



Armando Bencomo <armando.bencomo@lacity.org>

Public Comments Not Uploaded Mello Act Implementation Ordinance

1 message

'David Ewing' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Oct 19, 2021 at 12:55 PM

Reply-To: clerk.plumcommittee@lacity.org

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

10/19/2021

Council File 15-0129-S1

CPC-2019-7393-CA

ENV-2019-7394-ND

Comments on proposed Mello Act Implementation Ordinance

Dear PLUM Committee:

Please send this Mello Act implementation ordinance back for revisions that will allow it to do what it is supposed to do: protect housing, especially low income housing, in the Coastal Zone, and ensure there will be inclusionary housing in larger projects.

What the proposed ordinance really needs is a "Red Team" to find all the ways it can be gamed, because gaming the system is the *name* of the game in the Coastal Zone.

Replacement of RSO structures with Mixed use is just asking for owners to game the system. We're already seeing cases where residential units are illegally converted to commercial use, and even if they're caught, they're allowed to use the higher, commercial rents they've been illegally charging to reset their RSO rent level. That's tantamount to the City paying landlords to cheat.

The "infeasibility" exemption as another problem. It provides a loophole that self-perpetuates in a vicious cycle. By using it to avoid building onsite, affordable housing, the City abets the owner in pushing up property values, making future affordable housing even less feasible and broadening the loophole. And the City doesn't even have the in-house expertise to verify the developers' calculations.

It is crucial for the new ordinance to provide measures that will ensure effective administration and enforcement, and that includes funding. As others have pointed out, the Mello Act and the Interim Administrative Procedures (IAP) have failed to prevent the demolition or conversion of thousands of units in Los Angeles' coastal zones. The IAP looked good on paper, but it has failed to protect the housing of thousands of residents of modest means who have been, and continue to be, displaced from our coastal zones.

Implementation is key. The IAP-mandated Mello database never materialized. Annual reports were discontinued, and standards of proof required of landlords for Mello compliance have been a joke. Apartment houses are illegally converted to short term rentals and then illegally advertised as hotels while paying only residential taxes – all with impunity and sometimes a wink and nod from local politicians. What enforcement there is only inhibits the scrupulous, opening greater opportunities to the unscrupulous.

If you're serious about the Mello Act, the City needs to analyze the failures of administration and enforcement under the state law and the IAP before passing this ordinance, to ensure that it will be effective.

Yours truly,

David Ewing

Venice



Armando Bencomo <armando.bencomo@lacity.org>

Public Comments Not Uploaded Public Comment: PLEASE PLACE IN THE PUBLIC COMMENT FILE FOR CF 15-0129-S1.

1 message

Margaret Molloy <mmmolloy@earthlink.net>

Tue, Oct 19, 2021 at 12:57 PM

Reply-To: clerk.plumcommittee@lacity.org

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

Cc: Save Venice <venicelives.savevenice@gmail.com>

Hello Mr. Bencomo,

PLEASE PLACE IN THE PUBLIC COMMENT FILE FOR CF 15-0129-S1.

Dear PLUM committee, and all,

Please review one example of “abuse” of the application of the Mello Act and Interim Administrative Procedures (IAP) for Complying with the Mello Act. This project is located at [521 Rose Avenue, Venice](#). The planner involved was the Department of City Planning’s Mello Coordinator at that time.

The IAP resulted from the Settlement Agreement between the City of Los Angeles and The Venice Town Council, Inc., The Barton Hill Neighborhood Organization, and Carol Berman, dated December 5, 2000 (Settlement Agreement).

A City of Los Angeles Mello Ordinance must comply with the Mello Act and the Settlement Agreement.

Appreciatively,

Margaret Molloy
Gabriel Ruspini
Laddie Williams

2 attachments



Julian Ch. <julian.ch@cityofla.org>

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

Julian Ch. <julian.ch@cityofla.org>

Wed, Jan 2, 2021 at 12:51 PM

To: Barbara Patten <barbara.patten@cityofla.org>

Here is an updated list of Mello Coordinators (2021):

1. David Rikeman
2. Simon Patten
3. Gregory Shoup
4. Kater Jones (Apr 2014 - May 2015)
5. Thomas King (May-August 2016)
6. Joe H. Kim (August-September 2016)
7. Denise Lerman (October 2016-September 2017)
8. Julie Ch (September 2017 to present)

Thanks!

Julian Ch.

Screen Shot 2021-10-18 at 11.27.05 PM.png
367K



Mello comments_521 Rose_Margaret Molloy; Laddie Williams; Gabriel Ruspini.pdf
8343K



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]

521 Rose Avenue, Venice.

Property Owner: George Klein

Architect: John Reed

DCP Planner: Greg Shoop

FEBRUARY 26, 2020

PLEASE REVIEW THIS IMPORTANT MELLO CASE:

From: Aldo Ubau <aldo.ubau@lacity.org>

Subject: Re: URGENT REQUEST: Permanent Hold on the Certificate of Occupancy & that the Building Permit be Revoked at 521 Rose Avenue, Venice, CA 90291

Date: November 22, 2017 at 11:11:52 AM PST

To: margaret molloy <mmmolloy@earthlink.net>

Cc: Frank Bush <frank.bush@lacity.org>, Pascal Challita <pascal.challita@lacity.org>, Laddie Williams <CWilli7269@aol.com>, Gabriel Ruspini <gruspini@gabrielruspinidesign.com>

Good morning Margaret,

I have reviewed your letter and have begun researching your concerns. We will extend the hold until the Department has made a determination. We will keep you posted on what we uncover (most likely by the middle of next week).

On Wed, Nov 22, 2017 at 2:40 AM, margaret molloy <mmmolloy@earthlink.net> wrote:
November 22, 2017

Re: Permanent hold on the Certificate of Occupancy and Revocation of Building Permit 15014-30000-04483 at 521 E. Rose Avenue, Venice, California 90291: Major remodel to construct a 3-story duplex (3510 sq. ft.) with an attached garage (678 sq. ft.).

Dear Mr. Ubao, Mr. Bush, & Mr. Chalita,

Per your correspondence dated 11/16/2017, indicating that a temporary hold on the Certificate of Occupancy that had been placed on the property referenced above would be lifted after 11/22/2017, barring compelling evidence that the hold should be made permanent, we hereby present to you for your information these findings which demonstrate that this Building Permit was issued in error and as such a permanent hold

should be placed on the Certificate of Occupancy, and ultimately that the Building Permit should be revoked.

Please review our documents.

November 22, 2017

Mr. Aldo Ubao
Special Assistance to Executive Office
City of Los Angeles
Department of Building and Safety
Government & Community Relations/Code Studies
201 N. Figueroa Street, 10th Floor
Los Angeles, California 90012

Re: Permanent hold on the Certificate of Occupancy and Revocation of Building Permit 15014-30000-04483 at 521 E. Rose Avenue, Venice, California 90291: Major remodel to construct a 3-story duplex (3510 sq. ft.) with an attached garage (678 sq. ft.).

Dear Mr. Ubao,

Per your correspondence dated 11/16/2017 to Mrs. Molloy, indicating that a temporary hold on the Certificate of Occupancy that had been placed on the property referenced above would be lifted after 11/22/2017, barring compelling evidence that the hold should be made permanent, we hereby present to you for your information these findings which demonstrate that this Building Permit was issued in error and as such a permanent hold should be placed on the Certificate of Occupancy, and ultimately that the Building Permit should be revoked.

In direct contradiction with the current work description of an existing duplex (two (2) units) being remodeled into a duplex, the building records reflect that the property had indeed been originally developed with four (4) units: one commercial and three residential, not two, back in 1951. This is shown in the sole existing Certificate of Occupancy issued by the Department, dated 10/11/1951, which list four addresses for the building. The existence of four original units is further corroborated by numerous Los Angeles Housing Department and Los Angeles Housing + Community Investment Department documents. Given that the property is in the Coastal Zone and the original use was not for a single-family dwelling, any proposed development must comply with the Mello Act. A Mello Determination Memorandum dated 12/06/2011: "determined that the project is required to provide one (1) single and three (3) one-bedroom units for Moderate Income Household, because the rents are below affordable levels". Please note that Suzette Flynn of LAHD in an email dated 03/01/2012 indicates that the commercial unit had been rented as a residential unit in 2009 and 2010. A Letter of Correction by HCIDLA dated 02/29/2012, indicates that one of the units was used for commercial purposes, and as such was not subject to Mello, but "that the project is required to provide three (3) one-bedroom units for Moderate Income Household because the rents are below affordable levels".

A Notice of Intent to Withdraw Units from Rental Housing Use was filed with HCIDLA on 10/24/2013, and an Exception Approval - Withdrawal From The Rental Market, Ellis Act (P4a), for three (3) units (521

¼, 521 ½ and 521 ¾), was granted on 06/30/2014. The approval from HCIDLA indicates that: “upon construction of new rentals, registration of the unit(s) may be required and SCEP fees may also apply”. The document: Commercial Use (P1) and Residential Use, dated 10/31/2012, states that: “Our (HCIDLA) research, indicates that that there are 3 residential units (521 – ¼, ½ & ¾), were constructed under the Certificate of Occupancy (1951VE00264) issued on 10/11/1951; therefore, the residential units on the property are subject to all of the provisions of the RSO”. This determination supersedes and overrules the claim by the project architect in a letter dated 01/13/2012 that there were only two (2) residential units. Suzette Flynn of LAHD, in an email dated 03/01/2012, reemphasized directly and explicitly the existence of three (3) moderate income units on the property, in response to the continued challenge by the project architect in an email also dated 03/01/2012 that there were only two (2) units. A Letter dated 09/25/17 regarding the: Application of the RSO to 521 E. Rose Avenue, Venice, CA 90291, states: “Please note that construction of new residential rental units on the property or any parcel tied to this parcel may be subject to the RSO as Ellis Replacement Units (LAMC 151.28) and require registration of the rental units and Systematic Code Enforcement Program (SCEP) inspections. It should be noted that Los Angeles County Assessor Records also indicate the presence of four (4) units.

A feasibility study was submitted, arguing in support of an exemption under section 4.8 of the Interim Administrative Procedures for Complying with the Mello Act, claiming that providing affordable units would result in significant financial losses, and therefore that providing affordable housing is infeasible. The document was submitted anonymously. It can be assumed perhaps that it was prepared by either the property Owner or their representative, but this cannot be substantiated, as the 01/15/2014 dated document’s authorship is not attributed to anyone, and the document is not signed. The fact that the document does not divulge the name of its author and that it is unsigned casts doubt to its legitimacy, accuracy and the accountability of its findings, given that said author, heretofore unknown, cannot be obliged to verify with evidence the claims being made. The only mention of this feasibility study in the Record is in the Director of Planning Sign-Off, Case Number 2014-1120-VSO-MEL, which itself neither includes a copy of the study, nor a written evaluation of or findings to substantiate the Department of Planning’s approval of the feasibility study’s claims. The only thing that is mentioned is that: “A Specific Plan Project Permit Compliance is not required for the reasons below...Demolition of four or fewer units – Per feasibility study submitted – Not feasible to maintain affordable units”. Furthermore, under the Mello Act, developers are required to provide either replacement affordable units, or if granted an exemption under section 4.8, required to pay In-Lieu Fees. There is no evidence in the Record of the presence of a replacement affordable units covenant, or of an in-lieu fees covenant, meaning that neither has been secured. Also, the Mello Act also has a Coastal Zone Affordable Housing Trust requirement, and accountability through annual reports is required. There is no indication in the Record that any of these issues has been addressed. Lastly, and most importantly, the VSO and the feasibility study cite that the existing use of the property as a duplex (two (2) units), a claim that is entirely inaccurate, and is contradicted and dismissed on multiple occasions, as previously detailed in this letter, by LAHD’s Mello Determination and subsequent correspondence, which repeatedly states that the property had three (3) affordable units, not two (2). No evidence in the Record exists of the Department of Planning’s reasoning for claiming in the VSO that the existing use of the property was a duplex, in direct contradiction of LAHD’s determination of three (3) affordable units existing, whose decision they are required to abide by. It should be noted that on the bottom of the VSO is the passage: “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 the time must cease until appropriate entitlements are obtained. It is clear that the existing use per LAHD was three (3) affordable units. The fact that the VSO indicates that the existing use is a duplex (two (2) units) is incorrect, and as such per the VSO’s own admonition it is

invalid, and development of the project under its current work description must cease and corrected entitlements secured.

