planning Bureau
 Venice Unit
 (213) 978-1208

3. DIR-2004-2542-VSO - Exhibit C-2

MERCEDES M. MARQUEZ
GENERAL MANAGER

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

LOS ANGELES HOUSING
DEPARTMENT
1200 W. 7TH STREET
8TH FLOOR
LOS ANGELES, CA 90017
(213) 608-5006
FAX (213) 608-2965

CUSTOMER SERVICE
AND INFORMATION
(866) 557-RENT

Memorandum


Date: February 18, 2004
To: Simon Pastucha, Los Angeles Planning Department
From: *EA* Erica Adams, Los Angeles Housing Department
Re: Declaration of absence of affordable units at
675 & 677 E. California Avenue

Based upon rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units exist at, 675 E. California Ave., Venice, California. The property is currently owner occupied and has not been rented since 1998.


The project is therefore exempt from the requirement to provide replacement affordable units.

cc: Los Angeles Housing Department File
Michael Eugene Matteucci, Project Owner
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

4. DIR-2004-7716-VSO-MEL - Exhibit D-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2004-7716-VSO-MEL	Date: 05/15/04
Applicant Name:	David Spinelli, Callas Shortridge Architects	
Applicant Address:	3621 Hayden Avenue	
	City: Culver City	State: CA Zip: 90232
Project Location:	628-630 Milwood Avenue	
	Zoning: R2-1	Subarea: Oakwood Milwood SE Venice
Existing Use: duplex	Proposed Use: detached 3-car garage	
Project Description:	Demolish existing duplex, construct a new two-story single-family dwelling with a detached three-car garage; new perimeter block wall 8'x133' (PCIS 04010-30000-01461) (PCIS04020-30000-01480)	

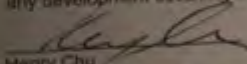
A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
<input checked="" type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input checked="" type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 9.C, 10.G, and 13.

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.G.2	Density	max 2 dwelling units	1 unit
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	25 ft flat
10.G.4	Access	Alley	maintain existing from alley
9.C	Roof Access Structure	10 ft above flat roof requirement (30 ft) Area < 100 sq ft	NA
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	3 proposed in detached garage

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.


 Henry Chu
 Community Planning Bureau
 Venice Unit
 213-975-1199


4. DIR-2004-7716-VSO-MEL - Exhibit D-2

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION

JOSEPH KLEIN
PRESIDENT
WABE CHANG
VICE-PRESIDENT
JOY ATKINSON
DAVID L. BURC
ERNESTO CARDENAS
DORENE DOMINQUEZ
MITCHELL B. MENZER
BRADLEY MINDLIN
THOMAS E. SCHIFF

CARRELL WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1335

CITY OF LOS ANGELES
CALIFORNIA


JAMES K. HAHN
MAYOR

MAILED
4/8/04

EXECUTIVE OFFICE
CON HOWE
DIRECTOR
(213) 978-1271
FRANKLIN P. EBERHARDT
DEPUTY DIRECTOR
(213) 978-1273
GORDON E. HAMILTON
DEPUTY DIRECTOR
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ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.cityofla.org/PLN

April 7, 2004

Scott Dunn
8978 Norma Place
West Hollywood, CA 90291

Steven Shortridge
3621 Hayden Avenue
Culver City, CA 90232

Deanna Kitamura
Western Center on Law and Poverty
3701 Wilshire Boulevard, Suite 208
Los Angeles, CA 90010-2809

Susanne M. Browne
Legal Aid Foundation of Los Angeles
110 Pine Avenue, Suite 420
Long Beach, CA 90802-4421

CASE NO. DIR2003-7716(VSO)(MEL)
MELLO ACT DETERMINATION

Location: 628-630 Milwood Avenue
Council District: 11
Plan Area: Venice -Oakwood-Milwood-
Southeast Venice Subarea
Land Use: Low Medium I, Multi-Family
Residential
Zone: R2-1
District Map: 108B145
Legal Description: Venice Park Tract
Block 2, Lot 13

PROJECT DESCRIPTION: Demolish an existing duplex and construct a new two-story single-dwelling with a detached two-car garage with a recreation room above R2-1 zone.

MELLO ACT COMPLIANCE DETERMINATION

This report is being provided to you in accordance with the provisions of California Government Sections 65590 and 65590.1 (the Mello Act), the City's Interim Administrative Procedures for complying with the Mello Act, and the terms of the Settlement Agreement between the City of Los Angeles, Venice Council, Barton Hill Neighborhood Association, and Carol Berman concerning the implementation of the Act in the coastal zone of the City of Los Angeles.

The Mello Act (California Government Code Sections 65590 and 65590.1) is a Statewide law which requires local governments to comply with a variety of provisions concerning the demolition, conversion, or construction of residential units in California's Coastal Zone. The Mello Act requires that very low, low, and moderate income housing units that are demolished or converted must be replaced and that new residential developments must reserve at least 20% of all new residential units for low income persons or families. The Mello Act also requires that very low income housing units must be replaced and that new residential developments must reserve at least 10% of all new residential units for very low income persons or families.


AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

4. DIR-2004-7716-VSO-MEL - Exhibit D-3

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION

JOSEPH KLEIN
PRESIDENT
MABLE CHANG
VICE-PRESIDENT
JOY ATENGAON
DAVID L. BLURG
ERNESTO CARDENAS
DORENE DOMINGUEZ
MITCHELL B. MENZIE
BRADLEY MINOLIN
THOMAS E. SCHIFF
GABRIELE WILLIAMS
COMMUNITY DEVELOPMENT ASSISTANT
(213) 978-1500

CITY OF LOS ANGELES
CALIFORNIA


JAMES K. HAHN
MAYOR

EXECUTIVE OFFICES
CON HOWE
DIRECTOR
(213) 978-1271
FRANKLIN R. BERNHARDT
DEPUTY DIRECTOR
(213) 978-1272
CORDEEN B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275
INFORMATION
(213) 978-1276
www.dir20.org/PLN

MAILED
4/8/04

April 7, 2004

Scott Dunn
8978 Norma Place
West Hollywood, CA 90291

Steven Shortridge
3621 Hayden Avenue
Culver City, CA 90232

Deanna Kitamura
Western Center on Law and Poverty
3701 Wilshire Boulevard, Suite 208
Los Angeles, CA 90010-2809

Susanne M. Browne
Legal Aid Foundation of Los Angeles
110 Pine Avenue, Suite 420
Long Beach, CA 90802-4421

CASE NO. DIR2003-7716(VSO)(MEL)
MELLO ACT DETERMINATION

Location: 628-630 Milwood Avenue
Council District: 11
Plan Area: Venice - Oakwood-Milwood-
Southeast Venice Subarea
Land Use: Low Medium I, Multi-Family
Residential
Zone: R2-1
District Map: 108B145
Legal Description: Venice Park Tract
Block 2, Lot 13

PROJECT DESCRIPTION: Demolish an existing duplex and construct a new two-story single-family dwelling with a detached two-car garage with a recreation room above in the R2-1 zone.

MELLO ACT COMPLIANCE DETERMINATION

This report is being provided to you in accordance with the provisions of California Government Code Sections 65590 and 65590.1 (the Mello Act), the City's Interim Administrative Procedures for complying with the Mello Act, and the terms of the Settlement Agreement between the City of Los Angeles, Venice Town Council, Barton Hill Neighborhood Association, and Carol Berman concerning the implementation of the Mello Act in the coastal zone of the City of Los Angeles.

The Mello Act (California Government Code Sections 65590 and 65590.1) is a Statewide law which mandates local governments to comply with a variety of provisions concerning the demolition, conversion, and construction of residential units in California's Coastal Zone. The Mello Act requires that very low, low, and moderate income housing units that are demolished or converted must be replaced and that new residential developments must reserve at least 20% of all new residential units for low income persons or families or reserve at least 10% of all new residential units for very low income persons or families.

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Recycling symbol

4. DIR-2004-7716-VSO-MEL – Exhibit D-4

DIR2003-7716(VSO)(SPP)

2 of 3

LOS ANGELES HOUSING DEPARTMENT DECLARATION OF AFFORDABLE UNITS

The Los Angeles Housing Department declared on December 9, 2003 that there are **two** existing affordable residential units at the subject site. One unit is owner-occupied and there are no tenants in the second unit. Therefore, the applicant/owner is required to provide **one**, one-bedroom replacement affordable unit for the demolition of a duplex and construction of a single-family dwelling with a detached two-car garage and recreation room above.

CITY PLANNING DEPARTMENT REVIEW FOR MELLO ACT EXEMPTION

The Mello Act and the Mello Act Settlement Agreement which became effective on January 3, 2001 provides for three (3) automatic exemptions from the Mello Act. These exemptions are:

1. OWNER-OCCUPIED SINGLE FAMILY RESIDENCE that will be demolished and will be replaced by a single-family residence to be occupied by the same owner.
2. EXISTING RESIDENTIAL STRUCTURE(S) TO BE DEMOLISHED HAS (HAVE) BEEN DECLARED A PUBLIC NUISANCE by the Department of Building and Safety (copy of Notice to Comply or Notice to Demolish provided by applicant/owner/developer).
3. NEW HOUSING DEVELOPMENT consisting of fewer than ten (10) residential units. A new housing development of nine (9) or fewer residential units is considered a small new housing development.

Based on the information submitted by the applicant/owner/developer for the demolition of a duplex and construction of a single-family dwelling with a detached two-car garage and recreation room above, **the proposed development is not eligible for any of the exemptions.**

Financial Feasibility Analysis

The Mello Act exempts an Applicant from the replacement affordable housing requirements for existing one-family and two-family dwelling units if providing such replacement housing would not be "feasible". Parts 3.0 and 4.8 of the Interim Administrative Procedures require an applicant requesting the demolition of an Affordable Existing Residential Unit to submit feasibility analysis data to the City in order to determine whether the project qualifies for such a feasibility exemption.

Parts 4.7 and 4.8 of the Interim Administrative Procedures, require the Department of City Planning staff to review the submitted data to determine whether it is feasible for the Applicant to replace some or all of the identified Affordable Existing Residential Units.

Feasible shall mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technical factors" as defined in the Interim Administrative Procedures for Complying with the Mello Act dated May 17, 2000.

