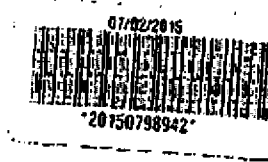


RECORDING REQUEST
OFFICIAL GOVERNMENT BUSINESS
Government Code § 6103

City of Los Angeles

WHEN RECEIVED MAIL TO:

Los Angeles Housing + Community
Investment Department
Landlord Declarations
P.O. Box 57398
Los Angeles, CA 90057-0398



Space above is for Recorder's use only

Notice of Constraints to Landlords and Successors in Interest

To all persons claiming an interest in real property located at 15 Rose Avenue Venice, CA 90291 particularly described as:

Lot 2, 4 and 6 of Golden Bay Tract, in the City of Los Angeles, County of Los Angeles, State of California, per map recorded in Book 2 Page 15 of Maps, in the office of the Los Angeles County Recorder.

THE CITY OF LOS ANGELES hereby gives notice that certain restrictions as described in this Notice of Constraints will apply to the future use of that property and the terms under which it may be rented or offered for rent as a housing accommodation.

A *Notice of Intent to Withdraw Units from Rental Housing Use* (Notice of Intent) for this property was filed with the City of Los Angeles Housing Department, pursuant to Los Angeles Municipal Code (LAMC) Section 151.23A, on October 14, 2014. The accommodations that are the subject of the Notice of Intent for this property are deemed withdrawn from the rental housing market 120 days after October 14, 2014, unless the date was extended pursuant to the provisions of LAMC Section 151.23B up to one year after October 14, 2014. The following restrictions arise from the filing of the Notice of Intent:

1. Restrictions that apply through the date that is two years from the date of withdrawal of accommodations from the rental market of rental units on the property (LAMC §151.23B):
 - 1.1 If the property is offered for rent, the landlord may be liable to any tenant who was displaced when the property was withdrawn from rental housing use for actual and exemplary damages. (LAMC §151.25A)
 - 1.2 If the property is offered for rent, the landlord may be liable for exemplary damages in a civil action brought by the City of Los Angeles. (LAMC §151.25B)
 - 1.3 Any landlord who offers a unit at the property for rent shall first offer to rent or lease that unit to the tenant or tenants displaced from the unit when the property was withdrawn from rental housing use. Such offer shall be deposited by registered or certified mail, postage prepaid, and addressed to the displaced tenant or tenants at the last address provided by the tenant or tenants. This obligation shall exist, however, only if the tenant(s) gave the landlord who withdrew the unit written notice of a desire to renew the tenancy if the unit were again offered for rent, and did so within 30 days of being displaced. (LAMC §151.27A)
2. Restrictions that apply through the date that is five years from the date of withdrawal of accommodations from the rental market of rental units on the property (LAMC §151.23D):
 - 2.1 If the property is offered for rent, it shall be offered for no more than the maximum allowable rent in effect when the landlord filed the Notice of Intent with the City of Los Angeles, plus any intervening annual general adjustments as authorized by LAMC § 151.06D. Should the withdrawal of a rental unit

be rescinded or otherwise not completed, the term of this restriction on rent is five years from the date the Notice of Intent to Withdraw was filed with the City. (LAMC §151.26)

- 2.2 If any unit at the property is offered for rent, it shall first be offered to any tenant(s) displaced from that unit when the property was withdrawn, provided that the tenant(s) request(s) the offer in writing within 30 days after the landlord has notified the City pursuant to paragraph 3.1 below. (LAMC §151.27B)
- 2.3 Any landlord who fails to comply with the provisions of paragraph 2.2 shall be liable to any displaced tenant for punitive damages in an amount not to exceed six months' rent. (LAMC §151.27B)
3. Other restrictions that apply:
 - 3.1 Any landlord who desires to offer a unit at the property for rent or lease shall give the Los Angeles Housing Department written notice of such intent. Such notice shall include the names and mailing addresses of all owners of the property and the addresses of the accommodations to be re-rented. (LAMC §151.24A)
 - 3.2 Except as indicated in paragraphs 1.3 and 2.2 above, the landlord shall not offer for rent or lease any unit from which a tenant was displaced for a period of 30 days following the filing of such notice of intent to re-rent withdrawn accommodations, pursuant to the provisions of paragraph 3.1 above. (LAMC §151.24B)
 - 3.3 The provisions of the Rent Stabilization Ordinance, LAMC §151.00, ET. seq., and other provisions of Chapter XV of the LAMC, shall apply to the newly constructed rental units, if a building containing a rental unit that was the subject of a Notice of Intent to Withdraw pursuant to the provisions of LAMC § 151.23A is demolished and rental units are constructed on the same property and offered for rent or lease within five years from the date that the rental unit that was the subject of the Notice of Intent to Withdraw was withdrawn from rent or lease. (LAMC §151.28A)