An LAHD Inspector Plot Plan dated 08/20/2008 prepared as part of the documentation of a code violation depicts a four (4) unit apartment building and a detached garage, and a subsequent LAHD Inspector Plot Plan dated 12/05/2012 shows an *attached* garage. The significance of this is two-fold, given that if the property had been mixed use or if it had a commercial component, as the owner and their representative contend, then the Los Angeles Housing Department would not have had jurisdiction or oversight of the existing buildings, and the LAHD Inspector Plot Plans mentioned, indeed, the myriad LAHD Notices and Order to Comply for violations in the Record, all of them would not exist. Furthermore, the conversion of the detached garage into an attached garage, as documented in the LAHD Inspector Plot Plans, was done without required approvals, as no Building Permit allowing it is in the Record. This too is significant, as the project is classified as a remodel, ostensibly on account of a portion of the existing garage wall and more importantly the existing foundation, being preserved and incorporated into the proposed scope of work, per the projects Plot Plan. However, if the existing garage had been originally approved as a detached structure, and converted to an attached structure without permit, then the portion of the existing wall being maintained is neither a portion of the existing main dwelling, nor entirely a legal portion of the garage. In any event, this existing wall to remain cannot be utilized, as the project proposes, as justification for the work description currently documented as a remodel of the main building, given that there is no record of the existing, remaining portion of wall ever being legally constructed. The work description of the project should therefore be for new construction of the main building, not a remodel. Bearing this in mind, a demolition permit should have been required and obtained for this project, yet to date none has been requested or approved.

As you have indicated the current hold on the Certificate of Occupancy is only temporary, a courtesy to allow us time to obtain any information we may want to bring to your attention, and that without documentation indicating that there are outstanding issues that warrant a permanent hold on the projects Certificate of Occupancy, the hold will be lifted. This information presented to you, along with the supporting documents, is the evidence that very significant outstanding issues exist with this project, and we ask, now that this evidence is in your possession, that an investigation commence challenging the Director of Planning Sign-Off, Case Number 2014-1120-VSO-MEL, the Mello Determination and the feasibility study. The Mello Act is intended to protect and maintain affordable housing in the Coastal Zone. A permanent hold on the Certificate of Occupancy for this project is warranted, given that a significant undermining of the Mello Act directive, namely the loss of three (3) affordable units, and the disappearance altogether of one required unit, all without any recorded evaluation, justification or accurate findings, is clearly taking place. Since the steps required to remedy this situation are so profoundly extensive: to correct the inaccuracies in the Director of Planning Sign-Off to reflect the existing use as three (3) affordable units, as determined by LAHD, as opposed to the two (2) units that are currently indicated; the supplemental to the existing building permit required to correct the work description to reflect the requirement of three (3) affordable units, not the "Major remodel to construct a 3 story duplex (3510 sq. ft.) with an attached garage (678 sq. ft.) currently indicated; the supplemental to the existing building permit required to change the work description from a remodel to new construction; the demolition permit that would be required as part of the revised work description of new construction; the revisions to the design of the project that would be required so that it would comply with these requirements, all point to a serious consideration that is needed of the legitimacy of this building permit, one that is so flawed and whose merits upon which it was approved so deficient as to necessitate its revocation.

Sincerely yours,

Margaret Molloy

Laddie Williams

Gabriel Ruspini





Documents for 521 Rose:

Dropbox link to CPRA documents:

https://www.dropbox.com/sh/co0tqgt5909zxmr/AABMsbz_zI8zrEZjcLT4jCr1a?dl=0

521 Rose Avenue, Venice, CA 90291:

DIR-2012-1488-SPP-MEL (withdrawn); DIR-2014-1120-VSO-MEL; ZA-2014-2166-CDP.

-  17161 - DRC Code Enforcement [Redacted].pdf
-  17161 - DRC Rent Stabilization [Redacted].pdf
-  Land Use docs-17161.pdf
-  redacted records from Mello group-17161.pdf

Address of Building 521- 1 - 2 -3/4 Rose Ave.		CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY
Permit No. and Year V 264/ 1951		CERTIFICATE OF OCCUPANCY
Certificate Issued 10-11-51 19.....		NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Artss. 11, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:		
1 Story, Type V, 21 x 108 Office and Dwelling R-1 and G-1 Occupancies		
Owner's Address	W. Cheyne 650 Sunset Avenue Venice, California	
Form B3-95a—20M—3-51 G. E. MORRIS, Superintendent of Building By <u>John D. Miller</u>		

Case Number: DIR-2012-1488-SPP-MEL Search Format: AA-YYYY-1234 Example: ZA-2011-3269 [Advanced Search Help](#)

Case Number: DIR-2012-1488-SPP-MEL
Case Filed On: 06/05/2012
Accepted for review on: 06/26/2012
Assigned Date: 06/26/2012
Staff Assigned: SOCORRO SMITH YUMUL GUTIERREZ
Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time: 12:00 AM
DIR Action: WITHDRAWN
DIR Action Date: 01/21/2014
End of Appeal Period:
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
521 E ROSE AVE 90291	Venice	11

[View All Addresses](#)

Project Description: CHANGE OF USE FROM 2-FAMILY DWELLINGS AND OFFICE TO RESTAURANT AND RESIDENTIAL.
Requested Entitlement: PURSUANT TO SECTION 11.5.7-C, A PROJECT PERMIT COMPLIANCE REVIEW AND APPROVAL FOR A CHANGE OF USE FROM RESIDENTIAL AND COMMERCIAL TO RESIDENTIAL AND RESTAURANT, AND MELLO DETERMINATION.
Applicant: OSCAR HERMOSILLO [Company:]
Representative: [Company: SAME AS APPLICANT]

1 Case Documents found for Case Number: DIR-2012-1488-SPP-MEL

Type ↑	Scan Date	Signed
Initial Actions (1)		
Termination Letter	01/27/2014	View



Antonio R. Villanigosa, Mayor
Douglas Guthrie, General Manager

Date: 10/11/11

To: Los Angeles Housing Department
Land Use Unit, Housing Services Section
1200 W. 7th Street, 9th Floor
Los Angeles, California 90017

Re: 521, 521 1/4, 521 1/2, 521 1/4 Row Ave
(Address including apartment or unit number(s)) Venice CA
90291

OWNER'S STATEMENT

I hereby certify that I am the legally authorized owner of all property involved in this application or have been empowered to sign as the owner on behalf of a corporation, partnership, business, etc., as evidenced by separate instrument attached herewith.

I hereby certify that the documents furnished represent the information required for the Mello Act determination, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

I declare under penalty of perjury under the State of California that the foregoing is true and correct.

Executed on 10/1/2011 at Venice CA
California (Date) (City)

Print Applicant's Full Name: George Klein
(please print)

Applicant's Signature: [Signature]

Witness Name: Alicia Stavropoulos
(please print)

Signature of Witness: [Signature]

Date: 10/1/2011

MELLO ACT RENTAL- 3 Years

Owner's Name Kirk and Susan M. Baxter (Baxter Family Trust) and George Klein
 Address: 521 Rose Ave, Venice

I hereby certify that the "monthly rental" information, for the past three (3) years, represent the information required for the Mello Act determination, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief. Please provide documents supporting the rents reported within.

Signed _____ Date: _____

	Unit #	Sq. Ft	Bedrooms							Oct-08	Nov-08	Dec-08	Total	Average	Affordable Levels
1	521	237	Single							\$915.67	\$915.67	\$915.67	\$2,747.01	\$915.67	\$1,195.00
2	521 1/4	448	1 bedroom							\$930.00	\$930.00	\$930.00	\$2,790.00	\$930.00	\$1,316.00
3	521 1/2	541	1 bedroom							\$1,047.00	\$1,047.00	\$1,047.00	\$3,141.00	\$1,047.00	\$1,316.00
4	521 3/4	451	1 bedroom							\$1,102.64	\$1,102.64	\$1,102.64	\$3,307.92	\$1,102.64	\$1,316.00

	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Total	Average	Affordable Levels
1	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$10,988.04	\$915.67	\$1,195.00
2	\$930.00	\$930.00	\$930.00	\$930.00	\$930.00	\$930.00	\$930.00	\$930.00	\$930.00	\$930.00	\$1,500.00	\$1,500.00	\$12,300.00	\$1,025.00	\$1,366.00
3	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$12,564.00	\$1,047.00	\$1,366.00
4	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$13,231.68	\$1,102.64	\$1,366.00

	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	Average	Affordable Levels
1	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$10,988.04	\$915.67	\$1,213.00
2	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$18,000.00	\$1,500.00	\$1,386.00
3	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$12,564.00	\$1,047.00	\$1,386.00
4	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$1,102.64	\$13,231.68	\$1,102.64	\$1,386.00

	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11			Total	Average	Affordable Levels
1	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$915.67	\$1,800.00	\$1,800.00			\$30,951.36	\$1,892.54	\$1,232.00
2	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00			\$15,000.00	\$1,500.00	\$1,408.00
3	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00	\$1,047.00			\$10,470.00	\$1,047.00	\$1,408.00
4	\$1,102.64	\$1,102.64	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00			\$14,205.28	\$1,420.53	\$1,408.00

	Rental Monthly Average (3yrs)	Affordable Limit Average (3 yrs)	Affordable Unit - Rental Information	Affordable Unit-Tenant Income Verification
1	\$3,839.55	\$4,791.00	Yes	No
2	\$4,955.00	\$5,476.00	Yes	YES
3	\$4,188.00	\$5,476.00	Yes	Yes
4	\$4,728.45	\$5,476.00	Yes	Unknown



Antonio E. Villalobos, Mayor
Craig D. Guthrie, General Manager

Mello Determination Memorandum

Date: December 6, 2011

To: Susan Palmas, City Planning Associate
City Planning Department

From: Suzette Flynn, Director of Housing Services
Los Angeles Housing Department *SF*

Subject: Declaration of Affordable Units for
521 East Rose Avenue, Venice CA 90291

The Los Angeles Housing Department (LAHD) has determined that the project is required to provide one (1) single and three (3) one-bedroom units for Moderate Income Household at 521 East Rose Avenue, Venice CA 90291, because the rents are below affordable levels.

On November 3, 2011, LAHD sent a Request for Determination as Eligible Household Under Mello Act Regulations package via certified mail to all existing tenants. LAHD received responses from three tenants for the Mello Act affordable rent determination.

cc: Los Angeles Housing Department File
Kirk and Susan M. Baxter (Baxter Family Trust), Owners
George Klein, Owner
Richard A. Rothschild, Western Center on Law and Poverty, Inc.
Susanne Browne, Legal Aid Foundation of L.A.

SF:MAC:amj



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

Date: December 19, 2011		Page(s): 2 including cover
To: Susanne M. Browne, Legal Aid Foundation of LA		
Tel #: (562) 304-2520	Fax #: (562) 435-7448	
From: Angeles Mojica, Land Use Unit, LAHD		
Tel #: (213) 808-8945	Fax: (213) 808-8965	
Subject: Mello Determination		
Site Address: 521 E. Rose Avenue, Venice CA 90291 AND 113 Vista Place, Venice CA 90291		

A copy of the attached Mello Determination has already been forwarded to the City Planning Dept.



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

Date: December 19, 2011	Page(s): 2 including cover
To: Richard A. Rothschild, Western Center on Law & Poverty, Inc.	
Tel #: (213) 487-7211	Fax #: (213) 487-0242
From: Angeles Mojica, Land Use Unit, LAHD	
Tel #: (213) 808-8945	Fax: (213) 808-8965
Subject: Mello Determination	
Site Address: 521 E. Rose Avenue, Venice CA 90291 AND 113 Vista Place, Venice CA 90291	

A copy of the attached Mello Determination has already been forwarded to the City Planning Dept.



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

Date: December 19, 2011	Page(s): 2 including cover
To: Gregory J. Shoop / City Planning Dept.	
Tel #: (213) 978-1349	Fax #: (213) 978-1226
From: Angeles Mojica, Land Use Unit, LAHD	
Tel #: (213) 808-8945	Fax: (213) 808-8965
Subject: Mello Determination	
Site Address: 521 E. Rose Avenue, Venice CA 90291 AND 113 Vista Place, Venice CA 90291	

If you have any questions or comments, please contact me.

REED ARCHITECTURAL GROUP, INC

657 ROSE AVE
VENICE, CA 90291
T: 310.393.9128
F: 310.393.2539
www.reedarchgroup.com

October 21, 2011

Angeles Mojica
Los Angeles Housing Department (LAHD)
Housing Services Section, Land Use Unit
1200 W. 7th Street, 9th Floor
Los Angeles, CA 90017

VIA EMAIL: angeles.mojica@lacity.org

Re: 521 S. Rose Ave, Venice, CA 90291
Permit Record Analysis
The existing building is mixed use and NOT a 4 residential units

Dear Angeles Mojica,

The current building is a mixed use project with both commercial and residential uses. There appears to be a discrepancy between LAHD records and the legal use of the building based upon the permit research we conducted. Specifically, this is not a 4 unit residential building.