Based on the Mello Act Feasibility Analysis submitted by Howard Robinson & Associates, LLC dated January 28, 2004, it will not be feasible for the applicant to replace the Affordable Existing Residential Unit on-site as part of the proposed project. The determination that it will not be feasible is based on the submitted Feasibility Analysis and the applicant's proposed project for the demolition of two units and the construction of one single-family residence. The applicant also reviewed scenarios of building the affordable unit off-site and concluded that the high land costs in the immediate area, within the coastal zone, and within three (3) miles of the coastal zone, would render the provision of any new off-site affordable dwelling unit financially infeasible. The Mello Act Feasibility Analysis material, submitted by Howard Robinson & Associates, LLC with reference data, shows it is not economically feasible for the applicant to replace the unit on-site or off-site. Based on the submitted materials, the owner/applicant/developer is not required to provide any affordable replacement dwelling units, either on-site or off-site. The conditions of approval for this case are in

4. DIR-2004-7716-VSO-MEL - Exhibit D-5

2 of 3

DIR2003-7716(VSO)(SPP)

3 of 3

conformance with the required Mello Act Compliance Review in part 4.0 of the City's Interim Administrative Procedures for Complying with the Mello Act.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code.

The Determination in this matter will become effective after APR 23 2004, unless an appeal therefrom is filed with the City Planning Department, Area Planning Commission, in accordance with the Project Permit Compliance appeal procedures in Section 11.5.7 C 6 of the Los Angeles Municipal Code. 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 Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.lacity.org/pln. Planning Department public offices are located at

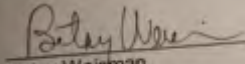
Figueroa Plaza	6262 Van Nuys Boulevard, Suite 251
201 North Figueroa Street, 4th Floor	Van Nuys, CA 91401
Los Angeles, CA 90012-2601	(818) 374-5050
(213) 482-7077	

The applicant is further advised that all subsequent contact with this office regarding this Determination 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.

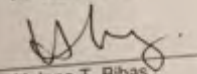
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

CON HOWE
Director of Planning

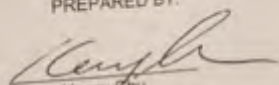
APPROVED BY:


Betsy Weisman
Principal City Planner

REVIEWED BY:


Helene T. Bibas
City Planner


PREPARED BY:



Henry Zhu
Planning Assistant
(213) 978-1199

cc: Councilmember Cindy Miscikowski, 11th District
Department of Building and Safety
Department of Transportation
California Coastal Commission, South Coast Regional Office, Charles Posner
Adjoining and Abutting Property Owners
Grass Roots Venice Neighborhood Council
Los Angeles Department of Housing, Erica Adams
Law Offices of Robert Jacobs, Robert Jacobs

5. DIR-2004-3871-VSO – Exhibit E-1

01/09/2004 19:42 3232553645 FUNG+BLATT ARCH PAGE 01

 **CITY OF LOS ANGELES**
PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 821 • Los Angeles, CA 90012

 **COMMUNITY PLANNING BUREAU**
DIRECTOR OF PLANNING SIGN-OFF LETTER

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2004-3871VSO			Date:	03/16/04
Applicant Name:	Cathy Pack of Fung & Blatt Arch.				
Applicant Address:	104 N. Avenue 33A				
	Los Angeles	State:	CA	Zip:	90042
Project Location:	4 quarterdeck				
	Zoning: R3-1				
Existing Use:	Multi-family	Subarea:	Marina Peninsula		
Project Description:	Adjoin Unit # 9 on the 3 rd fl. to unit # 8 below it thru a spiral stairway converting two non-affordable units into one. No exterior alterations. 40161000010630				
Proposed Use:	Multi-family dwelling				

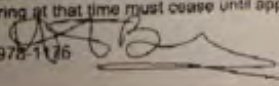
A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input checked="" type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
<input type="checkbox"/>	New construction of one single-family unit, or two ownership units, not located on a Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 9.C, 10.D, and 13.

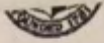
Marina Peninsula Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROVIDED
10.D.1	Density	on R3-zoned lots, 2 DUs max	Existing 10 u bldg; 2 UNITS INTO ONE- Metro cleared 06/09/04
10.D.2	Height	35 feet max;	no increase in height
10.D.3	Access	lots adj to OFW – provided from Speedway lots adj to Pacific Ave – provided from streets other than Pacific Ave lots adj to walk streets – provided from streets or alleys other than walk street	maintain existing
9.C	Roof Access Structure	LAMC Sec 12.21.1B3 Area < 100 sq ft	NA
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	maintain existing (legally permitted)

The proposed project shall comply with all regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this letter will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Helene T. Bibas 
 Venice Unit (213)-978-1176

5. DIR-2004-3871-VSO – Exhibit E-2

PAX (213) 808-8965
CUSTOMER SERVICE
AND INFORMATION
(866) 657-RENT


JAMES K. HAHN
MAYOR

Memorandum

Date: June 9, 2004
To: Simon Pastucha, Los Angeles Planning Department
From: *CA* Erica Adams, Los Angeles Housing Department
Re: 4 Quarterdeck Street, Marina del Rey


Declaration of absence of affordable units

Based upon rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units exist at, 4 Quarterdeck Street, Marina del Rey California. The property is currently vacant.


The project is therefore exempt from the requirement to provide replacement affordable units.

cc: Los Angeles Housing Department File
Cathy Pack, Project Coordinator
Richard A. Rothschild, Western Center on Law and Poverty, Inc.


AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste 

6. DIR-2005-4069-VSO-MEL - EXHIBIT F-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2005-4069-VSO-MEL	Date: 06/22/05	
Applicant Name:	Charles & Emily Elliott (owner) / Marta Perias (representative)		
Applicant Address:	29 Paloma Avenue		
	City: Venice	State: CA	Zip: 90291
Project Location:	534-536 E Altair Place		
	Zoning: RD1 5-1-O	Subarea: North Venice	
Existing Use: Duplex	Proposed Use: SFD		
Project Description:	convert (E) duplex to SFD. Remove exterior stair. Convert kitchen on 2nd fl to laundry room; living room to playroom. Repair (E) deck. (PCIS 04014-10001-06802)		
	LAHD's declaration of absence of affordable units dated 4/21-05 attached		

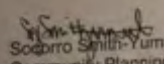
A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction:	
	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
In the Single Jurisdiction:	
<input checked="" type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on Walk Street
	New construction of one single-family unit, and not more than two condominium units, not Walk Street
	New construction of four or fewer rental units, not located on a Walk Street
	Demolition of four or fewer units
Anywhere in the Coastal Zone	
	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 8.A, 10.F and 13.

North Venice Subarea Development Regulations			
SECTION	STANDARD	REQUIRED	PROPOSED PROJECT
10.F.2	Density	max 2 dwelling units	1 unit
10.F.3	Height	Flat Roof - 30 feet; 35 varied (2:12 slope)	25 2'
10.F.4	Front Yard	Minimum 5 feet	maintain existing 6 2'
10.F.5	Access	Alley	Alley
13	Parking	SF - 2-3 spaces per unit depending on lot width MF - 2 spaces plus 1 guest depending on lot width	no parking info found. Section 13B. Exception to parking standards applicable to additions.

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.




Socorro Smith-Yumul
 Community Planning Bureau
 Venice Unit
 213-978-1208

6. DIR-2005-4069-VSO-MEL - EXHIBIT F-2

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AFETY.

Mercedes M. Marquez
Council Member

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
Mayor

LOS ANGELES HOUSING
DEPARTMENT
1300 W. 1ST STREET
9TH FLOOR
LOS ANGELES, CA 90017
(213) 856-8906
FAX (213) 856-4545

CUSTOMER SERVICE
AND INFORMATION
(800) 557-4545

Memorandum

Date: April 21, 2005
To: Simon Pastucha, Los Angeles Planning Department
From: Cynthia Landis, Los Angeles Housing Department *CL*
Re: 534 and 536 Altair Place, Venice, CA, 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units exist at: 534 and 536 Altair Place, Venice, CA, 90291.

Both units have been vacant for more than one year.

The project is therefore exempt from the requirement to provide replacement affordable units.

cc: Los Angeles Housing Department File
Charles Elliot
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

11. Venice
DIR 2005-4069-VSO-MEL

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

06/20/05 12:55 FAX 310 670 1418
L R R LTD
RESIDENCE

APR 22 2005 10:35 P.02
2002

WITH 7
TY CODE

AGENCIES TO ASSURE SAFETY OF
at a later date, any development occurring at that time must cease until appropriate entitlements are obtained.

534 ALTAIR PLACE - LOS ANGELES

S. Smith-Yumul
Socorro Smith-Yumul
Community Planning Bureau
Venice Unit
213-978-1208

7. DIR-2005-4937-VSO-MEL - EXHIBIT G-1



**CITY OF LOS ANGELES
PLANNING DEPARTMENT**
City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2005-4937-VSO-MEL	Date:	08/03/05
Applicant Name:	Eva Sobesky & Todd Mathers (owner) / Joe John Mcvery (representative)		
Applicant Address:	1348 Abbot Kinney Blvd		
	City: Venice	State: CA	Zip: 90291
Project Location:	940-942 E Palms Blvd		
	Zoning: R2-1	Subarea:	Oakwood-Milwood-SE Venice
Existing Use:	Duplex + 3-car pkg bldg	Proposed Use:	1 SFD + new 2-story SFD w/ attached 2-car garage
Project Description:	demo pkg bldg (PCIS 05019-30000-01981) construct 2-story SFD w/ attached 2-car garage (PCIS 05010-30T-03209) convert (E) 1-story duplex to SFD; demo of party wall & kitchen, close off (PCIS 05016-30000-15896) LAHD's "declaration of absence of affordable units" issued 07/20/05.		

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input checked="" type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
<input checked="" type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 8.A, 10.G, and 13.

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.G.2	Density	max 2 dwelling units	2 units
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	27'10" (new) maintain (E) ht of converted duplex
10.G.4	Access	Alley	from alley, Lincoln Court
13	Parking	SF - 2-3 spaces per unit depending width MF - 2 spaces plus 1 guest depending width	2 pkg spaces in an attached garage; 4 uncovered

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Socorro Smith-Yumai 8/16-05
Socorro Smith-Yumai
Venice Unit
213-978-1208

7. DIR-2005-4937-VSO-MEL - EXHIBIT G-2

Five 1/2" x 1/2" E.Q. Instruments
O.S. Surcharge
Sys. Surcharge
Planning Surcharge Misc Fee
Permit Issuing Fee

Total Bond(s) Due: 0.00

Los Angeles Housing Department
OCCUPANCY MONITORING UNIT
LAHD
3300 W. 7th Street, 9th Fl, Los Angeles, CA 90017
tel 213.808.8806 / fax 213.808.8965
www.lacity.org/lahtd

Antonio R. Villaseñor, Mayor
Marcelo R. Martinez, General Manager

Memorandum

Date: July 20, 2005
To: Simon Pastucha, Los Angeles Planning Department
From: *CW* Cynthia Landis, Los Angeles Housing Department
Re: Mello Determination for 940 Palms Blvd., Venice, CA 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units currently exist at: 940 Palms Blvd., Venice, CA 90291.