Citations to particular City of Los Angeles Municipal Code sections are to those in effect on the date of recording. All the above restrictions apply to the withdrawing landlord and to any successor in interest including, but not limited to, the holder of a security interest or purchaser at a forced sale upon the foreclosure of a security interest, upon sale of the property pursuant to a power of sale contained in a deed of trust or similar instrument, or upon sale under a statutory or other involuntary lien. This Notice of Constraints is filed in order to preserve the rights of the City of Los Angeles and the rights of all affected past, present, and future tenants of this property. This Notice of Constraints shall not be deemed an admission that the landlord has lawfully withdrawn this property from rent or lease. This Notice of Constraints shall not be construed in such a way as to limit any rights of the City of Los Angeles or of any past, present or future tenants to make any claims against the landlord or successors in interest.

APN: 4269-019-003

Property Address:

15 ROSE AVENUE
VENICE, CA 90291

Property Owner of Record:

15 Rose, LLC

Executed on October 14, 2014 at Los Angeles,
California

CITY OF LOS ANGELES
HOUSING • COMMUNITY DEPARTMENT
Rushmore D Cervantes, General Manager

By: MARTHA CARRASCO
Management Analyst II
Landlord Declarations Section

For: 
ANNA ORTEGA
Director, Rent Stabilization

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

JUN 6 2018

Deane L. Lynn REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



October 11, 2016

Dear Mr. Jung,

I am asking for a re-consideration of the Mello Determination for this case for the following reasons.

1. THERE IS A PERMIT FOR A 3RD UNIT IN 2007. THERE IS NO DOCUMENTATION FOR THAT UNIT IN THE MELLO DETERMINATION. Neighbors say there were 3 units.

07010-30000-00190	B07WL00242	Bldg-New	Corrections Issued 1/31/2007	11'-1" ADDITION TO AN (E) 2 CAR GARAGE ...CONVERSION INTO A 3RD DWELLING UNIT...
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2. According to the Mello Determination letter contradictory statements were submitted by the applicants on July 22, 2014:
 - a. Juliet Hohnen & Steven Weber: THE OWNER CLAIMS TO CURRENTLY LIVE IN & USE BOTH UNITS AT THIS TIME- 628 & 630 SAN JUAN.
 - b. Juliet Hohnen & Steven Weber: OWNER IS ALSO CLAIMING OWNER-OCCUPANT AT 727 & 727 1/2 SUPERBA AT THIS SAME TIME.
 - c. On July 22, 2014, architect & owner's representative ARMINDA DIAZ CLAIMED BOTH UNITS WERE VACANT.
Ms Diaz, architect & owner's representative for both 628 San Juan & 727 Superba in 2014 was replaced on both projects.

628- 630 SAN JUAN AVE.

Representative: Arminda Diaz

ZA-2014-4054-CDP filed on 10/29/2014

ENV-2014-4055-CE

CONVERSION OF AN EXISTING DUPLEX TO A SFD AND SMALL ADDITION.

727 & 727 1/2 Superba

Representative: Matthew Royce

ZA-2014-486-CDP

ENV-2014-4863-CE filed on 12/23/2014

CONVERT A DUPLEX TO A SINGLE FAMILY DWELLING.

3. Gas bills "consistent with vacancy" were submitted BUT "per a statement provided by the owners' tenant vacancy is inconsistent with the rental documents provided." A gas bill for 628 San Juan for the period May 26-28, 2014 under the name Juliet Hohnen showed a mailing address at 149 Barrington Avenue #312, LA, CA 90049. (Mello Determination letter)

4. HCIDLA & the City Attorney were investigating the property in 2012, 2013 & 2014, cases 333522 & 94554. Their records are on file.

5. "The owner provided rental agreements, surrender & release agreements, a rent roll, and a 30-day notice to vacate." ...
Why was a 30-day Notice to Vacate issued?
Former tenant history for the property is listed below. Does it concur with the documents on record?