Regardless of this discrepancy it is our understanding that the rent and square footage of each space confirms that none of these spaces/units are affordable.

BACKGROUND INFORMATION:

Property Zoning – C4-1

PERMIT RECORD ANALYSIS:

Based upon the 1951 Certificate of Occupancy and Original Building Permit V264, the existing use of the building is office and 2 residential units with one rented room with a total of 9 rooms. Four addresses assigned to the building; 521, 521¼, 521½ and 521¾ Rose Ave

City records indicate that there has never been a change of use permit issued.

Both the existing building permit and C of O indicate a one story building 21 x 108 feet including a garage. The square footage of the commercial and residential space is approximately 1670 and the garage is approximately 389 SF.

521	236.5SF
521¼	448SF
521½	541.5SF
521¾	451SF

Please see attached emails and letters from three prior tenants as well as correspondence from the owner.

657 ROSE AVENUE, VENICE, CALIFORNIA 90291

After you have had a chance to review this letter and you have any questions, please feel free to call me at 310-393-9128.

Thank you,

A handwritten signature in dark ink, appearing to be 'J. Reed', written over a horizontal line.

John G. Reed

Enclosures:

- Letter from George Klein (owner) RE: Mello Act Determination
 - Signed Owner's Statement
 - Emails and letters from 3 prior tenants
 - 1951 Certificate of Occupancy and Original Building Permit V264
 - Floor Plan & Area Calculation
-

REED ARCHITECTURAL GROUP, INC

657 ROSE AVE

VENICE, CA 90291

T: 310.393.9128

F: 310.393.2539

www.reearchgroup.com

January 13, 2012

Suzette Flynn
Los Angeles Housing Department (LAHD)
Housing Services Section, Land Use Unit
1200 W. 7th Street, 9th Floor
Los Angeles, CA 90017

VIA EMAIL: suzette.flynn@lacity.org

Re: 521 S. Rose Ave, Venice, CA 90291
LAHD December 6, 2011 determination letter as follows:

The Los Angeles Housing Department (LAHD) has determined that the project is required to provide one (1) single and three (3) one-bedroom units for Moderate Income Household at 521 East Rose Avenue, Venice CA 90291, because the rents are below affordable levels.

On November 3, 2011, LAHD sent a Request for Determination as Eligible Household Under Mello Act Regulations package via certified mail to all existing tenants. LAHD received responses from three tenants for the Mello Act affordable rent determination.

Dear Suzette Flynn,

In my October 2011 correspondence to Angeles Mojica I provided copies of the building permit and certificate of occupancy indicating the existing building is a mixed use project with both commercial and residential uses. The building contains only 2 **residential units** as defined by 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.

"Residential Unit" means a dwelling unit, efficiency dwelling unit, or joint living and work quarters as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC)

The building contains 2 dwelling units per LAMC 12.03 based upon the following definitions:

EFFICIENCY DWELLING UNIT. A room located within an apartment house or apartment hotel used or intended to be used for residential purposes which has a kitchen and living and sleeping quarters combined therein, and which complies with the requirements of Section 91.4930.2 of this Code.

DWELLING, TWO-FAMILY. A dwelling containing two dwelling units.

DWELLING UNIT. A group of two or more rooms, one of which is a kitchen, designed for occupancy by one family for living and sleeping purposes.

JOINT LIVING AND WORK QUARTERS. A residential occupancy of one or more rooms or floors used as a dwelling unit with adequate work space reserved for, and regularly used by, one or more persons residing there.

The building also contains one commercial office space which is not a dwelling unit and one "rented room" a guest room per LAMC 12.03 which is not a residential unit as defined by the Settlement Agreement definition of Residential Unit. The rented room was permitted without a kitchen and is defined as follows: GUEST ROOM. Any habitable room except a kitchen, designed or used for occupancy by one or more persons and not a dwelling unit.

Your LAHD determination provides that all four spaces, specifically both dwelling units, the commercial space, and the guest room are all affordable units which we believe is incorrect. We would like to set up a meeting with you to review the LAHD file for this building and discuss the basis of your decision. I will phone you next week to discuss possible meeting dates.

Thank you,



John G. Reed

Cc: Whitney Blumenfeld, Councilman Rosendahl's Office
Susan Palmas, City Planning Department
George Klein, Owner




Antonio R. Villaraigosa, Mayor
Douglas Guthrie, General Manager

**Mello Determination Memorandum
Letter of Correction**

Date: February 29, 2012

To: Susan Palmas, City Planning Associate
City Planning Department

From: Suzette Flynn, Director of Housing Services
Los Angeles Housing Department 

Subject: Declaration of Affordable Units for
521 East Rose Avenue, Venice CA 90291

The Los Angeles Housing Department (LAHD) issued a letter of determination dated December 6, 2011 requiring the replacement of one (1) single unit and three (3) one-bedroom units for Moderate Income Household at 521 East Rose Avenue, Venice CA 90291.

Upon further review of additional information submitted by the applicant, LAHD determined that the project is required to provide three (3) one-bedroom units for Moderate Income Household because the rents are below affordable levels. The one (1) single unit is exempt because it is a commercial unit.

cc: Los Angeles Housing Department File
Kirk and Susan M. Baxter (Baxter Family Trust), Owners
Richard A. Rothschild, Western Center on Law and Poverty, Inc.
Susanne Browne, Legal Aid Foundation of L.A.

SF:MC: amj



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

Date: March 1, 2012	Page(s): 2 including cover
To: Susanne M. Browne, Legal Aid Foundation of LA	
Tel #: (562) 304-2520	Fax #: (562) 435-7448
From: Angeles Mojica, Land Use Unit, LAHD	
Tel #: (213) 808-8945	Fax: (213) 808-8965
Subject: Mello Determination	
Site Address: 521 Rose Avenue, Venice CA 90291	

A copy of the attached Mello Determination has already been forwarded to the City Planning Dept.



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

Date: March 1, 2012		Page(s): 2 including cover	
To: Gregory J. Shoop / City Planning Dept.			
Tel #: (213) 978-1349		Fax #: (213) 978-1226	
From: Angeles Mojica, Land Use Unit, LAHD			
Tel #: (213) 808-8945		Fax: (213) 808-8965	
Subject: Mello Determination			
Site Address: 521 Rose Avenue, Venice CA 90291			

If you have any questions or comments, please contact me.



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

Date: March 1, 2012	Page(s): 2 including cover
To: Richard A. Rothschild, Western Center on Law & Poverty, Inc.	
Tel #: (213) 487-7211	Fax #: (213) 487-0242
From: Angeles Mojica, Land Use Unit, LAHD	
Tel #: (213) 808-8945	Fax: (213) 808-8965
Subject: Mello Determination	
Site Address: 521 Rose Avenue, Venice CA 90291	

A copy of the attached Mello Determination has already been forwarded to the City Planning Dept.

APN: 4240005002

Owner Name:	BAXTER,KIRK AND SUSAN M TRS	Name Overflow:	BAXTER FAMILY TRUST AND
Special Name:		2nd Owner Name:	KLEIN,GEORGE
Situs Address:	00521 ROSE AVE LOS ANGELES CA 90291	Mailing Address:	00031 24TH AVE VENICE CA 90291
Census Tract:	273300	Harzard City Key Code:	
Census Block:	1003	Harzard Info. No.:	0000000000
Council District:	11	Zone Code. No.:	LAC4
Tax Area:	00067	Land Use Code:	0400
Agency No.:	000000	Ownership Code:	3
Tax Status Key Code :	0	Doc. Reason Code:	M
Delq Year:	0	Parcel Area:	0.0730
Recording Date:	2008-06-11	Recorder's Doc. Key: 1	Recorder's Doc. Nbr: 1030329

Parcel Sales Information

SALES_SEQ_NBR	SALES_DT_CD_TXT	SALES_AMT
1	2008-06-11	\$0.00
2	2008-06-03	\$0.00
3	1995-05-11	\$0.00

Building Data

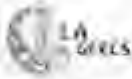
SEQ.	YR BLT	SUB PART	DSGN TYP	CLASS SHAPE	NO. UNIT	NO. BDR	NO. BATH	IMPROV SQFT	BLDG CHG YR	UNIT COST MAIN AMT	RCN MAIN AMT
1	1951	0101	0400	D6	4	4	4	1670	1976	\$0.00	\$29,980.00

Legal Description

TRACT # 6622 LOT 108

2011 Roll Value

	VALUE	YR	EXEMPTION INFORMATION			
LAND	\$836,598.00	2011	HOMEOWNER	\$0.00	KEY	000
IMPROVEMENT	\$209,148.00	2011	REAL ESTATE	\$0.00		
INVENTORY	\$0.00		INVENTORY	\$0.00		
FIXTURE	\$0.00		FIXTURE	\$0.00		
PERS PROP	\$320.00		PERS PROP	\$0.00		3
			EX CLAIM TYPE CD			



Angeles Mojica <angeles.mojica@lacity.org>

Re: 521 rose ave

4 messages

Suzette Flynn <suzette.flynn@lacity.org>

Thu, Mar 1, 2012 at 12:04 PM

To: Whitney Blumenfeld <whitney.blumenfeld@lacity.org>

Cc: "Flynn, Suzette" <SFlynn@lahd.lacity.org>, "Shoop, Greg" <Greg.Shoop@lacity.org>, Marites Cunanan <marites.cunanan@lacity.org>, Angeles Mojica <angeles.mojica@lacity.org>

Hi Whitney - The situation from our end is a little different from the owner's email below. First, conducting a Mello Determination takes some time as we have to contact the tenants to request income information and this usually takes a few weeks. Determinations are based on rent/income levels for the 3 years prior to the application for a determination. This property has four units. The front unit, which is a commercial unit, was rented as a residential unit in 2009 and 2010 then used as storage for 2011. The other three units are used as residential units -- all have kitchens and we have the rental agreements for all of them. We have determined that these 3 units are affordable as moderate-income units based on the rents that we charged and/or the income reported by the tenants. When we first discussed this with Planning, they told us to consider the front commercial unit as a residential unit since it had been used as such for 2 of the past 3 years. Thus, we initially determined four units to be at moderate income levels. Upon reconsideration, Planning said the commercial unit should not be included. We have prepared a revised Mello Determination stating that 3 of the 4 units are moderate income units.

We have been working on this case since we got it, which I think was in December - collecting information from the tenants and the owner's representative, consulting with Planning and the City Attorney, etc. We have also interviewed one of the tenants. Our determinations are based on information and documentation we receive from the owner and tenants, which we then apply to a HUD/HCD income and rent schedule to determine affordability. We forward our determination to Planning for their consideration on whether the project will have an affordable housing replacement condition.

We can provide you with the documentation we have - leases, property layout, tenant information, rent/income schedule to determine affordability, etc. Please let me know if you would like to discuss this over the phone too.

thank you - sf

Suzette Flynn, Director

Housing Services

Los Angeles Housing Department

1200 W Seventh St, 9th Floor

Los Angeles, CA 90017

213-808-8932 suzette.flynn@lacity.org

Suzette Flynn <suzette.flynn@lacity.org>

Thu, Mar 1, 2012 at 2:13 PM

To: John Reed <john@reedarchgroup.com>

Cc: Angeles Mojica <angeles.mojica@lacity.org>, Geo Klein <geoklein@gmail.com>, Whitney Blumenfeld <whitney.blumenfeld@lacity.org>, Greg Shoop <greg.shoop@lacity.org>, Marites Cunanan <marites.cunanan@lacity.org>

Mr. Reed - According to the email from Kari in your office, sent on 11/2/11, the property has the commercial unit at 521 Rose and 3 one-bedroom units (521 1/4, 1/2, & 3/4 Rose). We have leases for 521 1/4 and 3/4 which show the units have stoves and refrigerators, and we spoke to the tenants in 521 1/2 who stated they also had a kitchen and a bedroom. The certificate of occupancy we have states the property is a "1 story type V 21X 108 office and dwelling, R-1 and G-1 occupancies". It does not give a number for the dwelling units on the property. Based on this and other information on rent and incomes, we made the determination that there were 3 moderate income units on the property. We have discussed this with the City Attorney, and if you feel the determination is incorrect, you should discuss it with the Planning Department.