The two units on the property have been vacant for more than one year.

The project is therefore exempt from the requirement to provide replacement affordable units.


cc: Los Angeles Housing Department File
Emily White, EIS Studio
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

An Equal Opportunity Affirmative Action Employer


JUL 21 2005 12:44 P.M.

HOUSING
SHEET NUMBER
A0-1.1

8. DIR-2005-5620-VSO-MEL - EXHIBIT H-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF
Venice Coastal Specific Plan (Ordinance 175,693)

Case Number	DIR-2005-5620 VSO MEL		Date:	8/16/05	
Applicant Name:	Kimber Clark				
Applicant Address:	2828 Cochran Street				
	City:	Simi Valley	State:	CA	Zip: 93068
Project Address:	49 Brooks				
	Zoning:	RD1 5-1	Subarea:	North Venice	
Existing Use:	duplex		Proposed Use:	duplex	
Project Description:	Demolish two (2) existing houses, construct new duplex				

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input checked="" type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
In the Single Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on Walk Street
<input type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%)
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 9.C, 10.F, and 13.

North Venice Subarea Development Regulations			
SECTION	STANDARD	REQUIRED	PROPOSED PROJECT
10.F.2	Density	max 2 dwelling units	2 dwelling units
10.F.3	Height	Flat Roof - 30 feet; 35 varied (2:12 slope)	30' height flat roof
10.F.4	Front Yard	Minimum 5 feet; LADBS setback observed	building setback 16' 9"
10.F.5	Access	Alley	driveway off alley
9.C	Roof Access Structure	10 ft above flat roof requirement (30 ft) Area < 100 sq ft	R.A.S. = 8' 3" in height 88 sq. feet in area
13	Parking	SF - 2-3 spaces per unit depending on lot width MF - 2 spaces/unit plus 1 guest depending on lot width	4 covered spaces provided

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Christine Springett
 Christine Springett
 Community Planning Bureau
 Venice Unit
 213-978-1175

8. DIR-2005-5620-VSO-MEL - EXHIBIT H-2

10:28/NO. 8339018368 P 2

This fax was received by CFI FAXmaker fax server. For more information, visit: <http://www.gli.com>

MICHAEL M. MURPHY
Deputy Mayor

CITY OF LOS ANGELES
CALIFORNIA

LOS ANGELES HOUSING
DEPARTMENT
1000 W. 7TH STREET
8TH FLOOR
LOS ANGELES, CA 90017
(213) 808-2600
FAX (213) 808-2605

JAMES K. HAHN
MAYOR

CUSTOMER SERVICE
AND INFORMATION
(310) 857-8121

Memorandum

Date: January 4, 2005
To: Simon Pastucha, Los Angeles Planning Department
From: MC Margaret Carmine, Los Angeles Housing Department
Re: 49-49 1/2 Brooks, Venice, CA, 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units exist at: 49-49 1/2 Brooks, Venice, CA, 90291.

All tenants have had the opportunity to submit household information.

The project is therefore exempt from the requirement to provide replacement affordable units.

cc: Los Angeles Housing Department File
Jake King, Coast Capital Group
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER
Page 2/2 Date: 1/11/2005 11:49:02 AM
Printed: 1/11/2005 11:49:02 AM

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CONSULTANTS

SITE PLAN 1

8. DIR-2005-5620-VSO-MEL - EXHIBIT H-3

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FAX TRANSMISSION

LOS ANGELES HOUSING DEPARTMENT
1200 W. 7th STREET, 9th FLOOR
LOS ANGELES, CA 90017
(213) 808-8806
FAX: (213) 808-8965

DATE: January 11, 2005	PAGE(S): 2 pages, including cover page
To: Jake King, Coast Capital Group	
Tel #: (310) 998-8300	Fax #: (310) 586-2122
FROM: Margaret Carmine / Tel: (213) 808-8939; Fax: (213) 808-8965	
SUBJECT: Mello Determination for 49-49 1/2 Brooks Ave., Venice, 90291	

Sorry for the delay - it took a while for my supervisor to review the Mello Determination.

A copy has already been faxed to the City Planning Dept.


Best regards,

From: unknown
Page: 1/2
Date: 1/11/2005 11:48:01 AM


BI
47 &
Veni
CC

CONSULTANTS

9. DIR-2005-6103-VSO-MEL - EXHIBIT I-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2005-6103-VSO-MEL			Date:	08/31/05	
Applicant Name:	Lawrence & Aronoff, Jessica Sher (owner) / Selina Boxer Wechsler					
Applicant Address:	708 14 th St					
	City:	Santa Monica	State:	CA	Zip:	90402
Project Location:	230 S 5 th Avenue					
	Zoning:	RD2-1	Subarea: Oakwood-Milwood-S/E Venice			
Existing Use:	duplex w/ attached 2-car garage		Proposed Use: SFD w/ attached 2-car garage			
Project Description:	convert (E) 1-story duplex into SFD, small add'n & remodel (PCIS 05014-30000-07696)					

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
X	An improvement to an existing single- or multiple-family structure that is not on a Walk Street MELLO determination: replacement not required; no inclusionary units required LAHD's "declaration of absence of affordable units" dated 08/19-05 New construction of one single-family unit, and not more than two condominium units, not Walk Street New construction of four or fewer rental units, not located on a Walk Street Demolition of four or fewer units
Anywhere in the Coastal Zone	
	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 8.A, 10.G, and 13.

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.G.2	Density	max 2 dwelling units	1 unit
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	11' flat roof
10.G.4	Access	Alley	from alley
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	maintain 2 pkg spaces. Sec. 13.B. Exception.

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Socorro Smith-Yumul
 Socorro Smith-Yumul
 Venice Unit
 213-978-1208

9. DIR-2005-6103-VSO-MEL - EXHIBIT I-2



Memorandum

Date: August 19, 2005
To: Simon Pastucha, Los Angeles Planning Department
From: Cynthia Landis, Los Angeles Housing Department
Re: Mello Determination for 230-230 1/2 5th Ave., Venice, CA 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owners for the previous three years, it has been determined that no affordable units currently exist at: 230-230 1/2 5th Ave., Venice, CA 90291.

230 5th Ave. has been vacant for more than one year; 230 1/2 5th Ave. has been owner-occupied for more than three years.

The project is therefore exempt from the requirement to provide replacement affordable units.

cc: Los Angeles Housing Department File
Jessica Aronoff and Lawrence Sher, Property Owners
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

An Equal Opportunity Affirmative Action Employer

2014 RZ:R QYV 57 BRH

08/19/05

9. DIR-2005-6103-VSO-MEL - EXHIBIT I-3

COMMISSION

ARNOLD SCHWARZENEGGER Governor

www.coastal.ca.gov

NOTICE OF PERMIT WAIVER EFFECTIVENESS

DATE: October 18, 2005
TO: Jessica Aronoff & Lawrence Sher
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver De Minimis Number 5-05-365-W DIR-2005-6103-VSO-MEL

Please be advised that Waiver Number 5-05-365-W, which was reported to the Commission on October 13, 2005, became effective as of that date. Any deviation from the application and plans on file in the Commission office may require a coastal development permit for the entire project.

APPLICANT: Jessica Aronoff & Lawrence Sher
LOCATION: 230 5th Avenue, Venice (Los Angeles County) (APN(s) 4240-006-011)
DESCRIPTION: Demolish partitions to change existing 2,231 sq. ft., one story 11.5 foot high duplex to single family use; add 30 sq. ft enclosed area and new patio.

Should you have any questions, please contact our office.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: PAM EMERSON
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

10. DIR-2006-4826-VSO - EXHIBIT J-1



**CITY OF LOS ANGELES
PLANNING DEPARTMENT**
City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU DIRECTOR OF PLANNING SIGN-OFF Venice Coastal Specific Plan (Ordinance 175,693)

Case Number	DIR-2006-4826-VSO	Date:	07/05/06
Applicant Name:	Kimber Clark		
Applicant Address:	2826 Cochran St #313		
Project Location:	City: simi valley	State: CA	Zip: 91065
	47-49 brooks		
Existing Use: duplex	Zoning: RD1.5 -1	Subarea: North Venice	
Project Description:	Proposed Use: 2-unit condo		
	Convert duplex into 2-unit condo (AA-2005-9455)		

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
In the Single Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on Walk Street
<input checked="" type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.


This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 9.C, 10.F, and 13.

North Venice Subarea Development Regulations			
SECTION	STANDARD	REQUIRED	PROPOSED PROJECT
10.F.2	Density	max 2 dwelling units	2 UNITS
10.F.3	Height	Flat Roof - 30 feet; Varied Roofline - 35	Flat roof - 30 ft
10.F.4	Front Yard	Minimum 5 feet; LADBS setback observed	15 ft
10.F.5	Access	Alley	yes
9.C	Roof Access Structure	10 ft above flat roof requirement (30 ft) Area < 100 sq ft	Under 10 ft
13	Parking	SF - 2-3 spaces per unit depending on lot width MF - 2 spaces/unit plus 1 guest depending on lot width	5 spaces


The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Helene T. Bibas
Community Planning Bureau, 213-975-1176

11. DIR-2006-5334-VSO-MEL – Exhibit K-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number	DIR-2006-5334-VSO-MEL		
Applicant Name:	Daniela Rechtszaid Design / Russell Alan Cletta (owner)	Date:	06/20/06; 01/02-07
Applicant Address:	924 Milwood Ave		
	City: Venice	State: CA	Zip: 90291
Project Location:	541 E Rialto Avenue		
	Zoning: RD1.5-1	Subarea: North Venice	
Existing Use:	4-Unit Apartment	Proposed Use: SFD	
Project Description:	Conversion of a 4-unit apartment to a single-family dwelling unit. Addition of 112.50 Square feet to the existing structure. (PCIS 06016-10000-25258)		

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
In the Single Jurisdiction	
<input checked="" type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on Walk Street
<input type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input checked="" type="checkbox"/>	Demolition of four or fewer units
Mello Determination: LAHD's "declaration of absence of affordable units", 08/05-06	
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.


This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 9.C, 10.F, and 13.