6. Ms. Hohner is a broker. 628 & 630 San Juan has been & is currently listed as a short term rental. This is illegal in a residential neighborhood. It also creates a rent record above market rates.
628 San Juan on Ms. Hohnen's website: juliettehohnen.com

628 San Juan Ave,
Venice, CA 90291

2 beds · 1 bath · 906 sqft



Edit home facts for a more accurate Zestimate.

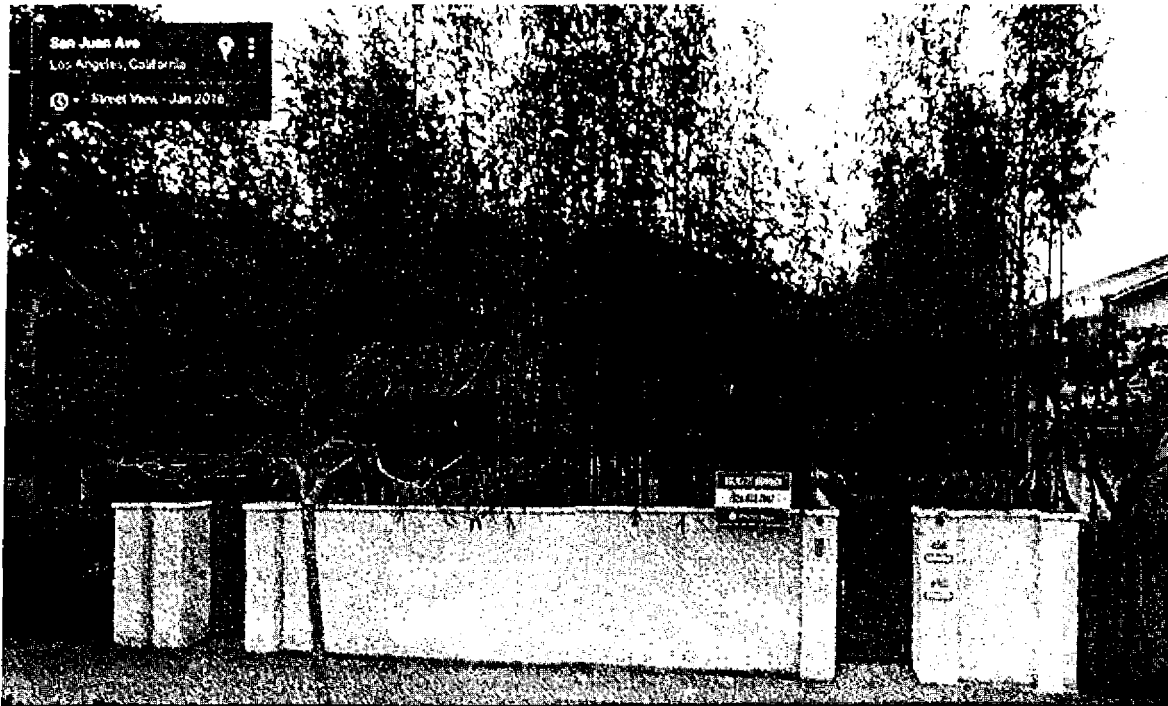
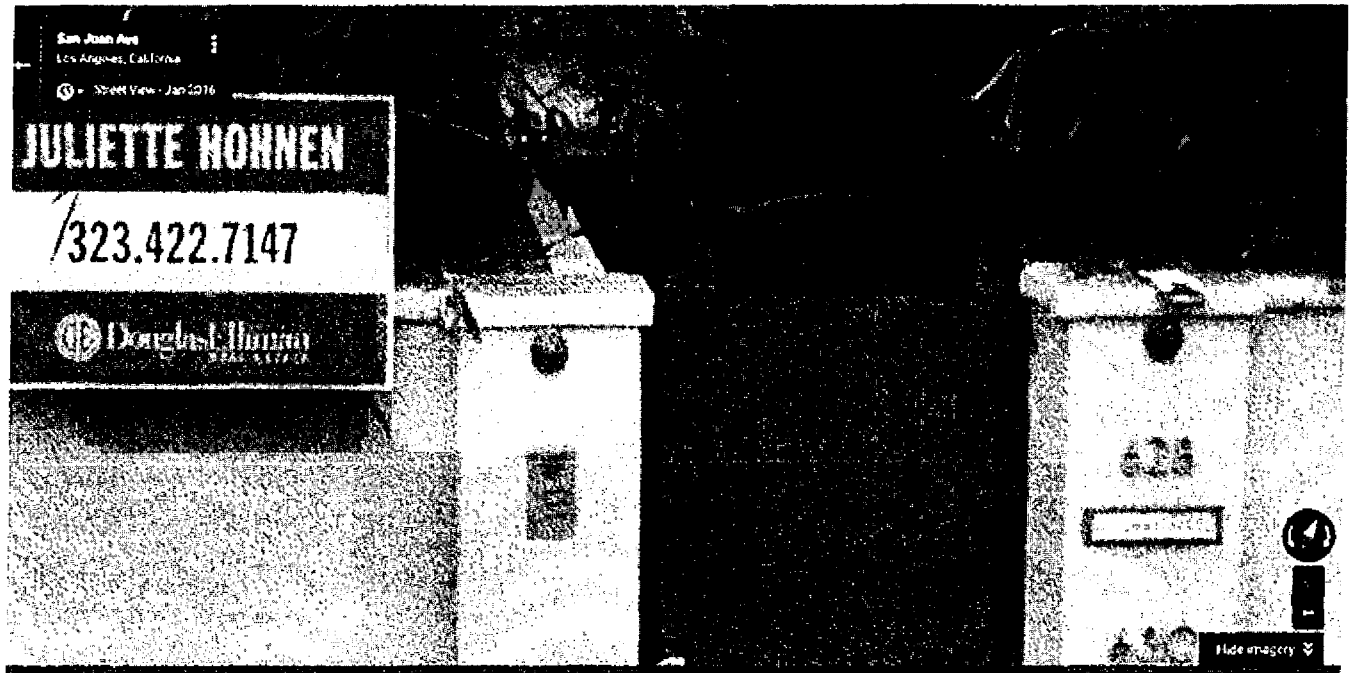
★ **SOLD: \$1,883,000**