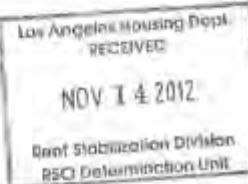
Suzette Flynn, Director
Housing Services
Los Angeles Housing Department
1200 W Seventh St, 9th Floor
Los Angeles, CA 90017
213-808-8932 suzette.flynn@lacity.org

[Quoted text hidden]



ARTHUR B. VILLABUENA, MAYOR
RENEE D. NAROTZ
DEPARTMENT GENERAL MANAGER

LOS ANGELES HOUSING DEPARTMENT
UNIT COUNT DISCREPANCY AND DETERMINATION REQUEST



Assessor Parcel Number (APN) 4240-005-002

Property Owner George Klein
(Print)

Property Address 521 Rose Ave
Vanice CA 90291

Number of Units Billed _____ Number of Units at Location _____

Comments: 2 units are not under RSO.
1 unit is commercial the other
is a "rented room" per the attached
C-o D. Please see letter to Seattle
Flyer dated 1/13/12 for a better
explanation. Thank you!

Supporting Documents Attached. ☐ No ☒ Yes (specify below)

☒ Certificate of Occupancy ☒ Other letter from Architect
(List)

☐ Building & Safety Permit(s) _____

Sign [Signature] Date 11/8/12

Code Enforcement Division Determination
(OFFICIAL USE ONLY)

☐ LAHD Units ☐ Commercial Property ☐ SFD

APPROVED _____ DATE _____

RC Cod... x



125

/ 125



404964

J.A.

Complaint

C. Kelly's List

Inspector's Checklist for G. M. Referrals				
APN: 4240005002		CCRIS Case ID #: 404964		
Address: 521 E ROSE AVE				
Initial Inspection Date: 9/17/12		Last Re-inspection Date: 12/04/12		
Checklist Item.	Yes	No	Not Required	Comments
✓ ^{2 photo} Verify LAHD jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
✓ Verify that Notice was mailed to owner shown on last equalized tax roll.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
✓ Verify inspection occurred after compliance date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
✓ Verify that unapproved construction/use is identified on plot plan and scanned into CCRIS.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
✓ Verify that proper notice was selected (Substandard, Order to comply or Notice to comply)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
✓ If there are USE issues, verify that a permit/Cofo showing approved use are scanned into CCRIS. Verify that present use is clearly stated in work log.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
✓ Verify that one photo of each type of violation is included.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
✓ Verify that work log clearly narrate the chain of events.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
✓ Verify that owner of record was contacted and phone number provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
n/a If owner could not be contacted verify that attempts were made and a gain entry was sent.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
✓ Verify that owner was made aware of the enforcement process.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
n/a Verify that exemptions were documented and scanned into CCRIS.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Verify that all outstanding cases in CCRIS have been incorporated into one.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Document that senior inspector has made a site inspection. 12-10-12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
✓ Verify that all units are accounted for.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
✓ Reviewed unit addresses are correct format.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
✓ Reviewed REAP matrix	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

RENEE DAKE WILSON
PRESIDENT
DANA M. PERLMAN
VICE-PRESIDENT
ROBERT L. AHN
DAVID H. J. AMBROZ
MARIA CABILDO
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
MARTA SEGURA
JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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DIRECTOR
(213) 978-1271
ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275
INFORMATION
www.planning.lacity.org

January 22, 2014

Oscar Hermosillo (O)/(A)
719 Sunset Avenue
Venice, CA 90291

SUBJECT: TERMINATION OF CASE NO. DIR-2012-1488-SPP-MEL FOR PROPERTY LOCATED AT 521 ROSE AVENUE.

The Specific Plan Project Permit Compliance application for the property located at 521 Rose Avenue for the change of use of residential and office space to a 1,076 square foot restaurant and one moderately affordable residential unit was filed with the Department of City Planning on June 5, 2012.

The Department of City Planning received a correspondence dated January 17, 2014 from the applicant, Oscar Hermosillo, requesting that the case be withdrawn. Therefore, the Director of Planning has terminated **Case No. DIR-2012-1488-SPP-MEL as of January 21, 2013.**

In the event that you wish to pursue this matter in the future, it will be necessary for you to file a new application and pay the required fees. The present termination, however, will not adversely prejudice consideration of your new application. Any portion of your filing fee, if available for refund, is subject to submittal, review and approval of a claim which is available online at the City Clerk's website: www.lacity.org/clk or at the Department of City Planning public counters.

If you have any questions regarding this matter, please contact Gregory Shoop at (213) 978-1243.

MICHAEL J. LOGRANDE
Director of Planning


Gregory Shoop
City Planner



CITY OF LOS ANGELES
PLANNING DEPARTMENT

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



METRO NEIGHBORHOOD PLAN IMPLEMENTATION DIVISION
DIRECTOR OF PLANNING SIGN-OFF

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR 2014-1120-VSO-MEL	Date:	April 3, 2014
Applicant Name:	George Klein (c) (310) 989-8252		
Applicant Address:	521 Rose Avenue		
	City: Venice	State: CA	Zip: 90291
Project Location:	521 E Rose Avenue		
	Zoning: C4-1	Subarea: Oakwood-Milwood-S/E Venice	
Existing Use: One story duplex	Proposed Use: Three-story duplex with a four car garage accessed from the alley		
Project Description:	Demolition of the existing duplex and the construction of a new three story 3,510.7 sqft. duplex. Four covered parking spaces accessed from the alley will be provided.		
Related Case:	None		

ZA 2014-2166

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

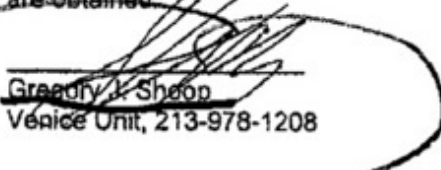
In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
<input type="checkbox"/>	New construction of one single-family unit, and not more than two condominium units, not Walk Street
XX	New construction of four or fewer rental units, not located on a Walk Street
XX	Demolition of four or fewer units - Per feasibility study submitted -- Not feasible to maintain 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 Metro Plan Implementation Division, 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.

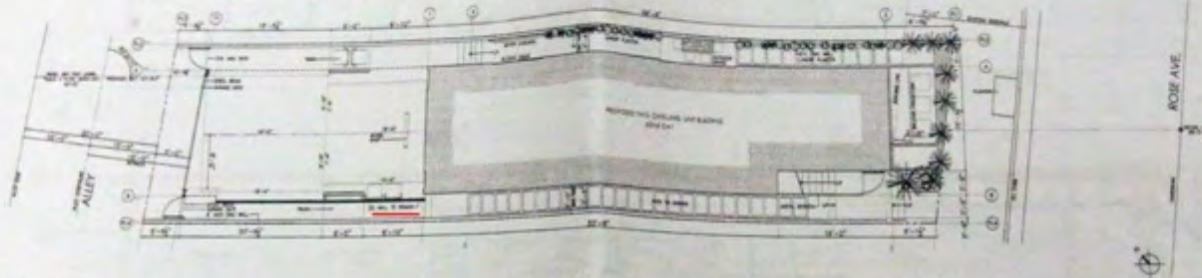
Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.G.2	Density	residential development limited to the R3 zone-max two units	Duplex
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	30 foot varied roof with roof deck 75 % open safety railing With roof access structure
10.G.4	Access	Alley	Access from alley
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	Four parking spaces - no guest space required

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.


 Gregory J. Sheop
 Venice Unit, 213-978-1208

SUMMARY TABLE:

PROJECT NO.	50-100-0000	DATE	10/10/11
PROJECT NAME	50-100-0000	PROJECT NO.	50-100-0000
PROJECT ADDRESS	50-100-0000	PROJECT NAME	50-100-0000
PROJECT CITY	50-100-0000	PROJECT ADDRESS	50-100-0000
PROJECT STATE	50-100-0000	PROJECT CITY	50-100-0000
PROJECT ZIP	50-100-0000	PROJECT STATE	50-100-0000
PROJECT COUNTY	50-100-0000	PROJECT ZIP	50-100-0000
PROJECT PARCEL	50-100-0000	PROJECT COUNTY	50-100-0000
PROJECT FEA	50-100-0000	PROJECT PARCEL	50-100-0000



SITE PLAN

5/17 P PRINTED 3604
5/17 P PRINTED 1613

PLANS APPROVED
as required by
CASE NO. 2014-120-0000
Planner: [Signature]
Community Planning Bureau
City of Los Angeles Planning Dept.
Date: 4/3/14

EXHIBIT "A"
50912

2014-2014-2166-CDP

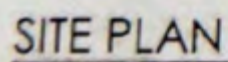
521 ROSE AVE.



REED
ARCHITECTURAL
GROUP, INC.
401 E. 10th St., Suite 100
Fresno, CA 93701
Tel: 559.241.0000
www.reedarchitectural.com

DATE	REVISION
10/10/11	Initial Design
10/10/11	Final Design
10/10/11	Final Design
10/10/11	Final Design
10/10/11	Final Design
10/10/11	Final Design
10/10/11	Final Design
10/10/11	Final Design
10/10/11	Final Design
10/10/11	Final Design

A2.1





CITY OF LOS ANGELES
Department of City Planning – Plan Implementation Division
City Hall X 200 N. Spring Street, Room 621 X Los Angeles, CA 90012



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

Case Number	DIR 2014-1120-VSO	Date: 04/03-2014
Project Address	521 E Rose Ave (TR 6622 Tract; Block None; Lot 108; Arb None)	
Zoning: C4-1	Subarea: Oakwood-Milwood-Southeast Venice	
Project Description:	Demo of more than 50% of (E) 1-story duplex & construction of (N) 3-story duplex w/ a roof deck & roof access structure (RAS) for each unit, & attached 4-car garage (PCIS 15014-30000-04483; 12/08-15)	
Related Case:	ZA2014-2166-CDP, approved 03/11-15	
Existing Use: 1-story duplex	Proposed Use: 3-story duplex w/ a roof deck, RAS & attached 4-car garage	
Applicant Name	George Klein & Kurk Baxter (o) / Reed Architectural Group (a); (310) 393-9128	
Applicant Address	657 Rose Ave., Venice, CA 90291	

The project qualifies for an Administrative Clearance, a Specific Plan Project Permit Compliance is not required (pursuant to Section 8 of the Specific Plan) for at least one of the reasons below:

In the DUAL JURISDICTION

- ☐ Improvement to an existing single- or multi-family structure that is **not** on a Walk Street

In the SINGLE JURISDICTION

- ☒ Improvement to an existing single- or multi-family structure that is **not** on a Walk Street
- ☐ New construction of one single-family dwelling unit, and not more than two condominium units, **not** on a Walk Street
- ☐ New construction of four or fewer units, **not** on a Walk Street
- ☐ Demolition of four or fewer dwelling units

ANYWHERE in the Coastal Zone

- ☐ Any improvement to an existing commercial or industrial structure that increases the total occupant load

- ☐ New construction of four or fewer units, **not** on a Walk Street
- ☐ Demolition of four or fewer dwelling 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%)

This application has been reviewed by the staff of the Metro Plan Implementation Division, and the proposed project complies with the provisions of the Venice Coastal Zone Specific Plan including all development requirements contained in Section 9, 10.G, and 13, as evidenced below:

Oakwood-Milwood-Southeast Venice Subarea Development Regulations

Section	Regulation	Proposed Project	complies
9.C. Roof Structures	Roof Access Structure (RAS), 10 ft. max. above Flat Roof (25 ft); Area ≤ 100 sq. ft.; chimneys, exhaust ducts, etc., & other similar devices, may exceed height limit by 5' max	To top of east RAS is 34.3' & 24.8sqft in area; the west RAS is 33.7' high & 75sqft in area. Roof decks are below 25'; guard rails are 42" high & are of an open design	<input checked="" type="checkbox"/>
10.G.2. Density	R2, RD1.5, RD2 zones: max 2 DUs	(E) duplex. No new unit.	<input checked="" type="checkbox"/>
10.G.3. Height	Flat Roof – 25'; Varied Roofline – 30', provided that any portion of the roof that exceeds 25' is set back from the req'd front yard at least 1' in depth for every ft in height above 25'	To top of roof decks are below 25'; to top of varied roofline is 29.8' w/ a slope of 2.25":12"	<input checked="" type="checkbox"/>
10.G.4. Access	Alley	from alley	<input checked="" type="checkbox"/>
13. Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width Where 50% or more of (E) exterior walls are removed/replaced, provide a min total of 4 pkg sp accessed from alley. Subj proj affects more than 50% of (E) exterior walls.	4 pkg spaces in attached garage	<input checked="" type="checkbox"/>

The proposed project must comply with all other regulations of its subject zone and all other provisions of the Los Angeles Municipal Code (LAMC) and must receive approval from the Los Angeles Department of Building and Safety (LADBS). 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

Case Number: Format: AA-YYYY-1234 Example: ZA-2011-3269 [Advanced Search Help](#)

Case Number: ZA-2014-2166-CDP
Case Filed On: 06/17/2014
Accepted for review on: 08/12/2014
Assigned Date: 08/29/2014
Staff Assigned: ANTONIO ISAIA
Hearing Waived / Date Waived : No /
Hearing Location: WEST LA
Hearing Date / Time: 10/23/2014 9:00 AM
ZA Action: APPROVED
ZA Action Date: 03/11/2015
End of Appeal Period: 03/25/2015
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
521 E ROSE AVE 90291	Venice	11

[View All Addresses](#)

Project Description: DEMOLISH 50% OF EXISTING DUPLEX AND REMODEL OF NEW DUPLEX.
Requested Entitlement: PURSUANT TO SECTION 12.20.2, A CDP TO DEMOLISH 50% OF AN EXISTING DUPLEX AND CONSTRUCTION OF A2-STORY, 30 FT HIGH, 3,510 SQ FT DUPLEX WITH 4 PARKING SPACES.
Applicant: GEORGE KLEIN [Company:]
Representative: JOHN REED [Company: REED ARCHITECTURAL GROUP, INC.]