North Venice Subarea Development Regulations			
SECTION	STANDARD	REQUIRED	PROPOSED PROJECT
10.F.2	Density	max 2 dwelling units	One SFD
10.F.3	Height	Flat Roof - 30 feet; Varied Roofline - 35	Maintain existing - 25' 6"
10.F.4	Front Yard	Minimum 5 feet; LADBS setback observed	Maintain existing - 3'
10.F.5	Access	Alley	Maintain existing - Alley
9.C	Roof Access Structure	10 ft above flat roof requirement (30 ft) Area < 100 sq ft	N/A
13	Parking	SF - 2-3 spaces per unit depending on lot width MF - 2 sp/unit plus 1 guest depending on lot width	Maintain existing 2 pkg spaces

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Christine Mahfouz / Socorro Smith-Yumul (01/02-07)
Community Planning Bureau
213-978-1175

11. DIR-2006-5334-VSO-MEL – Exhibit K-2


Los Angeles Housing Department
LAHD
250 W. 7th Street, 10th Fl., Los Angeles, CA 90017
tel 213.808.8608 / fax 213.808.8616
www.lacity.org/lahd


Antonio R. Villaraigosa, Mayor
Mercedes Márquez, General Manager

Memorandum

Date: June 5, 2006
To: Simon Pastucha, Los Angeles Planning Department
From: *CCL* Cynthia Landis, Los Angeles Housing Department
Re: 541 Rialto, Venice, CA 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units currently exist at:

541 Rialto, Venice, CA 90291 – Property has been owner occupied in one unit and the other units vacant for the past year.

The project is therefore exempt from the requirement to provide replacement affordable units.

cc: Los Angeles Housing Department File
Russell Cletta, Owner
Lynn Harper, City of Los Angeles
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

An Equal Opportunity Affirmative Action Employer

Cordova G.
Rodriguez G.

12. DIR-2005-0301-VSO-MEL – Exhibit L-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF
Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2005-0301-VSO-MEL	Date: 01/20/05
Applicant Name:	Christopher Hero & Dorothy Steinicke	
Applicant Address:	617 E Milwood Ave.	
	City: Venice	State: CA Zip: 90291
Project Location:	617 E Milwood Avenue	
Existing Use: Duplex	Zoning: R2-1	Subarea: Oakwood-Milwood-SE Venice
Project Description:	Proposed Use: Single-family dwelling	
convert (E) duplex to SFD; relocate/enlarge kitchen on 1 st fl; remodel 2 nd fl for new bath & kitchen removal; change interior stairs. (PCIS 04016-30000-18148)		
Attached LAHD's declaration of absence of affordable units (01/12/05)		

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input checked="" type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
<input type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%)
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Sections 8.A, 10.G, and 13.

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.G.2	Density	max 2 dwelling units	1 unit.
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	2 stories; maintain existing
10.G.4	Access	Alley	maintain existing
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	maintain 3 pkg spaces in detached garage Section 13.B. Exception


The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

S. Smith-Yumal
 Socorro Smith-Yumal
 Community Planning Bureau
 Venice Unit
 213-978-1208

12. DIR-2005-0301-VSO-MEL – Exhibit L-2

JOSE M. MARQUEZ
GENERAL MANAGER

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

LOS ANGELES HOUSING
DEPARTMENT
1200 W. 7TH STREET
9TH FLOOR
LOS ANGELES, CA 90017
(213) 808-8806
FAX (213) 808-8965

CUSTOMER SERVICE
AND INFORMATION
(866) 557-RENT

Memorandum

Date: January 12, 2005
To: Simon Pastucha, Los Angeles Planning Department
From: MC Margaret Carmine, Los Angeles Housing Department
Re: 617 Milwood, Venice, California, 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owner, it has been determined that no affordable units exist at: 617 Milwood, Venice, California, 90291. The property has been owner-occupied for the past three years and has not been a rental unit during this period.

The project is therefore exempt from the requirement to provide replacement affordable units.

cc: Los Angeles Housing Department File
Christopher Hero
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste.

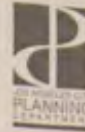
2ND FLOOR (DEMOLITION) PLAN
1/4" = 1'-0"

VENICE, CALIFORNIA

13. DIR-2005-00744-VSO-MEL – Exhibit M-1



CITY OF LOS ANGELES PLANNING DEPARTMENT City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2005-0744-VSO-MEL	Date:	02/10/05
Applicant Name:	Julie Rhee (owner) / Don Dimster (representative)		
Applicant Address:	3528 Mayden Ave		
	City:	Culver	State: CA Zip: 90232
Project Location:	2908 S Clune Avenue		
	Zoning:	R1-1-O	Subarea: Oakwood-Milwood-SE Venice
Existing Use:	Single-family dwelling	Proposed Use:	Single-family dwelling
Project Description:	demo (E) SFD w/ detached garage (PCIS 05019-30000-00172 / DIR2004-1400-VSO) Attached Owner-Occupied SFD Exemption Affidavit signed 02/04-05. construction of new 2-story SFD w/ attached 2-car garage (PCIS 05010-30000-00293)		

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
<input checked="" type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input checked="" type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Sections 8.A, 9.C, 10.G, and 13.

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
9.C	Roof Structures	10' over flat roof height limit; designed/oriented for reduced visibility from public walkways & rec areas; 100sqft max area as measured from outside walls.	30'1" to top of roof structure; 91sqft area as measured from outside walls
10.G.2	Density	1 DU	1DU
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	24'5 5/8" max
10.G.4	Access	Alley	from alley
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	3 spaces; 2 covered, 1 uncovered

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

S. Smith
Socorro Smith-Yumul
Venice Unit
213-978-1208

13. DIR-2005-00744-VSO-MEL – Exhibit M-2

Don Dimster

From: Jonathan Hershey [JHershey@Planning.Lacity.Org]
Sent: Friday, February 04, 2005 3:21 PM
To: Don@DimsterArchitecture.com
Subject: Affidavit for 2908 S. Clune Ave.



Mello

Owner-Occupied Affidavit

Attached is the Affidavit for an "Owner-Occupied, Single-Family Dwelling" exemption for the Mello Act. Please have the property owner of record read and complete the form.

Then, give the completed affidavit to Community Planning Bureau Staff to have attached to the case file DIR-2004-1400-VSO.

This should complete your Mello Act Compliance Review. If you have any further questions, please feel free to contact me.

Jonathan Hershey
Department of City Planning
Office of Zoning Administration
(213) 978-1337

13. DIR-2005-00744-VSO-MEL – Exhibit M-3

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
Office of Zoning Administration

MELLO ACT
Owner-Occupied Single-Family Dwelling
Exemption Affidavit

Case or Permit No. _____

The Mello Act (California Code Sections 65590 and 65590.1) is a statewide law that mandates local governments to comply with a variety of provisions concerning the demolition, conversion and construction of residential units in California's Coastal Zone. The Interim Administrative Procedures for Complying with the Mello Act in the Coastal portions of the City of Los Angeles that became effective on May 17, 2000 and the Settlement Agreement between the City of Los Angeles and the Venice Town Council, Inc., the Barton Hill Neighborhood Organization, and Carol Berman concerning implementation of the Mello Act in the Coastal Zone portions of the City of Los Angeles effective January 3, 2001 provide for an exemption from complying with the Mello Act for applicants who propose to demolish the existing single-family dwelling in which they currently reside and replace it with another single-family dwelling in which they plan to reside.

If an owner-occupied single-family dwelling is to be demolished and rebuilt, I, Julie Rhee, certify, under penalty of perjury, that
Property Owner Name (PRINT)

the existing single-family dwelling to be demolished, located at
2908 Clune Ave Venice 90291 is
House Number Street Community Zip Code

owned and currently occupied by myself, and that the replacement single-family dwelling at the above stated location will be occupied by myself.


[Signature] 2/4/05
Property Owner (SIGNATURE) Date

Additional Information to be provided by the property owner (if known):


01/06 (MM/YY) 5 (YEARS)
Estimated Date of Construction Completion Estimated Length of Residency at New Home

Mello Act Owner-Occupied Single-Family Dwelling Affidavit (04/99/02)

14. DIR-2005-1542-VSO-MEL – Exhibit N-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2005-1542-VSO-MEL		Date: 03/15/05
Applicant Name:	Litt, Scott W Tr (owner) / Mark Starkard (representative)		
Applicant Address:	1725 Abbot Kinney Blvd		
Project Location:	City: Venice	State: CA	Zip: 90291
	334 E Brooks Avenue		
Existing Use: 2-story duplex	Zoning: RD1 S-1	Subarea: Oakwood-Milwood-SE Venice	
Project Description:	Proposed Use: Single-family dwelling		
demo (E) duplex & detached garage LAHD's declaration of absence of affordable units (03/08/05), attached. construction of new 2-story SFD (PCIS 05010-30000-00599) construction of detached 2-car garage w/ accessory living quarter above (PCIS 05010-30000-00600) PCIS 05010-30000-00600			


A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
<input checked="" type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input checked="" type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%)
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Sections 8.A, 10.G, and 13.

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.G.2	Density	max 2 dwelling units	1 unit
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	SFD, 23.57' flat roof garage w/ access lg, 23.57'
10.G.4	Access	Alley	from the alley, Brooks Court
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	3 spaces, 2 covered, 1 uncovered

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.


 Soberro Smith-Yumul
 Community Planning Bureau
 Venice Unit
 213-978-1208

14. DIR-2005-1542-VSO-MEL – Exhibit N-2

STATE OF CALIFORNIA - THE RESOURCES AGENCY

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceanside, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

ARNOLD SCHWARZENEGGER, Governor



April 26, 2005

Mobile Design
Attn: Mark Stankard
1725 Abbot Kinney Blvd.
Venice, CA 90291

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

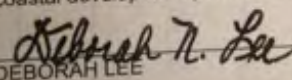
WAIVER: 5-05-100 **APPLICANT:** Scott Litt

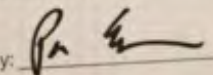
LOCATION: 334 Brooks Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a two-story, two-unit apartment building and attached garage and construction of a two-story, 25-foot high, 2,027 square-foot single-family residence and a detached 527 square-foot two-car garage with a 576 square-foot art studio above it on a 5,206.5 square foot lot.


RATIONALE: The proposed project, which is located approximately 1/2 mile inland of the beach, has received a Project Permit approval from the City of Los Angeles Planning Department and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the 25-foot height limit for structures with flat rooflines in the North Venice area. Adequate on-site parking is provided (3 spaces: a two-car garage and one uncovered space). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including directing runoff from gutters to catch basins on the alley side of the property. The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its May 11-13, 2005 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.