Sold on 04/09/14

Zestimate®:

\$1,544,581

Price this home



JUNE 17, 2016

TO WHOM IT MAY CONCERN:

PLEASE REVIEW THE ENCLOSED DOCUMENTS FOR MELLO ACT COMPLIANCE,
A CALIFORNIA STATE LAW.

PROPERTY: 710 CALIFORNIA AVENUE, VENICE, CALIFORNIA 90921

Owner: Phyllis Chavez

Architect: Matthew Royce

Broker: Derrick Ruiz

FILED BY:

Todd Darling
Laddie Williams
Margaret Molloy
Lydia Ponce
Gabriel Ruspini

Price includes plans, permits, and Coastal Commission approvals,
& existing vacant duplex*

Offered for Sale by
Venice Broker Derrick Ruiz
(310)308-3174

eXp Realty BRE 00919713

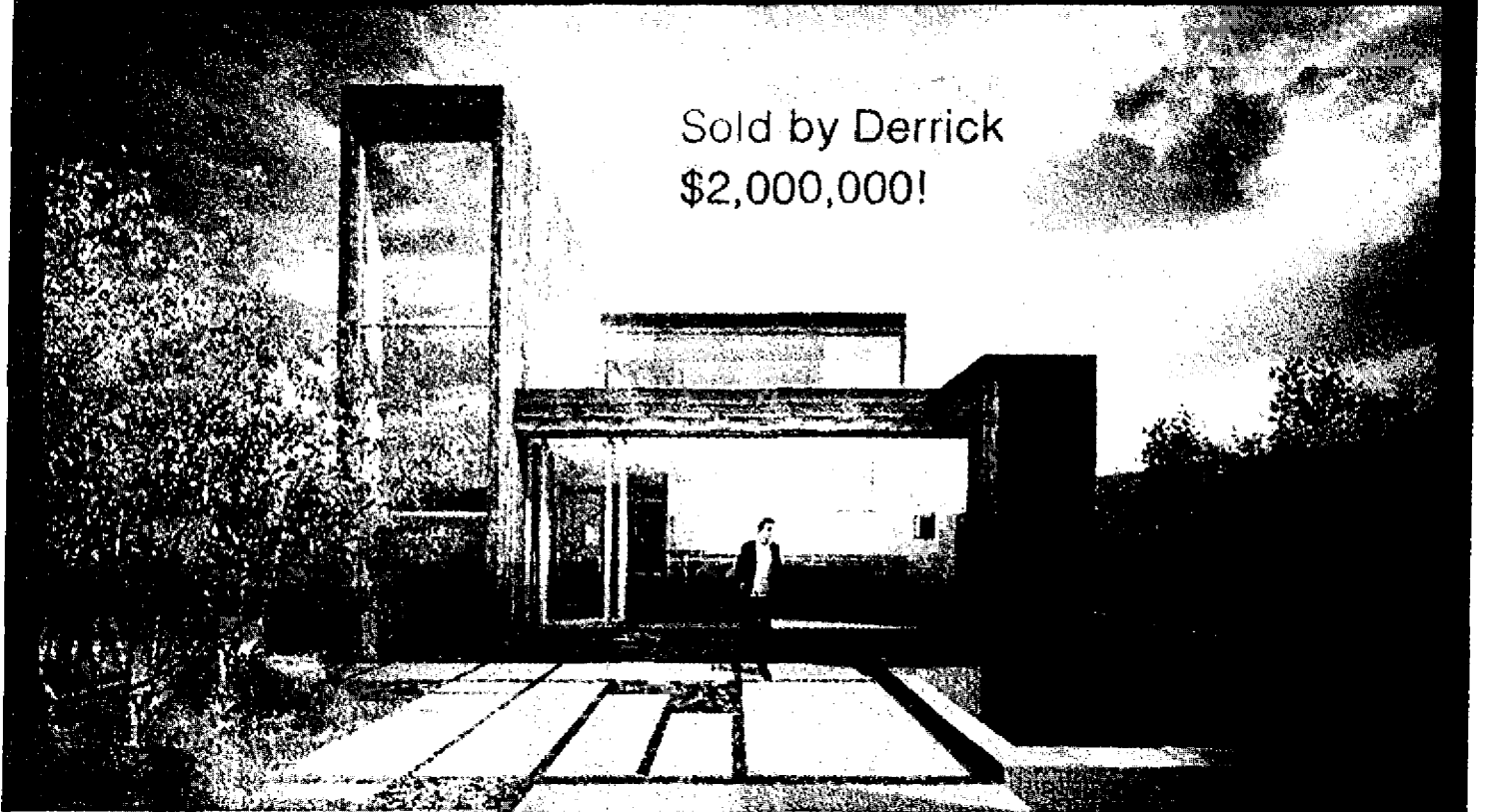
cd

Designed by
Venice Architect Matthew Royce
AIA

<http://www.710californiaavenue.com>

Silicon Beach Luxury Compound Development Opportunity
710 California Ave Venice Beach Ca 90291

Sold by Derrick
\$2,000,000!



OFFERED FOR SALE FULLY ENTITLED \$2,200,000

Unique Luxury Silicon Beach Compound on a 5368 square foot lot just a short walk to Abbot Kinney Blvd. Main residence is a 2 story 4 bed 3.5 bath open floor plan with natural light, roof top deck with westerly views. Rear structure is 1bed 1 bath 600 square foot residence. Plans include 55' lap pool + spa, 2 car garage. Ready for immediate construction.

Price includes plans, permits, and Coastal Commission approvals, & existing vacant duplex*