12 Case Documents found for Case Number: ZA-2014-2166-CDP

Type ↑	Scan Date	Signed	
Initial Actions (9)			
Determination Letter	04/17/2015		View
Elevation Plan	04/17/2015		View
Elevation Plan	01/04/2017	Yes	View
Floorplan	04/17/2015		View
Site Plan	04/17/2015		View
Site Plan	01/04/2017	Yes	View
Survey	04/17/2015		View
Title Sheet	04/17/2015		View
Title Sheet	01/04/2017	Yes	View
Approved Plans (3)			
Elevation Plan	01/04/2017	Yes	View
Site Plan	01/04/2017	Yes	View
Title Sheet	01/04/2017	Yes	View

This project conforms to the following applicable Specific Plan Sections:

VENICE COASTAL ZONE Specific Plan

- Section 2 Establishment of the Venice Coastal Zone Specific Plan
- Section 4 Relationship to Other Provisions of the Municipal Code
- Section 5 Definitions
- Section 6 General Land Use and Development Regulations
- Section 11 Commercial and Industrial Design Standards
- Section 13 Parking

VENICE COASTAL ZONE Specific Plan

Section 3. ESTABLISHMENT OF THE VENICE COASTAL SPECIFIC PLAN

- A. The City Council established this Venice Coastal Specific Plan applicable to that area of the City of Los Angeles shown on the Specific Plan Area map, Ordinance 16 and 19. The Specific Plan area is divided into eight subareas, as shown by EXHIBITS 2 through 9.
- Oakwood-Moreland-Southeast Venice Subarea**, generally bounded by the Los Angeles City boundary line on the north, Washington Boulevard on the south, Lincoln Boulevard on the east, and Hampton Drive, Electric Avenue, Pacific Court and Stange Drive on the west, as shown on Exhibits 32 and 40.

Section 4. RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE

- A. The regulations of this Specific Plan are in addition to those set forth in the Planning and Zoning provisions of Chapter 1 of the Los Angeles Municipal Code (LAMC), as amended, and any other regulations, ordinances, and do not derogate any rights not otherwise granted under those provisions except as specifically provided in this Specific Plan.
- B. Whenever provisions of this Specific Plan differ from provisions contained in Chapter 1 of the LAMC, with regard to use, density, lot area, floor area ratio, height of buildings or structures, setbacks, yards, buffers, parking, drainage, fences, landscaping, design standards, light, noise and signage, this Specific Plan shall supersede those other regulations. Wherever this Specific Plan is silent, the regulations of the LAMC shall apply.

Section 5. DEFINITIONS. The following words, whenever used in this Specific Plan, shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in LAMC Section 12.03 or 12.20.2.1, if defined there.

- A. **Architectural Features.** Features including, but not limited to, sculpture, fountains, mosaic, mural, sign, porch, balcony, chimney, window and doorways.
- B. **Break Wall.** A lower wall or vehicle entry facing the street and having no architectural detailing, windows, doors or similar features.
- C. **Building Frontage.** The maximum length of a line or lines formed by connecting the points representing projections of the exterior building walls onto a public street or onto a courtyard that is directly accessible to pedestrians from a public street, whichever distance is greater.

X. **Flat Roof.** Any roof form which has a slope of 2 vertical inches or less to 12 horizontal inches.

16. **Ground Floor.** The lowest story within a building, which is accessible to the street, the floor level of which is within three feet above or below curb level, which has frontage on or is primarily facing any unobstructed street, and which is at least 20 feet in depth or the total depth of the building, whichever is less.

521 ROSE AVE.



REED
ARCHITECTURAL
GROUP, INC.
4000 W. 10th St. Suite 200
Los Angeles, CA 90024
Tel: 310.400.1000
www.reedarchitect.com

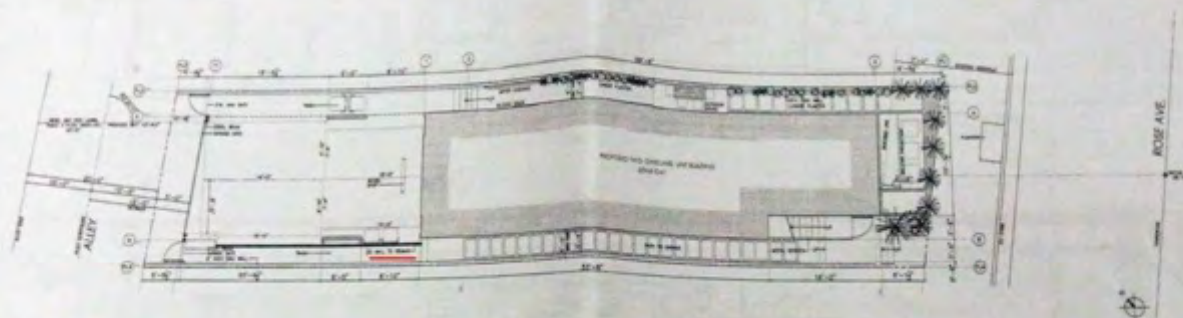
EXHIBIT "A"

2012
24-2014-246-CDP
A-1.1

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TABLE 1	
Item	Value
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[illegible]

SITE PLAN

NOT IF PRINTED 3x5
NOT IF PRINTED 14x5

PLANS APPROVED

as required by
CASE NO. 2014-120-150-mex
Planner [Signature]
Community Planning Bureau
City of Los Angeles Planning Dept.
Date 4/3/14

EXHIBIT "A"

50912
7A-2014-2166--CDP

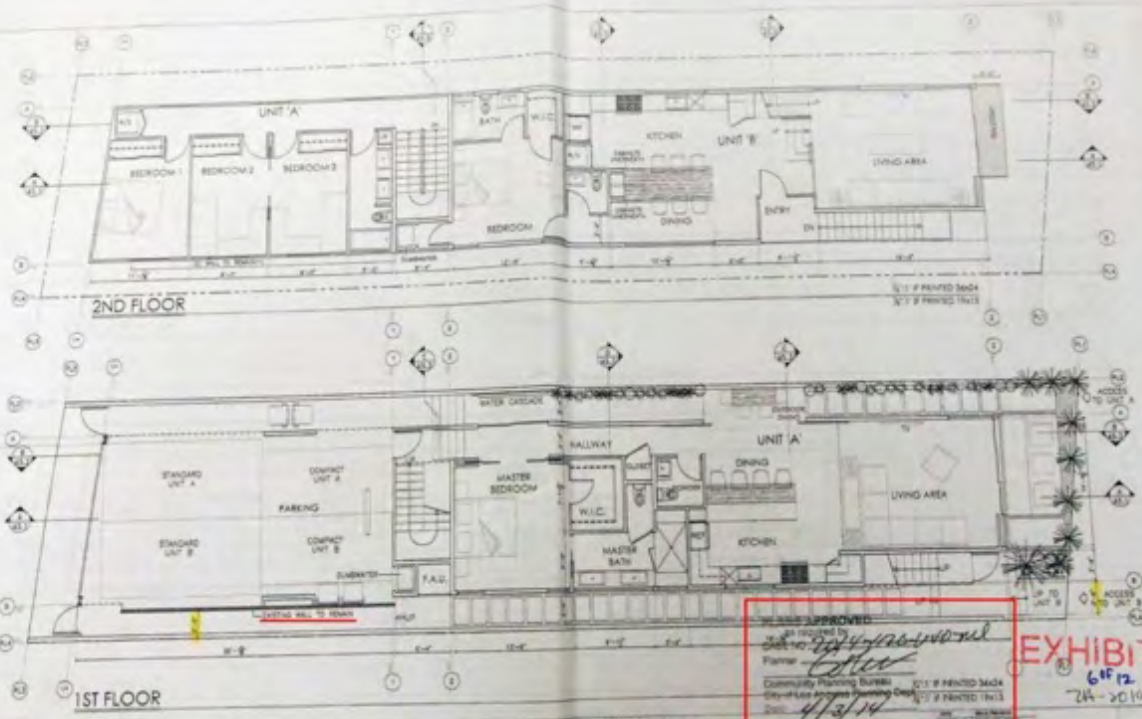
521 ROSE AVE.

...the ...

**REED
ARCHITECTURAL
GROUP, INC.**
400 North 4th Street, Suite 200
San Jose, CA 95131
Tel: 408.281.2000
www.reedarchitectural.com

Year	Male (thousands)
1970-74	10,000
1975-79	10,000
1980-84	10,000
1985-89	10,000
1990-94	10,000
1995-99	10,000
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2590-94	10,000
2595-99	10,000
2600-04	10,000

A2.1



521 ROSE AVE.

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10000 WILSON BLVD.
SUITE 200
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TEL: 310.407.1234
WWW.REEDARCHITECT.COM

A3.1

DI

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
CHARLES J. RAUSCH, JR.
JIM TOKUNAGA
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING

MICHAEL J. LOGRANDE
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION
200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.planning.lacity.org

March 11, 2015

George Klein (A)(O)
Susan and Kirk Baxter
521 Rose Avenue
Los Angeles, CA 90291

John Reed (R)
Reed Architectural Group, Inc.
657 Rose Avenue
Los Angeles, CA 90291

CASE NO. ZA 2014-2166(CDP)
COASTAL DEVELOPMENT PERMIT
521 East Rose Avenue
Venice Planning Area
Zone : C4-1
D. M. : 111B141
C. D. : 11
CEQA : ENV 2014-2167-CE
Legal Description: Lot 108, Tract 6622

Pursuant to Los Angeles Municipal Code Section 12.20.2, I hereby APPROVE:

a Coastal Development Permit to allow the demolition of more than 50 percent of an existing 1,760 square-foot duplex, to create a 3,510 square-foot, 30-foot in height two-family dwelling with four parking spaces on a 3,139 square-foot lot in the C4-1 Zone, within the single permit jurisdiction of the California Coastal Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be



AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER



Printed: 02/04/16 03:31 PM

Bldg-Addition GREEN - MANDATORY 1 or 2 Family Dwelling Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Issued on: 02/04/2016 Last Status: Issued Status Date: 02/04/2016	
1. TRACT TR 6622	BLOCK 108	LOT# 108	ARR M B 71-82	COUNTY MAP REF# 111B141 302	PARCEL ID # (PID#) 4240 - 005 - 002

<u>1. PARCEL INFORMATION</u>		
Area Planning Commission - West Los Angeles	Community Plan Area - Venice	Fire District - 2
LADBS Branch Office - WLA	Census Tract - 2733.00	Near Source Zone Distance - 4
Bldg. Line - 7	Coastal Zone Cons. Act - YES	Thomas Brothers Map Grid - 671-G4
Council District - 11	District Map - 111B141	
Certified Neighborhood Council - Venice	Energy Zone - 6	
<u>2. ZONING</u>		
ZONES(s): C4-1		

4. DOCUMENTS			
ZI - ZI-2406 Dis Inter of Venice SP for Small	SPA - Venice Coastal Zone	ORD - ORD-172019	ORD - ORD-175694
ZA - ZA-2010-3156-CU-CUB	RENT - YES	ORD - ORD-172897	ORD - ORD-71585
ZA - ZA-2014-2166-CDP	ORD - ORD-121313	ORD - ORD-172898	DTRM - DfR-2012-1488-SPP-MEL
SPA - Los Angeles Coastal Transportation Cor	ORD - ORD-168999	ORD - ORD-175693	DTRM - DfR-2014-2824-Df

5. CHECKLIST ITEMS		
Special Inspect - Anchor Bolts	Special Inspect - Field Welding	Special Inspect - Structural Wood (periodic)
Special Inspect - Concrete > 2.5ksi	Special Inspect - Grade Beam/Caisson	Fabricator Req'd - Shop Welds
Special Inspect - Epoxy Bolts	Special Inspect - Structural Observation	Fabricator Req'd - Structural Steel


<p><u>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</u></p> <p>Owner(s): BAXTER, KIRK AND SUSAN M TRS BAXTER FAMILY TRUST AND 31 24TH AVE, VENICE CA 90291 --</p> <p>Tenant:</p> <p>Applicant: (Relationship: Owner) GEORGE KLEIN - -- (310) 989-5252</p>	<p>For Cashier's Use Only</p> <p>W/O #: 514044</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------

<u>EXISTING USE</u>	<u>PROPOSED USE</u>
(01) Dwelling - Single Family	(02) Duplex
(13) Office	(07) Garage - Private

8. DESCRIPTION OF WORK
Major remodel to construct a 3 story duplex (3510 s.f.) with an attached garage (678 sq. ft.)

9. # Bridges on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Tarik Saoud	DAS PC By:
OK for Cashier: Charles Canning	Coord. OK:
Signature: 	Date: 02/04/2016

II. PROJECT VALUATION		Fixed Fee Period
Permit Valuation:	\$518,160	PC Valuation:
Sewer Cap ID:		Total Bond(s) Due:

11. ATTACHMENTS 

Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.