DEBORAH LEE
Deputy Director
cc: Commissioners/File

by: 

14. DIR-2005-1542-VSO-MEL – Exhibit N-3

SUPP.TO PCIS# _____, APC <input type="checkbox"/> , L 13537, B0 WL _____ ()																	
B	<div style="text-align: center;">  <p>CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY www.ladbs.org (888) LA4-BUILD (in L.A. County) (213) 482-0000 (outside L.A. County)</p> </div>																
<div style="float: right; text-align: center;"> Application for Building Permit or Grading and Certificate of Occupancy <small>For Office Use Only</small> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%; padding: 2px;">Customer Name: <u>Scott Litt</u></td> <td style="width: 30%; padding: 2px;">Q-Matic #: <u>8</u></td> </tr> <tr> <td colspan="2" style="padding: 2px;">PCIS #:</td> </tr> </table>		Customer Name: <u>Scott Litt</u>	Q-Matic #: <u>8</u>	PCIS #:													
Customer Name: <u>Scott Litt</u>	Q-Matic #: <u>8</u>																
PCIS #:																	
Project Address: <u>7274 Brooks Ave.</u>																	
City: <u>Venice</u> Zip: <u>90291</u> Unit No: _____ Cross Street: _____																	
Work Description (Briefly describe the scope of work): <div style="border: 1px solid black; padding: 5px; min-height: 40px;"> <u>Demolition of 2 story duplex and one story garage.</u> <div style="border: 1px solid black; border-radius: 50%; width: 80px; height: 40px; text-align: center; line-height: 40px; margin: 0 auto;">DPI</div> </div>																	
Use of Building: Existing Use: <u>Residential</u> Proposed Use: <u>Residential</u>																	
Valuation: \$ _____																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">Applicant's Name</th> <th style="width: 30%;">Number & Street Name</th> <th style="width: 20%;">City & Zip Code</th> <th style="width: 20%;">Phone Number</th> </tr> <tr> <td><u>Mark Stankard-omd</u></td> <td><u>1725 Abbot Kinney Blvd.</u></td> <td><u>Venice 90291</u></td> <td><u>310 439 1129</u></td> </tr> <tr> <td colspan="4"> <input checked="" type="checkbox"/> Agent for Owner <input type="checkbox"/> Owner <input type="checkbox"/> Owner-Builder <input type="checkbox"/> Agent for Contractor <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Developer <input type="checkbox"/> Tenant </td> </tr> </table>		Applicant's Name	Number & Street Name	City & Zip Code	Phone Number	<u>Mark Stankard-omd</u>	<u>1725 Abbot Kinney Blvd.</u>	<u>Venice 90291</u>	<u>310 439 1129</u>	<input checked="" type="checkbox"/> Agent for Owner <input type="checkbox"/> Owner <input type="checkbox"/> Owner-Builder <input type="checkbox"/> Agent for Contractor <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Developer <input type="checkbox"/> Tenant							
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<u>Scott Litt</u>	<u>800 Hampton Dr. Unit 1</u>	<u>Venice</u>	<u>90291</u>														
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">Contractor's Name</th> <th style="width: 30%;">Number & Street Name</th> <th style="width: 20%;">City & Zip Code</th> <th style="width: 20%;">Phone Number</th> </tr> <tr> <td colspan="4" style="height: 20px;"> </td> </tr> <tr> <td colspan="2">City of Los Angeles Business Tax Registration Certification</td> <td>State License #</td> <td>Class</td> </tr> <tr> <td colspan="2">Worker's Compensation Carrier</td> <td>Policy #</td> <td>Expiration Date</td> </tr> </table>		Contractor's Name	Number & Street Name	City & Zip Code	Phone Number					City of Los Angeles Business Tax Registration Certification		State License #	Class	Worker's Compensation Carrier		Policy #	Expiration Date
Contractor's Name	Number & Street Name	City & Zip Code	Phone Number														
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">Architect's Name</th> <th style="width: 30%;">Number & Street Name</th> <th style="width: 20%;">City & Zip Code</th> <th style="width: 20%;">Phone Number</th> </tr> <tr> <td colspan="4" style="height: 20px;"> </td> </tr> <tr> <td colspan="2">State License #</td> <td colspan="2">Expiration Date</td> </tr> </table>		Architect's Name	Number & Street Name	City & Zip Code	Phone Number					State License #		Expiration Date					
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State License #		Expiration Date															
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State License #		Expiration Date															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">Tenant's Name</th> <th style="width: 30%;">Number & Street Name</th> <th style="width: 20%;">City & Zip Code</th> <th style="width: 20%;">Phone Number</th> </tr> <tr> <td colspan="4" style="height: 20px;"> </td> </tr> </table>		Tenant's Name	Number & Street Name	City & Zip Code	Phone Number												
Tenant's Name	Number & Street Name	City & Zip Code	Phone Number														

14. DIR-2005-1542-VSO-MEL – Exhibit N-4

MERCEDES M. MÁRQUEZ
GENERAL MANAGER

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

LOS ANGELES HOUSING
DEPARTMENT
1200 W. 7TH STREET
9TH FLOOR
LOS ANGELES, CA 90017
(213) 808-8806
FAX (213) 808-6965

CUSTOMER SERVICE
AND INFORMATION
(800) 557-RENT

Memorandum

Date: March 8, 2005
To: Simon Pastucha, Los Angeles Planning Department
From: *CL* Cynthia Landis, Los Angeles Housing Department
Re: 334 Brooks Avenue, Venice, California, 90291

**Declaration of absence of affordable units and
exemption from providing inclusionary residential units**

Based upon the rent and tenant information submitted by the owner, it has been determined that no affordable units exist at: 334 Brooks Avenue, Venice, California, 90291.

The two units at this address have been vacant for more than one year. The project is therefore exempt from the requirement to provide replacement affordable units.

The new building planned for construction at this address will be a single-family dwelling.

Because the new housing development consists of nine or fewer residential units, the project is exempt from the requirement to provide inclusionary residential units.

cc: Los Angeles Housing Department File
Mark Stankard, Siegal Office of Mobile Design
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled water
HOUSING

Mar 9 2005 12:52 P.02

15. DIR-2006-7190-VSO-MEL – Exhibit O-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU DIRECTOR OF PLANNING SIGN-OFF Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR-2006-7190-VSO-MEL		Date: 08/15/06
Applicant Name:	John Cusac		
Applicant Address:	653 Palms		
Project Location:	City: Venice	State: CA	Zip: 90291
Existing Use:	Duplex		
Project Description:	Convert existing duplex to a single family dwelling unit. Convert existing 4-car garage to a 3-car garage, recreation room and storage. (PCIS 06016-30000-1349) (PCIS 06016-30000-1349)		

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input checked="" type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
	New construction of one single-family unit, and not more than two condominium units, not Walk Street
	New construction of four or fewer rental units, not located on a Walk Street
<input checked="" type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 9.C, 10.G, and 13.

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.G.2	Density	max 2 dwelling units	1 unit
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	No change in existing height.
10.G.4	Access	Alley	Maintain existing from alley
9.C	Roof Access Structure	10 ft above flat roof requirement (30 ft) Area < 100 sq ft	NA
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	3 required parking spaces in the garage.

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Christine Mahfouz
 Christine Mahfouz
 Community Planning Bureau, Venice Unit
 213-978-1175

15. DIR-2006-7190-VSO-MEL – Exhibit O-2

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
Construction Services Center

MELLO ACT
Advisory Notice and Screening Checklist
For Coastal Zone Projects

On January 3, 2001, the Los Angeles City Council entered into a settlement agreement concerning the City's compliance with the Mello Act (California Code Sections 65590 and 65590.1), a statewide law that requires local governments to comply with certain provisions designed to preserve and increase the supply of affordable housing in California's coastal zone. The Mello Act applies to any proposal to convert or demolish existing housing, or to develop new housing in the coastal zone. The purpose of this advisory notice and screening checklist is to determine if your project is subject to the Mello Act, and to inform you of the possible requirements.

Planning Counter Staff must complete this form for all coastal Zone projects.

STEP ONE. Does the project involve the conversion, demolition or construction of one or more "whole" residential units? Check all that apply.

- ☐ Efficiency dwelling units
- ☐ One-family dwellings
- ☐ Two-family dwellings
- ☐ Structures with three or more dwelling units or efficiency dwelling units
- ☐ Joint living and work quarters / Artist-in-Residence (AIR) units
- ☐ Mobile homes
- ☐ Mobile home lots in a mobile home park
- ☐ Residential hotel as defined in paragraph (1) of subdivision (b) of Section 50519 of the California Health and Safety Code: "Residential hotel means any building containing six or more guestrooms or efficiency units, as defined by Section 17958.1, intended or designed to be used, or which are used, rented, or hired out to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, but does not mean any building containing six or more guestrooms or efficiency units, as defined by Section 17958.1, which is primarily used by transient guests who do not occupy that building as their primary residence."

Section 17958.1 of the Health and Safety Code: "Notwithstanding Sections 17922m, 17958, and 17958.5, a city or county may, by ordinance, permit efficiency units for occupancy by no more than two persons which have a minimum floor area of 150 square feet and which may also have a partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise made applicable pursuant to this part. "Efficiency unit" as used in this section, has the same meaning specified in the Uniform Building Code of the International Conference of Building Officials, as incorporated by reference in Chapter 2-12 of Part 2 of Title 24 of the California Code of Regulations."

If no boxes are checked, the project is not subject to the Mello Act and does not require a Mello Act compliance review. Counter Staff: Please indicate below if the proposed project is subject to the Mello Act and complete the information requested.

Subject to Mello Act: (circle) YES NO	
Case # (if subject to Mello Act) _____ -MEL	
Project Description: Convert Duplex to S.F.D. Convert (E) Garage to Rec Room, Garage, Storage	
Project Address: 653 Palms, Venice, CA	
Owner/Applicant (PRINT): Alden John Cusick	
Owner/Applicant Signature: <i>[Signature]</i>	DATE: Aug 15, 06
Planning Counter Staff Person (PRINT): ARTIS RETORDES	Counter Staff (INITIAL) DATE: 08/15/06

If any of the boxes in STEP ONE are checked, proceed to STEP TWO.

Mello Act Advisory Notice and Screening Checklist 04/02/03

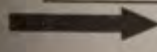
15. DIR-2006-7190-VSO-MEL – Exhibit O-3

STEP TWO. If any of the following questions are answered "YES," the project will require a Mello Act compliance review. A public hearing (if required) will not be scheduled, or written determination issued, until a Mello Act compliance review has been completed.