Silicon Beach Luxury Compound Development Opportunity. Project includes a vacant SFR, plans, permits, costal commission approvals, demo permits. 100% ready to build your dream house! Japanese Modern inspired design. 2 story, 4 bed, 3.5 bath, approximately 3000 square ft main house with huge rooftop deck, separate green roof, and unique architectural designs. Open floor plan with incredible sliding glass wall in living room that opens up the home to the courtyard for indoor/outdoor living at its finest. Rear quarters built over the garage has a loft bedroom with closet and full bath and a huge outdoor deck overlooking the backyard. Could be a guest space for visitors or a deluxe home office. At bottom of the rear structure there is a outdoor BBQ kitchen plus an outdoor shower that guest can use after swimming in the 55 foot lap pool. 2 car garage with ability to park one car in rear off of alley. (AGENTS THIS IS A DEVELOPMENT PROJECT THAT YOUR CLIENT HAS TO BUILD)
Less ^

PROPERTY ACTIVITY REPORT

Assessor Parcel Number: 4241066006
Council District: Council District 11
Census Tract: 273600
Rent Registration: 7005820
Historical Preservation Overlay Zone
Total Units: 2
Regional Office: West Regional Office
Regional Office Contact: (310) 996-1723

Official Address: 710 E CALIFORNIA AVE, VENICE 90291
Case Number: 403286
Case Type: Systematic Code Enforcement Program
Inspector: Thomas Reichmann
Case Manager:
Total Exemption Units: 0

Date	Status
12/10/2012 2:18:00 PM	All Violations Resolved Date
12/10/2012 2:15:00 PM	Site Visit/Compliance Inspection
12/5/2012 12:00:00 AM	Compliance Date
10/29/2012 11:43:00 AM	Order Issued to Property Owner
10/24/2012 10:08:00 AM	Site Visit/Initial Inspection