WL MARI 302038610 2/4/2016 3:30:53 PM	
BLDG PERMIT RES	\$2,648.10
ELECT PERMIT RES	\$688.51
HTG/REF PERMIT RES	\$344.25
PLBG PERMIT RES	\$688.51
BLDG PLAN CHECK	\$0.00
EI RESIDENTIAL	\$67.36
ONE STOP SURCH	\$88.73
SYSTEMS DEV FEE	\$266.20
CITY PLANNING SURCH	\$158.89
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$132.41
SCHOOL DEV RES	\$6,185.76
DWELLING UNIT	\$200.00
RES DEV TAX	\$300.00
CA BLDG STD COMMISSION SURCHARGE	\$21.00
BLDG PLAN CHECK	\$0.00

Sub Total:	<u>\$11,799.72</u>
------------	--------------------

Permit #: 150143000004483
Building Card #: 2016WL70300
Receipt #: 0302063938

13. STRUCTURE INVENTORY

(Notes: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

15014 - 30000 - 04483

(I) Floor Area (ZC): +1840.7 Sqft / 3510.7 Sqft	(P) R3 Occ. Group: +1840.7 Sqft / 3510.7 Sqft
(P) Height (ZC): +30 Feet / 30 Feet	(P) U Occ. Group: +678 Sqft / 678 Sqft
(P) Length: +7.5 Feet / 105.5 Feet	(P) Parking Req'd for Bldg (Auto+Bicycle): +4 Stalls / 4 Sta
(P) Stories: +3 Stories / 3 Stories	(P) Provided Compact for Bldg: +2 Stalls / 2 Stalls
(P) Width: +19 Feet / 19 Feet	(P) Provided Standard for Bldg: +2 Stalls / 2 Stalls
(I) Dwelling Unit: +1 Units / 2 Units	(P) Parking Req'd for Site (Auto+Bicycle): +4 Stalls / 4 Sta
(P) NFPA-13D Fire Sprinklers Thru-out	(P) Provided Compact for Site: +2 Stalls / 2 Stalls
(P) Steel Moment Frame	(P) Provided Standard for Site: +2 Stalls / 2 Stalls
(P) Wood (Plywood, OSB, etc.) Shearwall	(P) Type V-B Construction
(P) B Occ. Group: -700 Sqft / 0 Sqft	

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** V.S.P.=OAKWOOD.MILLWOOD.SOUTHEAST VENICE***** ONLY
ONE NON-STRUCTURAL WALL IS BEING KEPT. >50% DEMOLISHED*****TENANT HABITABILITY FORM COMPLETED ON
12/7/2015*****

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

521 E Rose Ave

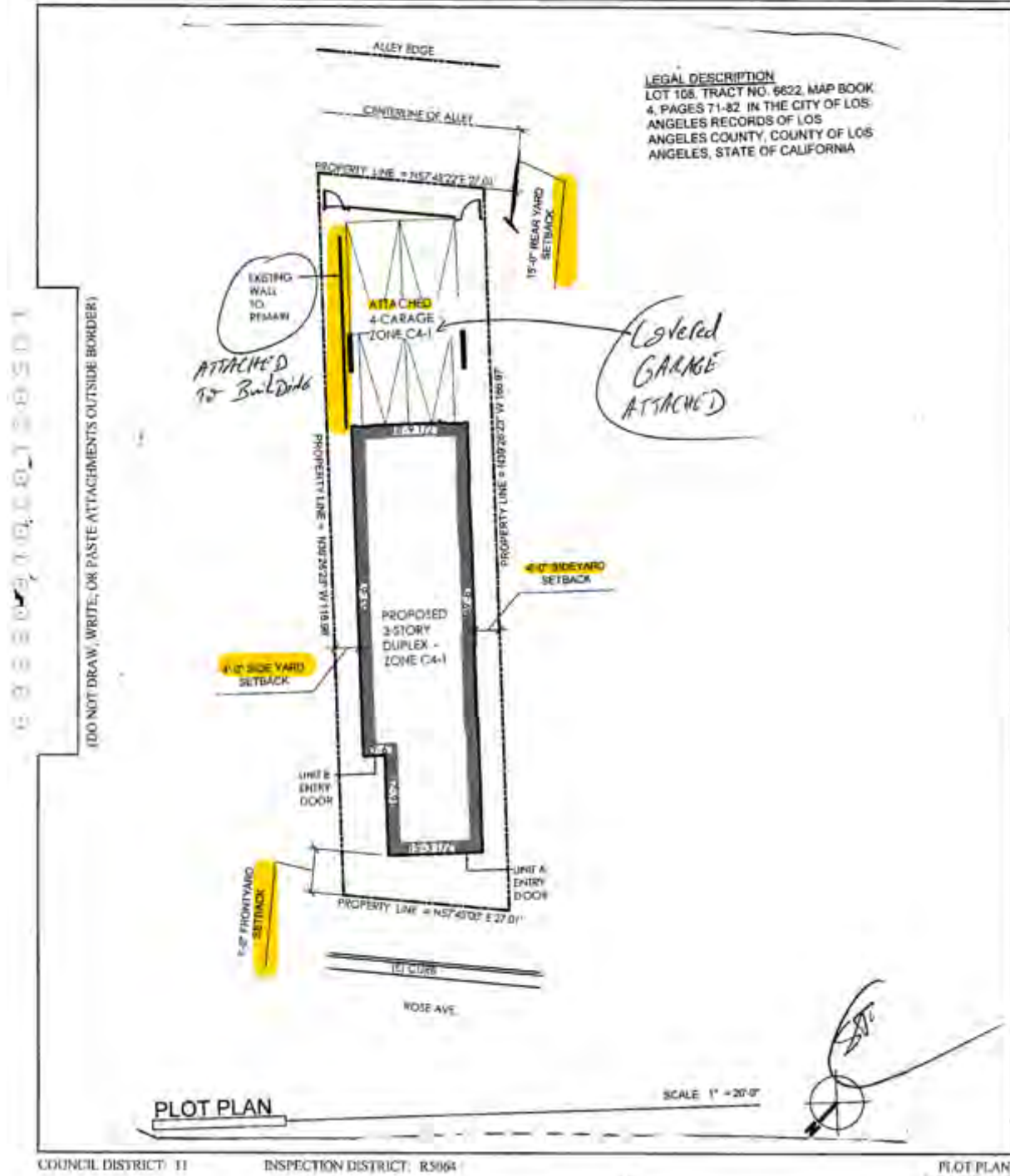
Permit Application #: 15014 - 30000 - 04483

Bldg-Addition
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B15WL05074
Initiating Office: WEST LA
Printed on: 01/14/16 08:11:55

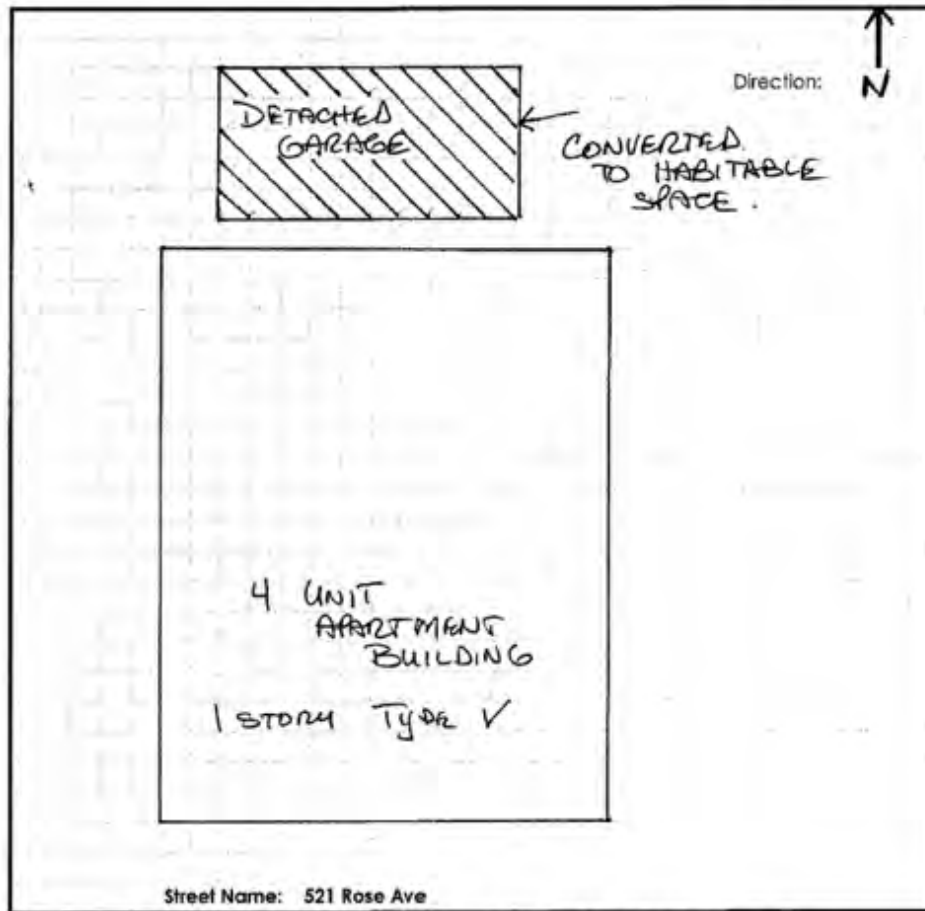
PLOT PLAN ATTACHMENT



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123 / 125

**LAHD Plot Plan**Address: 521 Rose Ave., Venice Ca. 90291APN: 4240-005-002 CaseDate: 8-20-2008Inspector: R. BRINSONApproved use building(s):4 unit apartment building and detached garageCurrent use (if different): Garage converted to habitable space.Unapproved portion: GarageComments: Observed; stove, sink, refrigerator and heater