Replacement Housing	Conversion		
	Will the project result in a reduction in the existing number of residential units?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
	Will the project convert existing rental residential units to for-sale units?	<input type="checkbox"/>	<input type="checkbox"/>
	Will the project convert existing residential units to non-residential uses?	<input type="checkbox"/>	<input type="checkbox"/>
Inclusionary Housing	Demolition		
	Will the project involve the demolition of existing residential units?	<input type="checkbox"/>	<input type="checkbox"/>
	New Housing Development		
	Will the project result in the construction of one or more "whole" residential units through new construction or adaptive reuse of existing non-residential structures?	<input type="checkbox"/>	<input type="checkbox"/>

STEP THREE. The Mello Act Coordinator is authorized to issue Replacement/Inclusionary Housing Requirement Exemptions. If the project, or part of the project, may qualify for one or more of the following exemptions, please forward to the Mello Act Coordinator the appropriate requested documentation. These exemptions are:

1. OWNER-OCCUPIED SINGLE-FAMILY RESIDENCE that will be demolished and replaced with a new single-family dwelling for occupancy by the same owner. *The Owner/Applicant must complete and submit a Single-Family Dwelling Exemption Affidavit.*
2. EXISTING RESIDENTIAL STRUCTURE(S) TO BE DEMOLISHED HAS (HAVE) BEEN DECLARED A PUBLIC NUISANCE by the Department of Building and Safety. *The Owner/Applicant must provide a copy of Notice to Comply or Notice to Demolish.*
3. SMALL NEW HOUSING DEVELOPMENT consisting of fewer than 10 residential units. A new housing development of 9 or fewer residential units is considered a small new housing development.

 **All cases** requiring Mello Act Compliance Review must forward to the Mello Act Coordinator the following documentation:

☐ Master Land Use Application (copy) ☐ Site Plan (copy) ☐ Mello Act Screening Checklist
☐ Additional Required Information per requested exemption(s)

Rules for Conversions and Demolitions

- Existing residential units may or may not be converted or demolished for non-residential uses, unless the City first finds that residential uses are no longer feasible at that site. This rule applies to all existing units, not just affordable units.
- In most instances, converted or demolished existing affordable units must be replaced one-for-one. The Housing Department is responsible for determining whether existing residential units qualify as "affordable units." This process may take up to 60 days. *While applications will be accepted for filing, they will not be "deemed complete" until the Housing Department has completed its review, as required by the Mello Act settlement agreement. It is incumbent on the Owner/Applicant to complete and submit to the Housing Department an Affordable Housing Review Request.*


Rules for New Housing Developments


- **Ten or more units.** New housing developments of ten or more units must provide inclusionary residential units. Owner/Applicants have two options:
 1.) 20% of all units must be reserved for low-income households, or
 2.) 10% of all units must be reserved for very low-income households.
- **Nine or fewer units.** New housing developments of nine or fewer units are automatically exempt from the requirement to provide inclusionary residential units.

FOR ASSISTANCE AND MORE INFORMATION, PLEASE CONTACT THE CITY PLANNING DEPARTMENT'S MELLO ACT COORDINATOR, AT (213) 978-1475.

Mello Act Advisory Notice and Screening Checklist 04/02/03

15. DIR-2006-7190-VSO-MEL – Exhibit O-4


Los Angeles Housing Department
LAHD
1250 W. 7th Street, 9th Fl., Los Angeles, CA 90007
Tel 213.808.8808 | Fax 213.808.8535
www.lacity.org/land


Antonio R. Villalobos, Mayor
Mercedes Márquez, General Manager

Memorandum

Date: August 1, 2006
To: Simon Pastucha, Los Angeles Planning Department
From: *ick* Cynthia Landis, Los Angeles Housing Department
Re: 653 & 655 Palms Blvd., Venice, CA 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units currently exist at:

653 & 655 Palms Blvd., Venice, CA 90291 – Owner Occupied

The project is therefore exempt from the requirement to provide replacement affordable units.

c: Los Angeles Housing Department File
Paula Lombard, Owner
Lynn Harper, City of Los Angeles
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

An Equal Opportunity Affirmative Action Employer

DIR 2006-7190

5 | *1* | *2*

16. DIR-2006-6050-VSO – Exhibit P-1



CITY OF LOS ANGELES PLANNING DEPARTMENT City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number	DIR-2006-6050-VSO		Date: July 12, 2006
Applicant Name:	Armando Sevilla		
Applicant Address:	334 Venice Way		
	City: Los Angeles	State: CA	Zip: 90291
Project Location:	334 Venice Way		
	Zoning: RD1.5-1-Q	Subarea: North Venice	
Existing Use: Duplex	Proposed Use: Duplex		
Project Description:	Construction of a new two-story duplex with roof deck.		

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
In the Single Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on Walk Street
<input type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input checked="" type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 9.C, 10.F, and 13.

North Venice Subarea Development Regulations			
SECTION	STANDARD	REQUIRED	PROPOSED PROJECT
10.F.2	Density	max 2 dwelling units	2 dwelling units
10.F.3	Height	Flat Roof - 30 feet; 35 varied (2-12 slope)	30 feet (Varied roofline)
10.F.4	Front Yard	Minimum 5 feet; LADBS setback observed	N/A
10.F.5	Access	Alley	Alley access maintained
9.C	Roof Access Structure	10 ft above flat roof requirement (30 ft) Area < 100 sq ft	N/A
13	Parking	SF - 2-3 spaces per unit depending on lot width	4 spaces (2 spaces per dwelling unit)

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Christine Mahfouz
Christine Mahfouz
Community Planning Bureau
Venice Unit
213-978-1175

16. DIR-2006-6050-VSO – Exhibit P-2

STATE OF CALIFORNIA THE RESOURCES AGENCY
CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT
PO Box 1450
300 Oceanside, 10th Floor
LONG BEACH, CA 90802-4416
www.coastal.ca.gov



NOTICE OF PERMIT WAIVER EFFECTIVENESS

DATE: September 20, 2006
TO: Armando Sivilla
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver De Minimis Number 5-06-297-W

DIR-2006-8210-VSO-MEL

Please be advised that Waiver Number 5-06-297-W, which was reported to the Commission on September 13, 2006, became effective as of that date. Any deviation from the application and plans on file in the Commission office may require a coastal development permit for the entire project.

APPLICANT: Armando Sivilla
LOCATION: 334 Venice Way, Venice (Los Angeles County) (APN(s) 4238-021-037)
DESCRIPTION: Demolition of an 805 square foot single-family residence on a 2,999 square foot lot, and construction of a three-level, thirty-foot high, 2,572 square foot duplex with four on-site parking spaces.

Should you have any questions, please contact our office.

Sincerely,


PETER M. DOUGLAS
Executive Director

By: CHARLES POSNER
Coastal Program Analyst


cc: Local Planning Dept.

CALIFORNIA COASTAL COMMISSION

17. DIR-2006-10017-VSO-MEL – Exhibit Q-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF
Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2006-10017-VSO-MEL	Date: 11/28/06
Applicant Name:	Edith Sze, The Acres Group	
Applicant Address:	35 Lake Avenue, #700	
	City: Pasadena	State: CA Zip: 91101
Project Location:	322 S 4 th Avenue	
	Zoning: RD1.5-1	Subarea: Oakwood-Milwood-SE Venice
Existing Use: 1-story SFD	Proposed Use: demo	
Project Description:	demo (E) SFD & detached garage (PCIS 06019-20T-00256; PCIS 06019-20T-00257)	

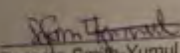
A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
	New construction of one single-family unit, and not more than two condominium units, not Walk Street
	New construction of four or fewer rental units, not located on a Walk Street
X	Demolition of four or fewer units.
	Mello Clearance: LAHD's "declaration of absence of affordable units," 09/12-06
Anywhere in the Coastal Zone	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Sections 8.A, 10.G, and 13.

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.G.2	Density	max 1 dwelling unit	
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	
10.G.4	Access	Alley	
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.




Socorro Smith-Yumul
 Venice Unit
 213-978-1208

17. DIR-2006-10017-VSO-MEL – Exhibit Q-2


THE ACRES GROUP

PAGE 02

Los Angeles Housing Department
LAHD
1200 W. 7th Street, 9th Fl., Los Angeles, CA 90037
tel: 213.626.8400 | fax: 213.626.8558
www.lahd.org/laht


Antonio R. Villalobos, Mayor
Verónica Márquez, General Manager

Memorandum

Date: September 12, 2006
To: Simon Pastucha, Los Angeles Planning Department
From:  Cynthia Landis, Los Angeles Housing Department
Re: 322 4th Avenue, Venice, CA 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units currently exist at:

322 4th Avenue, Venice, CA 90291

The project is therefore exempt from the requirement to provide replacement affordable units.


c: Los Angeles Housing Department File
Edith Sze, Designer
Lynn Harper, City of Los Angeles
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

An Equal Opportunity Affirmative Action Employer


Sep 14 2006 8:25 P.02

HOUSING

18. DIR-2006-10221-VSO-MEL – Exhibit R-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 521 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2006-10221-VSO-MEL			Date:	12/08/06
Applicant Name:	Philip J & Kristen T Messina				
Applicant Address:	11990 Woodbine Street				
	City:	Los Angeles	State:	CA	Zip: 90066
Project Location:	2215 S Ocean Front Walk				
	Zoning:	RD1 5-1-O	Subarea: North Venice		
Existing Use:	4-unit building		Proposed Use: SFD		
Project Description:	convert a 4-unit building into a SFD; interior remodel / alteration only. (PCIS 06016-10000-24350)				

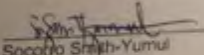
A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input checked="" type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
	Proj is exempt from the requirement to provide replacement affordable units. LAHD's "declaration of absence of affordable units", dated 12/07-09.
In the Single Jurisdiction	
	An improvement to an existing single- or multiple-family structure that is not on Walk Street
	New construction of one single-family unit, and not more than two condominium units, not Walk Street
	New construction of four or fewer rental units, not located on a Walk Street
	Demolition of four or fewer units
Anywhere in the Coastal Zone	
	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%)
	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.


This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 8.A, 10.F, and 13.


North Venice Subarea Development Regulations			
SECTION	STANDARD	REQUIRED	PROPOSED PROJECT
10.F.2	Density	2 units max; 1/1500sqft or 1/1200sqft	1 unit
10.F.3	Height	Flat Roof - 30 feet; 35 varied (>2:12 slope)	No change, 24'
10.F.4	Front Yard	minimum 5 ft for residential projects, LAMC code	No change, 44'
10.F.5	Access	Alley	maintain (E) from Speedway
9.C	Roof Access Structure	10 ft above flat roof requirement (30 ft) Area < 100 sq ft	NA
13	Parking	SF - 2-3 spaces per unit depending on lot width MF - 2 spaces plus 1 guest depending on lot width	maintain (E) 4 spaces Sec 13. Exception

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.