IC Cod... x



124 / 125



LAHD Inspector Plot Plan

Address: 521 E ROSE AVE

APN: 4240005002

Case #404964

Date: 12/5/12

Inspector: J Amaya

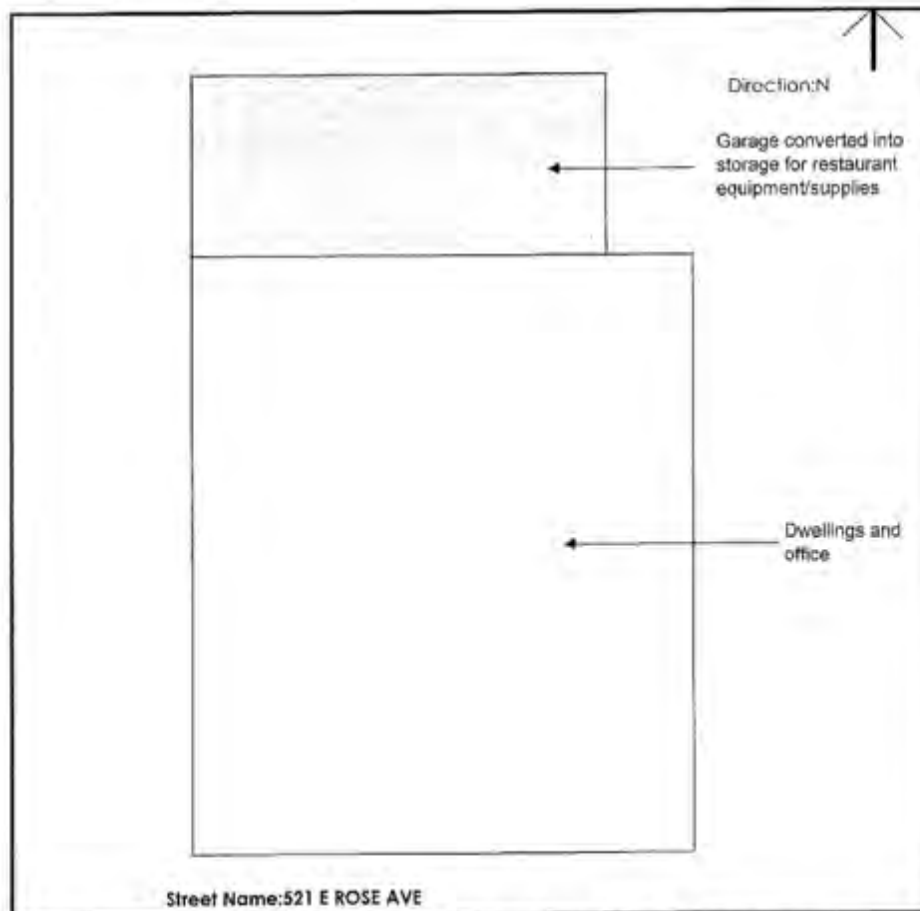
Approved use building(s): 521 - 1/4 - 1/2 - 3/4 Rose Av., 1 Story, Type V,

21 X 108 Office and Dwelling.

Current use (if different): Garage being used as storage for restaurant equipment/supplies

Unapproved portion:

Comments:



(Be sure to identify un-approved portion(s), and building/unit numbers)

NavigateLA

Parcel Legal Text
House Numbers Text
Freeways and Streets
BOE mapNotes
Landbase
Aerial Photographs
Boundaries



SCALE 1 : 279





Address: 521 E ROSE AVE
APN: 4240005002
PIN #: 111B141 302

Tract: TR 6622
Block: None
Lot: 108
Arb: None

Zoning: C4-1
General Plan: Community Commercial



Streets Copyright (c) Thomas Brothers Maps, Inc.

Expand Closed 521 E ROSE AVE 1-2 90291



Application/Permit #	PC/Job #	Type	Status	Work Description
16043-20000-05910	M16VN03280	Fire Sprinkler	Permit Finaled 7/27/2017	NEW 13D SYSTEM FOR A SINGLE FAMILY DWELLING. 1 INCH DOMESTIC METER, NO BACKFLOW

Expand Closed 521 E ROSE AVE 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
15014-30000-04483	B15WL05074	Bldg-Addition	CofO Issued 12/20/2017	Major remodel to construct a 3 story duplex (3510 s.f.) with an attached garage (678 sq. ft.)
15014-30002-04483	B17WL07080	Bldg-Alter/Repair	Permit Finaled 12/20/2017	supplemental permit to revise the existing use in the main application from SFD and Office to "Duplex and office" and revise the scope of work to "Major alteration and conversion from office and duplex To duplex with attached garage"
16041-40000-12985	X16SP01332	Electrical	Permit Finaled 10/31/2017	TEMP POWER POLE 200 AMP FOR NEW SFD.
16041-40000-12206	X16SP01234	Electrical	Permit Finaled 10/31/2017	TEMP. POWER POLE 200 AMP FOR NEW SFD
16020-30000-00214	B16WL00440	Nonbldg-New	Permit Finaled 10/31/2017	New 6' high fence wall 220' total length per L.A. City Standard.
08042-91000-10954	X08FX00472	Plumbing	Permit Finaled 6/16/2008	INSTALLATION OF (4) E.Q. VALVES.

Expand Closed 521 E ROSE AVE UNIT A & B 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
15014-30001-04483	B16WL06915	Bldg-Alter/Repair	Permit Finaled 10/31/2017	SUPPLEMENTAL PERMIT TO ADD A DIRECT VENT FIREPLACE AND REVISE THE ADREES TO UNIT A & B

	Code Enforcement Information:	5
	Soft-story Retrofit Program Information:	1

521 E ROSE AVE

Date Received: 1/22/2016
Description: BUILDING OR PROPERTY CONVERTED TO ANOTHER USE
Inspector: ROBERT GARTH
Status: CLOSED

Order Information

Order Number	Order Type	Effective Date	Issued By	Phone
0	ORDER TO COMPLY	2/19/2016	ROBERT GARTH	

Code Violation Information

Violation	Date In Compliance
Unapproved use of the dwelling as commercial storage of restaurant supplies in the C4 zone.	2/25/2016

Los Angeles Department of Building and Safety

Certificate Information: 521 E ROSE AVE 90291

Application / Permit 15014-30000-04483
Plan Check / Job No. B15WL05074
Group Building
Type Bldg-Addition
Sub-Type 1 or 2 Family Dwelling
Primary Use (2) Duplex
Work Description Major remodel to construct a 3 story duplex (3510 s.f.) with an attached garage (678 sq. ft.)
Permit Issued Issued on 2/4/2016
Issuing Office West Los Angeles
Current Status CofO Issued on 12/20/2017
Certificate of Occupancy CofO Issued

Permit Application Status History

Submitted	9/30/2015	APPLICANT
Assigned to Plan Check Engineer	11/4/2015	TARIK SAUD
Corrections Issued	11/16/2015	TARIK SAUD
Reviewed by Supervisor	11/19/2015	DOUGLAS NAKATANI
Building Plans Picked Up	11/20/2015	APPLICANT
Applicant returned to address corrections	12/7/2015	TARIK SAUD
Plan Check Approved	1/14/2016	TARIK SAUD
Issued	2/4/2016	LADBS
CofO in Progress	11/9/2017	BOB DUNN
No Progress	11/15/2017	CRAIG DAVIS
CofO in Progress	11/30/2017	CRAIG DAVIS
CofO in Progress	12/20/2017	JACK CONGER
Permit Finaled	12/20/2017	JACK CONGER
CofO Issued	12/20/2017	JACK CONGER
Permit Finaled	12/20/2017	JACK CONGER

Permit Application Clearance Information

Address approval	Cleared	12/7/2015	BRIAN KELLY
Permit	Cleared	12/7/2015	BRIAN KELLY
Sewer availability	Cleared	12/7/2015	BRIAN KELLY
Miscellaneous	Cleared	12/8/2015	SOCORRO YUMUL
Miscellaneous	Cleared	12/8/2015	SOCORRO YUMUL

Miscellaneous	Cleared	12/8/2015	SOCORRO YUMUL
Miscellaneous	Cleared	12/8/2015	SOCORRO YUMUL
Specific Plan	Cleared	12/8/2015	SOCORRO YUMUL
Hydrant and Access approval	Cleared	12/14/2015	JOHN CONNEALLY
Green Code	Cleared	12/16/2015	RICHARD GARCIA
Specific Plan	Cleared	12/17/2015	CLIVE GRAWE
ZA Case	Cleared	12/22/2015	RICK TORRES
Coastal Zone	Cleared	1/5/2016	RICK TORRES
ZA Case	Cleared	1/5/2016	RICK TORRES
Eng Process Fee Ord 176,300	Cleared	1/6/2016	BRIAN KELLY
Low Impact Development	Cleared	1/11/2016	IDA MEISAMI-FARD
Roof/Waste drainage to street	Cleared	1/11/2016	NATALIE MOORE

Contact Information

Contractor	Taylor Made Homes Inc; Lic. No.: 818492-B	825 WILSHIRE BLVD #128	SANTA MONICA, CA 90401
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Inspector Information

DAVID HEINE, (310) 914-3981	Office Hours: 7:00-8:00 AM MON-FRI
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Pending Inspections

No Data Available.

Inspection Request History

Footing/Foundation/Slab	5/6/2016	Corrections Issued	BOB DUNN
Excavation/Setback/Form/Re-Bar	5/9/2016	Partial Approval	KENNETH NAGLE
Deputy Reinf. Concrete	5/10/2016	Conditional Approval	BOB DUNN
Excavation/Setback/Form/Re-Bar	5/27/2016	Approved	RONALD WEBER
Underground Mechanical	6/8/2016	Partial Approval	BOB DUNN
Footing/Foundation/Slab	6/17/2016	Approved	BOB DUNN
Floor/Roof Diaphragm/Shear Wall	7/22/2016	Partial Approval	JOHN LUMB
Floor/Roof Diaphragm/Shear Wall	8/23/2016	Partial Approval	BOB DUNN
Floor/Roof Diaphragm/Shear Wall	9/22/2016	Partial Approval	BOB DUNN
ELECTRICAL-Rough	10/6/2016	Partial Inspection	KENNETH NAGLE
Excavation/Setback/Form/Re-Bar	10/31/2016	Partial Approval	BOB DUNN
Floor/Roof Diaphragm/Shear Wall	12/1/2016	Partial Approval	BOB DUNN

HVAC-Rough	12/1/2016	Approved	BOB DUNN
PLUMBING-Rough	12/1/2016	Approved	BOB DUNN
ELECTRICAL-Rough	12/15/2016	Partial Approval	BOB DUNN
Floor/Roof Diaphragm/Shear Wall	1/25/2017	No Access for Inspection	RICHARD STEINBACH
Floor/Roof Diaphragm/Shear Wall	1/27/2017	No Access for Inspection	BOB DUNN
Floor/Roof Diaphragm/Shear Wall	1/30/2017	Partial Approval	BOB DUNN
BUILDING-Rough-Frame	2/27/2017	Approved	BOB DUNN
ELECTRICAL-Rough	2/27/2017	Approved	BOB DUNN
Green Building Rough	2/27/2017	Approved	BOB DUNN
Insulation	3/6/2017	Approved	BOB DUNN
Shower Pan	3/6/2017	Partial Approval	BOB DUNN
Drywall Nailing	3/14/2017	Approved	RONALD WEBER
Interior/Exterior Lathing	3/14/2017	Approved	RONALD WEBER
Shower Pan	3/14/2017	Approved	RONALD WEBER
Interior/Exterior Lathing	4/12/2017	Approved	BOB DUNN
Sewer	6/14/2017	Approved	BOB DUNN
Gas Test	7/6/2017	Approved	CARLOS MATAMOROS
Underground Mechanical	7/6/2017	Partial Approval	CARLOS MATAMOROS
PLUMBING-Final	7/21/2017	Not Ready for Inspection	CARLOS MATAMOROS
ELECTRICAL-Final	7/27/2017	Not Ready for Inspection	BOB DUNN
PLUMBING-Final	7/27/2017	Not Ready for Inspection	BOB DUNN
ELECTRICAL-Final	8/7/2017	Approved	BOB DUNN
PLUMBING-Final	8/7/2017	Approved	BOB DUNN
HVAC-Final	8/11/2017	Not Ready for Inspection	RICHARD STEINBACH
HVAC-Final	8/15/2017	Approved	BOB DUNN
Final	9/29/2017	Not Ready for Inspection	BOB DUNN
Green Building Final	9/29/2017	Not Ready for Inspection	BOB DUNN
SGSOV-Seismic Gas S/O Valve	9/29/2017	SGSOV Approved	BOB DUNN
Smoke Detectors	9/29/2017	Not Ready for Inspection	BOB DUNN
Structural Steel Frame	9/29/2017	Approved	BOB DUNN
Final	10/30/2017	Not Ready for Inspection	BOB DUNN
Green Building Final	10/30/2017	Not Ready for Inspection	BOB DUNN
Service/Power Release	10/30/2017	Approved	BOB DUNN
Smoke Detectors	10/30/2017	Approved	BOB DUNN

Permit and Inspection Report Detail

<https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/P...>

Final	11/1/2017	Partial Approval	BOB DUNN
Green Building Final	11/1/2017	Approved	BOB DUNN
Final	11/30/2017	Corrections Issued	CRAIG DAVIS
Special/Order Compliance	12/1/2017	Corrections Issued	CRAIG DAVIS



Regulatory Compliance & Code Bureau
1200 W 7th Street, 8th Floor, Los Angeles, CA 90017
Tel.: 213-275-3493 | Toll-free: 866-557-7368
hcidla.lacity.org



ERIC GARCETTI, MAYOR
RUSHMORE D. CERVANTES, GENERAL MANAGER

September 25, 2017

Baxter Family Trust C/O George Klein
521 Rose Ave
Los Angeles, CA 90291

Case Number: RD054965
Application of the RSO to 521 E ROSE AVE, VENICE, CA 90291
APN: 4240-005-002

A review of the applicability of the Rent Stabilization Ordinance (RSO) to this property has been completed. An exemption for 3 of 3 units (521 1/4, 521 1/2, and 521 3/4 Rose Ave.) has been approved based upon the Notice of Intent to Withdraw Units from Rental Housing Use filed with HCIDLA on October 23, 2013. The exemption is effective 2014.

An alteration permit 15014-30000-04483 was issued 02/04/2016 for a major remodel of the existing structure. Aerial views indicate construction in progress; however, no demolition permits were located and therefore the remodel of the existing structure will not alter the original construction date based upon Certificate of Occupancy 1951XX00264 /1951VE00264 issued 10/11/1951.

Please note that construction of new residential rental units on the property or any parcel tied to this parcel may be subject to the RSO as Ellis Replacement Units (LAMC 151.28) and require registration of the rental units and Systematic Code Enforcement Program (SCEP) inspections. For information regarding the construction of new residential units on the property, please contact me.

If you have any questions regarding our findings, please contact me at (213) 808-8503. Previous determination letters from 2014 and 2012 are enclosed. For information related to your account, please contact the Billing Hotline at (877) 614-6873.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Susan Gosden'.

Susan Gosden, Senior Management Analyst II
RSO Determinations Unit

521 E ROSE AVE

Date Received: 11/27/2017
Description: MISCELLANEOUS COMPLAINTS
Inspector: BRENDAN LOONEY
Phone: (213)978-4499
Status: REFERRED TO INSPECTION BUREAU

Fwd: 521 Rose Ave important

1 message

Craig Davis <craig.davis@lacity.org>
To: Hazel Harris <hazel.harris@lacity.org>

Wed, Nov 29, 2017 at 12:00 PM

forwarding email found searching 521 Rose

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

From: Jack Conger <jack.conger@lacity.org>

Date: Wed, Nov 15, 2017 at 2:46 PM

Subject: 521 Rose Ave important

To: Craig Davis <craig.davis@lacity.org>, Daniel Orrante <daniel.orrante@lacity.org>

Cc: Jack Conger <jack.conger@lacity.org>, Bob Dunn <bob.dunn@lacity.org>

Craig and Dan,

Put a hold on this C of O,

Please bring me the file.

Thank you,

JACK CONGER
PRINCIPAL INSPECTOR
DEPARTMENT OF BUILDING AND SAFETY
REGIONAL MANAGER
WLA / SAN PEDRO RESIDENTIAL INSPECTION
SUITE 1100
LOS ANGELES, CA 90025
MAIL STOP 120
PHONE: 1-310-914-3904
FAX: 1-310-914-3866
jcongr@lacity.org

Los Angeles Department of Building and Safety

Certificate Information: 521 E ROSE AVE 90291

Application // Permit 15014-30002-04483
Plan Check // Job No. B17WL07080
Group Building
Type Bldg-Alter/Repair
Sub-Type 1 or 2 Family Dwelling
Primary Use (2) Duplex
Work Description supplemental permit to revise the existing use in the main application from SFD and Office to "Duplex and office" and revise the scope of work to "Major alteration and conversion from office and duplex To duplex with attached garage"
Permit Issued Issued on 12/15/2017
Issuing Office West Los Angeles
Current Status Permit Finaled on 12/20/2017
Certificate of Occupancy CofO Issued

Permit Application Status History

Plan Check Approved	12/15/2017	TARIK SAOUD
Issued	12/15/2017	LADBS
Permit Finaled	12/20/2017	JACK CONGER

Permit Application Clearance Information

Coastal Zone	Cleared	12/12/2017	DENNIS CHEW
Miscellaneous	Cleared	12/12/2017	DENNIS CHEW
Miscellaneous	Cleared	12/12/2017	DENNIS CHEW
Miscellaneous	Cleared	12/12/2017	DENNIS CHEW
Specific Plan	Cleared	12/12/2017	DENNIS CHEW
ZA Case	Cleared	12/12/2017	DENNIS CHEW
ZA Case	Cleared	12/12/2017	DENNIS CHEW

Contact Information

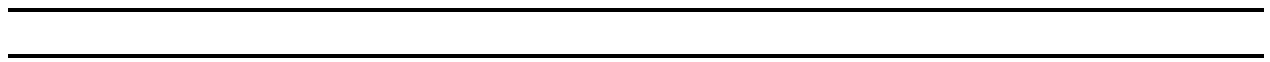
Contractor	Taylor Made Homes Inc; Lic. No.: 818492-B	825 WILSHIRE BLVD #128 SANTA MONICA, CA 90401
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Inspector Information

DAVID HEINE, (310) 914-3981	Office Hours: 7:00-8:00 AM MON-FRI
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Pending Inspections

No Data Available.



CITY OF LOS ANGELES
CALIFORNIAERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER BAXTER, KIRK AND SUSAN M TRS BAXTER FAMILY TRUST AND KLEIN, GEORGE 31 24TH AVE VENICE CA 90291	No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">CERTIFICATE:</td> <td style="width: 30%;">Issued-Valid</td> <td style="width: 30%;">DATE:</td> </tr> <tr> <td>BY: JACK B CONGER</td> <td></td> <td>12/20/2017</td> </tr> </table>	CERTIFICATE:	Issued-Valid	DATE:	BY: JACK B CONGER		12/20/2017
CERTIFICATE:	Issued-Valid	DATE:					
BY: JACK B CONGER		12/20/2017					
GREEN - MANDATORY							

SITE IDENTIFICATION	
ADDRESS: 521 E ROSE AVE UNIT A & B 90291	

LEGAL DESCRIPTION							
TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF. #	PARCEL PIN	APN	
TR 6622		108		M B 71-82	111B141 302	4240-005-002	

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT	CONVERT EXISTING ONE STORY DUPLEX AND OFFICE TO A THREE STORY (3510 sq.ft.) DUPLEX WITH A FOUR CAR (678 sq.ft.) ATTACHED GARAGE. R-3/U-1 OCCUPANCY
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USE	PRIMARY Duplex	OTHER Garage - Private
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PERMITS			
15014-30000-04483		15014-30001-04483	
15014-30002-04483			

STRUCTURAL INVENTORY		
ITEM DESCRIPTION	CHANGED	TOTAL
Height (ZC)	30 Feet	30 Feet
Length	7.5 Feet	105.5 Feet
NFPA-13D Fire Sprinklers Thru-out		
Steel Moment Frame		
Stories	3 Stories	3 Stories
Type V-B Construction		
Width	19 Feet	19 Feet
Wood (Plywood, OSB, etc.) Shearwall		
B Occ. Group	-700 Sqft	0 Sqft
R3 Occ. Group	1840.7 Sqft	3510.7 Sqft
U Occ. Group	678 Sqft	678 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	4 Stalls	4 Stalls
Parking Req'd for Site (Auto+Bicycle)	4 Stalls	4 Stalls
Provided Compact for Bldg	2 Stalls	2 Stalls
Provided Compact for Site	2 Stalls	2 Stalls
Provided Standard for Bldg	2 Stalls	2 Stalls
Provided Standard for Site	2 Stalls	2 Stalls

APPROVAL	
CERTIFICATE NUMBER	145059
BRANCH OFFICE:	WLA
COUNCIL DISTRICT:	11
BUREAU:	INSPECTN
DIVISION:	RESDINSP
STATUS:	CofO Issued
STATUS BY:	JACK B CONGER
STATUS DATE:	12/20/2017
APPROVED BY:	JACK B CONGER
EXPIRATION DATE:	

<u>PERMIT DETAIL</u>			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
15014-30000-04483	521 E Rose Ave	Major remodel to construct a 3 story duplex (3510 s.f.) with an attached garage (678 sq. ft.)	CofO Issued - 12/20/2017 JACK B CONGER
15014-30001-04483	521 E Rose Ave Unit A & B	SUPPLEMENTAL PERMIT TO ADD A DIRECT VENT FIREPLACE AND REVISE THE ADREES TO UNIT A & B	Permit Finaled - 10/31/2017 BOB DUNN
15014-30002-04483	521 E Rose Ave	supplemental permit to revise the existing use in the main application from SFD and Office to "Duplex and office" and revise the scope of work to "Major alteration and conversion from office and duplex To duplex with attached garage"	Permit Finaled - 12/20/2017 JACK B CONGER

<u>PARCEL INFORMATION</u>			
Area Planning Commission: West Los Angeles	Bldg. Line: 7	Census Tract: 2733.00	
Certified Neighborhood Council: Venice	Coastal Zone Cons. Act: YES	Community Plan Area: Venice	
Council District: 11	District Map: 111B141	Energy Zone: 6	
Fire District: 2	LADBS Branch Office: WLA	Near Source Zone Distance: 4	
Thomas Brothers Map Grid: 671-G4	Zone: C4-1		

<u>PARCEL DOCUMENT</u>			
City Planning Cases (CPC) CPC-12425	City Planning Cases (CPC) CPC-1984-226-SP	City Planning Cases (CPC) CPC-1987-648-ICO	
City Planning Cases (CPC) CPC-1998-119-LCP	City Planning Cases (CPC) CPC-2000-4046-CA	City Planning Cases (CPC) CPC-2005-8252-CA	
Community Development Block Grant (CDBG) LARZ-Venice	Director's Determination (DTRM) DIR-2012-1488-SPP-MEL	Director's Determination (DTRM) DIR-2014-2824-DI	
Ordinance (ORD) ORD-121313	Ordinance (ORD) ORD-168999	Ordinance (ORD) ORD-172019	
Ordinance (ORD) ORD-172897	Ordinance (ORD) ORD-172898	Ordinance (ORD) ORD-175693	
Ordinance (ORD) ORD-175694	Ordinance (ORD) ORD-71585	Rent Stabilization Ordinance (RENT) YES	
Specific Plan Area (SPA) Los Angeles Coastal Transportation Corridor	Specific Plan Area (SPA) Venice Coastal Zone	Zoning Administrator's Case (ZA) ZA-2010-3156-CU-CUB	
Zoning Administrator's Case (ZA) ZA-2014-2166-CDP	Zoning Information File (ZI) ZI-2406 Dir Inter of Venice SP for Small Lot Sub		

<u>CHECKLIST ITEMS</u>			
Attachment - Plot Plan	Combine Elec - Wrk. per 91.107.2.1.1.1	Combine HVAC - Wrk. per 91.107.2.1.1.1	
Combine Plumbg - Wrk. per 91.107.2.1.1.1	Fabricator Reqd - Shop Welds	Fabricator Reqd - Structural Steel	
Permit Flag - Not a Fire Life Safety Project	Special Inspect - Anchor Bolts	Special Inspect - Concrete>2.5ksi	
Special Inspect - Epoxy Bolts	Special Inspect - Field Welding	Special Inspect - Grade Beam/Caisson	
Special Inspect - Structural Observation	Special Inspect - Structural Wood (periodic)	Std. Work Deser - Interior Non-struct. Remo	
Std. Work Deser - Seismic Gas Shut Off Valve			

<u>PROPERTY OWNER, TENANT, APPLICANT INFORMATION</u>			
<u>OWNER(S)</u>			
Baxter, Kirk And Susan M Trs Baxter Family Trust And	31 24th Ave	VENICE CA 90291	
<u>TENANT</u>			
<u>APPLICANT</u>			
Relationship: Owner			
George Klein-			(310) 989-5252

<u>BUILDING RELOCATED FROM:</u>			

<u>(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION</u>					
NAME	ADDRESS	CLASS	LICENSE #	PHONE #	
(C) Taylor Made Homes Inc	825 Wilshire Blvd #128,	B	818492	(310) 897-5269	Santa Monica, CA 90401

<u>SITE IDENTIFICATION-ALL</u>	
ADDRESS:	521 E ROSE AVE UNIT A & B 90291

<u>LEGAL DESCRIPTION-ALL</u>						
TRACT	BLOCK	LOT(s)	ARB	CO.MAP REF #	PARCEL PIN	APN
TR 6622		108		M B 71-82	111B141 302	4240-005-002

Zimas