 Socorro Sheth-Yumai
 Venice Unit
 213-978-1208

18. DIR-2006-10221-VSO-MEL – Exhibit R-2


Los Angeles Housing Department
LAHD
320 W. 7th Street, 9th Fl., Los Angeles, CA 9007
tel 213.626.8809 / fax 213.626.3638
www.lacity.org/ahc


Antonio R. Villalaz, Mayor
Venancio Hernandez, Deputy Mayor

Memorandum

Date: December 7, 2006
To: Susan Thomas, Los Angeles Planning Department
From: *C.L.* Cynthia Landis, Los Angeles Housing Department
Re: 2215 Ocean Front Walk, Venice, CA 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units are currently available at:

2215 Ocean Front Walk, Venice, CA 90291

The project is therefore exempt from the requirement to provide replacement affordable units at this time until new development is complete.

cc: Los Angeles Housing Department File
Kristen Messina, Owner
Lynn Harper, City of Los Angeles
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

An Equal Opportunity/Affirmative Action Employer

Dec 7 2006 14:56
END

19. DIR-2006-10571-VSO-MEL – Exhibit S-1



CITY OF LOS ANGELES **PLANNING DEPARTMENT** City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU **DIRECTOR OF PLANNING SIGN-OFF**

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2006-10571-VSO-MEL	Date: 12/28/06
Applicant Name:	Louis Perez	
Applicant Address:	2106 Pisani Place	
	City: Venice	State: CA Zip: 90291
Project Location:	2106 S Pisani Place	
	Zoning: R3-1	Subarea: Oakwood-Milwood-S/E Venice
Existing Use: 2-story, 5-unit apt	Proposed Use: reduced to 4 units	
Project Description:	combine 1 st fl 2 units (1 & 2) into 1 unit (PCIS 05016-10000-09693)	

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction:	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction:	
<input checked="" type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
<input type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input checked="" type="checkbox"/>	Demolition of four or fewer units
Mello Determination: LAHD's "declaration of absence of affordable units", 12/13-06	
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 8.A, 9.C, 10.G, and 13.


Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.G.2	Density	as permitted by R3 Zone, 1DU / 800sqft	4 units
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	21' flat roof
10.G.4	Access	Alley	from alley & street, Pisani Place
9.C	Roof Access Structure	10 ft above flat roof requirement Area < 100 sq ft	NA
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	3 one-car garage; 1 two-car garage; 1 uncovered

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Sofia Smith
 Socorro Smith-Yumul
 Venice Unit
 213-978-1208

19. DIR-2006-10571-VSO-MEL – Exhibit S-2

Los Angeles Housing Department
LAHD
1200 W. 7th Street, 9th Fl., Los Angeles, CA 90017
tel 213.808.8808 | fax 213.808.8616
www.lacity.org/lahd


Antonio R. Villanueva, Mayor
Mercedes Marquez, General Manager

Memorandum

Date: December 13, 2006
To: Susan Thomas, Los Angeles Planning Department
From: *Cat* Cynthia Landis, Los Angeles Housing Department
Re: 2106 Pisani Place, Venice, CA 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units are currently available at:

2106 Pisani Place, Venice, CA 90291

The project is therefore exempt from the requirement to provide replacement affordable units at this time until new development is complete.

c: Los Angeles Housing Department File
Louis Perez, Owner
Lynn Harper, City of Los Angeles
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

An Equal Opportunity Affirmative Action Employer

DEC 14 2006 14:16 P.02

20. DIR-2006-413-MEL-VSO - Exhibit T-1



**CITY OF LOS ANGELES
PLANNING DEPARTMENT**
City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU DIRECTOR OF PLANNING SIGN-OFF LETTER

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2006-413-MEL-VSO	01/19/06
Applicant Name:	Kevin Sharkey (A) Robert Thibodeau (R)	
Applicant Address:	821 Superba	
Project Location:	City: Los Angeles	State: CA Zip: 90291
	Zoning: R2-1	
Existing Use: Duplex	Proposed Use: SFDU	
Project Description:	Convert unit over garage to home office/rec room; add 2 nd story to SFDU PCIS 05014-10060-09461	

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input checked="" type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
<input type="checkbox"/>	New construction of one single-family unit, or two ownership units, not located on a Walk Street*
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street*
<input checked="" type="checkbox"/>	Demolition of four or fewer units*
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 9.C, 10.G, and 13.

Oakwood, Millwood, Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROVIDED
10.G.2	Density	max 2 dwelling units	1 SDU
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	under 25 ft
10.G.4	Access	Alley	alley
9.C	Roof Access Structure	10 ft above flat roof requirement (25 ft) Area < 100 sq ft	100 sq ft in area for portion above 25 ft
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	Existing two-car garage to remain

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Helene T. Bibas
City Planner
213-678-1176

REGULATIONS, TAXES, AND PERMITS

19. The whole of the work shall be executed in strict accordance with the codes of the governmental agencies whose jurisdiction is applicable for plan checking and building permits. Each sub-contractor shall be responsible for obtaining all necessary licenses, insurance and safety requirements and shall be responsible for obtaining all necessary permits. All applicable sales tax shall be paid by the contractor. Sub-contractor shall obtain and pay for all required permits.


TITLE 24:

TROY LINDQUIST
ALTERNATIVE ENERGY SYSTEMS
229 N. CENTRAL AVE. STE 406
GLENDALE, CA 91201

20. DIR-2006-413-MEL-VSO – Exhibit T-2

MERCEDES M. MARQUEZ
GENERAL MANAGER

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

LOS ANGELES HOUSING
DEPARTMENT
1550 W. 7TH STREET
8TH FLOOR
LOS ANGELES, CA 90017
(213) 805-8100
FAX (213) 805-1900

CUSTOMER SERVICE
AND INFORMATION
(800) 557-AGENT

Memorandum

Date: June 3, 2005
To: Simon Pastucha, Los Angeles Planning Department
From: *Cal* Cynthia Landis, Los Angeles Housing Department
Re: 821 & 821 1/2 Superba Avenue, Venice, California, 90291

Declaration of absence of affordable units

Based upon the rent and tenant information for the past three years submitted by the owner, it has been determined that no affordable units exist at: 821 & 821 1/2 Superba Avenue, Venice, California, 90291.

821 Superba Avenue has been owner-occupied for the past three years; 821 1/2 Superba Avenue has been vacant for the past two years.

The project is therefore exempt from the requirement to provide replacement affordable units.

cc: Los Angeles Housing Department File
Kevin F. Sharkey, Property Owner
Design Universal Architecture and Design
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

REGULATIONS, TAXES, AND PERMITS

19. The whole of the work shall be executed in strict accordance with the codes of the governmental agencies whose jurisdiction is applicable. Each sub-contractor shall pay for plan checking and building permits. Each sub-contractor shall be responsible for obtaining all necessary licenses, insurance and safety requirements and shall be responsible for all inspections pertaining to his/her trade. All applicable sales tax shall be paid by the contractor. Sub-contractors shall obtain and pay for all permits and fees.

TITLE 24:
TROY LINDQUIST
ALTERNATIVE ENERGY SYSTEMS
229 N. CENTRAL AVE. STE 406
OAKLAND, CA 94612

69

21. DIR-2006-0952-VSO-MEL- Exhibit U-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2006-0952-VSO-MEL			Date:	02/07/06	
Applicant Name:	Robert Josten					
	633 Santa Clara Ave					
	City:	Venice	State:	CA	Zip:	90291
Project Location:	534 E Brooks Avenue					
	Zoning:	RD1.5-1	Subarea:	Oakwood-Milwood-SE Venice		
Existing Use:	duplex					
Project Description:	convert (E) duplex to a 2-story SFD w/ attached 3-car garage; expand 1 st floor, add mezz; add 2 nd fl (PCIS 06014-30000-00917; 05/18-06)					
	Proposed Use: SFD w/ attached 3-car garage					

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input checked="" type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street. <u>Mello Determination:</u> LAHD's "declaration of absence of affordable units" dated 01/04/05; No inclusionary units required
<input type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%)
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Sections 8.A, 10.G, and 13.

Oakwood-Milwood-Southeast Venice Subarea Development Regulations

SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.G.2	Density	max 2 dwelling units	1 SFD
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	30' varied roofline
10.G.4	Access	Alley driveways & vehicular access shall be provided from alleyways, unless DOT determines that it is not feasible.	from alley, Brooks Court
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	attached 3-car garage

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Socorro Smith-Yumul
 Socorro Smith-Yumul
 Venice Unit
 213-978-1208

21. DIR-2006-0952-VSO-MEL- Exhibit U-2

CITY OF LOS ANGELES
CALIFORNIA

MERCEDES M. MARQUEZ
GENERAL MANAGER

LOS ANGELES HOUSING
DEPARTMENT
1200 W. 7TH STREET
9TH FLOOR
LOS ANGELES, CA 90017
(213) 806-8806
Fax (213) 806-8865

CUSTOMER SERVICE
AND INFORMATION
(866) 687-RENT

JAMES K. HAHN
MAYOR

Memorandum

Date: January 4, 2005
To: Simon Pastucha, Los Angeles Planning Department
From: Margaret Carmine, Los Angeles Housing Department
Re: 534 and 534 1/2 Brooks, Venice, CA, 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units exist at: 534 and 534 1/2 Brooks, Venice, CA, 90291. Both units have been vacant for the past three years.

The project is therefore exempt from the requirement to provide replacement affordable units.

cc: Los Angeles Housing Department File
Bob Josten
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

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Recyclable and made from recycled waste

PLOT PLAN scale: 1/4" = 1'-0"


A2

Addition to
534 Brooks
Owner: Bob Josten 310 664 1150

22. DIR-2005-7619-VSO-MEL – Exhibit V-1



CITY OF LOS ANGELES
PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 521 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2005-7619-VSO-MEL		Date: 10/25/05
Applicant Name:	Mike Trifunovich		
Applicant Address:	2118 Wilshire Blvd.		
	City: Santa Monica	State: CA	Zip: 90403
Project Location:	221 5 th Avenue		
	Zoning: RD2-1	Subarea: Oakwood-Milwood-SE, Venice	
Existing Use: Duplex (2 units)	Proposed Use: Single-family dwelling		
Project Description:	Demo (E) duplex & detached garage (PCIS 05019-30000-02292) LAHD's declaration of absence of affordable units (09/08/05), attached Construction of new two-story single-family dwelling with attached two-car garage. (PCIS 05010-30000-04249) Development of 9 or few units. No inclusionary housing required.		

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
X	New construction of one single-family unit, and not more than two condominium units, not Walk Street
	New construction of four or fewer rental units, not located on a Walk Street
X	Demolition of four or fewer units
Anywhere in the Coastal Zone	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%)
	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.


This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Sections 8.A, 10.G, and 13.


Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.G.2	Density	max 2 dwelling units	1 unit.
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	SFD, 25' 6" varied roofline
10.G.4	Access	Alley	Alley adjacent to property
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	3 spaces, 2 covered, 1 uncovered

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Jordann Turner
 Jordann Turner
 Community Planning Bureau
 Venice Unit
 213-978-1178

22. DIR-2005-7619-VSO-MEL – Exhibit V-2

 **Los Angeles Housing Department**
LAHD
OCCUPANCY MONITORING UNIT
1300 W. 7th Street, 9th Fl, Los Angeles, CA 90077
tel 213.606.8506 | fax 213.606.8965
www.lacity.org/lahd


Antonio R. Villalobos, Mayor
Bernardo Rodriguez, General Manager

Memorandum

Date: September 8, 2005
To: Simon Pastucha, Los Angeles Planning Department
From: *Col* Cynthia Landis, Los Angeles Housing Department
Re: Mello Determination for 221 5th Ave., Venice, CA 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units currently exist at: 221 5th Ave., Venice, CA 90291.

The property has been owner-occupied for more than three years.


The project is therefore exempt from the requirement to provide replacement affordable units.

cc: Los Angeles Housing Department File
Leslie Corzine, Property Owner
Richard A. Rothschild, Western Center on Law and Poverty, Inc.


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PLANS APPROVED
by *7619-811-MEL*

23. DIR-2005-9052-VSO-MEL – Exhibit W-1



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PLANNING DEPARTMENT
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2005-9052-VSO-MEL		Date:	12/13/05	
Applicant Name:	Fabrizio Bianconi (owner) / Anthony Coscia (applicant)				
Applicant Address:	310 Washington Blvd. / (310) 822-1190				
Project Location:	City: Marina del Rey	State:	CA	Zip:	90292
	Zoning: RD1.5-1-O		Subarea: North Venice		
Existing Use:	duplex + 2-car attached garage		Proposed Use: 3-story SFD + attached 2-car carport		
Project Description:	demo (E) duplex; construct new 3-story SFD w/ attached 2-car carport (PCIS 05010-30000-02057)				

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
<input checked="" type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input checked="" type="checkbox"/>	Demolition of four or fewer units
<input type="checkbox"/>	Mello Determination: LAHD's "declaration of absence of affordable units" dated 11/29-05; exempt from providing replacement affordable units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.


This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 8.A, 10.F, and 13.

North Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.F.2	Density	max 2 dwelling units provided lot area per DU is not less than 1500sqft	new 3-story SFD
10.F.3	Height	Flat Roof - 30 feet Varied Roofline - 35 feet	30' flat roof
10.F.4	Setback	front yard setback consistent w/ LAMC but not less than 5'	prevailing 10'6"
10.F.5	Access	Alley	from alley
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	2 covered

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

S. Smith-Yumul
 S. Smith-Yumul
 Venice Unit
 213-978-1208

Los Angeles Housing Department
OCCUPANCY MONITORING UNIT
LAHD
1200 W. 7th Street, 9th Fl. Los Angeles, CA 90017
Tel 213.808.8905 / Fax 213.808.8965
www.lacity.org/laht


Antonio R. Villalpando, Mayor
Maribel Marquez, General Manager

Memorandum

Date: November 29, 2005
To: Simon Pastucha, Los Angeles Planning Department
From: *CL* Cynthia Landis, Los Angeles Housing Department
Re: Mello Determination for 232 and 234 Grand Blvd., Venice, CA 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units currently exist at: 232 and 234 Grand Blvd., Venice, CA 90291.


All existing tenants have had the opportunity to document their household income.

The project is therefore exempt from the requirement to provide replacement affordable units.


cc: Los Angeles Housing Department File
Tony Coscia, Coscia Day Architecture + Design
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

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24.DIR-2005-9053-VSO-MEL – Exhibit X-1



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 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2005-9053-VSO-MEL	Date: 12/13/05
Applicant Name:	Fabrizio Bianconi (owner) / Anthony Coscia (applicant)	
Applicant Address:	310 Washington Blvd. / (310) 822-1190	
	City: Marina del Rey	State: CA
Project Location:	234 E Grand Blvd	Zip: 90292
	Zoning: RD1.5-1-Q	Subarea: North Venice
Existing Use: duplex + 2-car attached garage	Proposed Use: 3-story SFD + attached 2-car carport	
Project Description:	demo (E) duplex; construct new 3-story SFD w/ attached 2-car carport (PCIS 05010-30000-02058)	

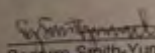
A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
X	New construction of one single-family unit, and not more than two condominium units, not Walk Street
	New construction of four or fewer rental units, not located on a Walk Street
X	Demolition of four or fewer units
	Mello Determination: LAHD's "declaration of absence of affordable units" dated 11/29-05; exempt from providing replacement affordable units.
Anywhere in the Coastal Zone	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%)
	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.


This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 8.A, 10.F, and 13.


North Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.F.2	Density	max 2 dwelling units provided lot area per DU is not less than 1500sqft	new 3-story SFD
10.F.3	Height	Flat Roof - 30 feet Varied Roofline - 35 feet	30' flat roof
10.F.4	Setback	front yard setback consistent w/ LAMC but not less than 5'	prevailing 10'6"
10.F.5	Access	Alley	from alley
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	2 covered

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.


 Socorro Smith-Yumul
 Venice Unit
 213-978-1208

24. DIR-2005-9053-VSO-MEL – Exhibit X-2

 **Los Angeles Housing Department**
OCCUPANCY MONITORING UNIT
LAHD
1000 W. 7th Street, 16th Fl., Los Angeles, CA 90077
tel 213.800.8900 / fax 213.800.8965
www.lacity.org/land


Antonio R. Villalobos, Mayor
Marlene Martinez, General Manager

Memorandum

Date: November 29, 2005
To: Simon Pastucha, Los Angeles Planning Department
From: *CH* Cynthia Landis, Los Angeles Housing Department
Re: Mello Determination for 232 and 234 Grand Blvd., Venice, CA 90291

Declaration of absence of affordable units

Based upon the rent and tenant information submitted by the owner for the previous three years, it has been determined that no affordable units currently exist at: 232 and 234 Grand Blvd., Venice, CA 90291.

All existing tenants have had the opportunity to document their household income.

The project is therefore exempt from the requirement to provide replacement affordable units.

cc: Los Angeles Housing Department File
Tony Coscia, Coscia Day Architecture + Design
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

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Venice Coastal Specific Plan (Ordinance 175,693)		
Case Number:	DIR2003-8333-VSO-MEL	Date: 04/14/04
Applicant Name:	Tomas Osinski	

MERCEDES M. MARQUEZ
GENERAL MANAGER

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

LOS ANGELES HOUSING
DEPARTMENT
1200 W. 7TH STREET
9TH FLOOR
LOS ANGELES, CA 90017
(213) 305-3606
FAX (213) 808-8665

CUSTOMER SERVICE
AND INFORMATION
(SM) MET AGENT

Memorandum

Date: February 3, 2005
To: Simon Pastucha, Los Angeles Planning Department
From: *Cheryl* Cynthia Landis, Los Angeles Housing Department
Re: 1312 S. Innes Place, Venice, California, 90291

Declaration of absence of affordable units and exemption from providing inclusionary residential units

Based upon the rent and tenant information submitted by the owner, it has been determined that no affordable units exist at: 1312 S. Innes Place, Venice, California, 90291.

The building on this property is an owner-occupied single-family dwelling. The current owner plans to demolish this building and construct another single-family dwelling on this site.

Because the new housing development consists of nine or fewer residential units, the project is exempt from the requirement to provide inclusionary residential units.

cc: Los Angeles Housing Department File
Tomas Osinski
Richard A. Rothschild, Western Center on Law and Poverty, Inc.

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HOUSING

Feb 3 2005 15:37 P:02

DEPARTMENT OF
CITY PLANNING
CITY PLANNING COMMISSION
DAVID H. J. AMBROZ
PRESIDENT
RENEE DAKE WILSON
VICE-PRESIDENT
CAROLINE CHOE
VAHID KHORSAND
JOHN W. MACK
SAMANTHA MILLMAN
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN
ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR
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EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

December 12, 2017

SENT VIA EMAIL TO MMMOLLOY@EARTHLIN.NET, NOT FOLLOWED BY U.S. MAIL

Ms. Molloy:

RE: Public Records Act Request For Records Regarding Mello Act/Implementation Ordinance Information & ZA-2014-2166-CDP

This letter is a follow up to our letter dated December 1, and is in response to your request dated November 21, 2017, seeking records from the Department of City Planning pursuant to the California Public Records Act (CPRA) regarding the above.

We have reviewed your request. After a diligent search to locate responsive records, the Department of City Planning's search has yielded no responsive records that provide:

- The overall rental units that have been removed from Venice since 2000,
- The number of affordable and low income units that have been removed from Venice since 2000,
- The number of replacement affordable and low income units that have been provided in Venice since 2000, and,
- The number of infeasible determinations that have been filed for replacement affordable and low income units in Venice since 2000,

An in-lieu fee program does not currently exist for replacement affordable and low income units for projects in the Venice area. As such, the Department does not have documents that provide information regarding the amount of in-lieu fees accrued and how the in-lieu fees have been used.

That being said, we have gathered emails that you may review which are related to the second portion of your request regarding ZA-2014-2166-CDP. These will be available beginning Thursday, December 14. To view them, please contact me to set up an appointment. At that time, should you wish a copy of any of the documents, the cost is .10 cents per page (Los Angeles Administrative Code 12.40). Also, should you wish to review the actual case file again, you may do so at that same time as well. The only other related case to the CDP case mentioned here is one that you already reviewed and received copies of in November of this year which is DIR-2014-1120-VSO. Should you wish to view that again, you may set up an appointment with me to view it as well.

If I can be of further assistance, please contact me at (213) 978-1260.

Sincerely,



Beatrice Pacheco
Custodian of Records

BP:bp



Juliet Oh <juliet.oh@lacity.org>

Fwd: CPRA request- Mello Act co-ordinators in the Planning Department

Juliet Oh <juliet.oh@lacity.org>

Wed, Jan 3, 2018 at 12:51 PM

To: Beatrice Pacheco <beatrice.pacheco@lacity.org>

Here is an updated list of Mello Coordinators (final):

1. David Silverman
2. Simon Pastucha
3. Gregory Shoop
4. Kevin Jones (April 2014 - May 2016)
5. Theodore Irving (May-August 2016)
6. Jae H. Kim (August-September 2016)
7. Debbie Lawrence (October 2016- September 2017)
8. Juliet Oh (September 2017 to present)

Thanks!

[Quoted text hidden]