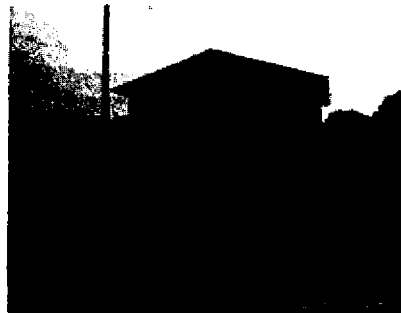


PROPERTY ACTIVITY REPORT

Assessor Parcel Number: 4241066006
Council District: Council District 11
Census Tract: 273600
Rent Registration: 7005820
Historical Preservation Overlay Zone
Total Units: 2
Regional Office: West Regional Office
Regional Office Contact: (310) 996-1723

Official Address: 710 E CALIFORNIA AVE, VENICE 90291
Case Number: 104635
Case Type: Systematic Code Enforcement Program
Inspector: Erwin Larranaga
Case Manager:
Total Exemption Units: 0

Date	Status
2/15/2007 2:45:00 PM	Site Visit/Compliance Inspection
2/15/2007 1:58:00 PM	All Violations Resolved Date
2/9/2007 12:00:00 AM	Compliance Date
1/2/2007 11:02:00 AM	Order Issued to Property Owner
12/13/2006 9:35:00 AM	Site Visit/Initial Inspection



CASE NO. ZA 2014-2135(CDP)

PAGE 15

project is subject to numerous Building Code and Los Angeles Municipal Code regulations which were adopted to protect the environment, and public health and welfare. As such, the environmental clearance for the development is appropriate pursuant to CEQA.

- 7. The project is consistent with the special requirements for low and moderate income housing units in the Coastal Zone as mandated by California Government Code Section 65590 [Mello Act].

The applicant has filed for a Mello Exemption.


The proposed project is the demolition of a single-family dwelling and the development of a new single-family dwelling on a 5,401 square-foot site in, the RD1.5-1 Zone. The site is currently occupied by one older single-family dwelling with a detached garage built in 1929 and 1921, respectively, that are to be demolished. No persons will be displaced, as the dwelling is owner-occupied, and there are no tenants.

Site Address	710 E CALIFORNIA AVE
ZIP Code	90291
PIN Number	108B145 732
Lot/Parcel Area (Calculated)	5,401.7 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H5
Assessor Parcel No. (APN)	4241006006
Tract	VENICE PARK TRACT
Map Reference	M B 5-187
Block	4
Lot	6
Arb (Lot Cut Reference)	None
Map Sheet	108B145

▶ Jurisdictional

▶ Planning and Zoning

▼ Assessor

Assessor Parcel No. (APN) **4241006006** 

Ownership (Assessor)

Owner1

Address

Ownership (Bureau of Engineering, Land Records)

Owner

Address

APN Area (Co. Public Works)* **0.124 (ac)**

Use Code **0200 - 2 units (4 stories or less)**

Assessed Land Val. **\$28,767**

Assessed Improvement Val. **\$59,958**

Last Owner Change **12/16/15**

Last Sale Amount **\$2,000,020**

PROPERTY INFORMATION

Search Result

3 Properties matching your search criteria found:

APN	Address
+ 4241006006	710 E CALIFORNIA AVE, LOS ANGELES, CA 90291
+ 4241006006	710 E CALIFORNIA AVE, VENICE, CA 90291
+ 4241006006	710 1/2 E CALIFORNIA AVE, VENICE, CA 90291

Assessor Parcel Number:	4241006006	Official Address:	710 E CALIFORNIA AVE, VENICE, CA 90291
Total Units:(legal unit count may vary)	2	Total Exemption Units:	0
Rent Registration Number:	7006820	Rent Office ID:	West
*Census Tract:	273600	Code Regional Area:	West Regional Office
*Council District:	Council District 11	Year Built:	

*Bureau of Engineering Data

710 E CALIFORNIA AVE

+ Parcel Profile Report:

1

- Permit Information found:

3

+ 710 1/2 E CALIFORNIA AVE 90291

- 710 E CALIFORNIA AVE 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
13014-20000-04389	B13VN12300	Bldg-Addition	Issued 10/13/2015	1ST & 2ND STORY& ROOF DECK ADDITION & MAJOR REMODEL (ENTIRE BUILDING REMOVED EXCEPT PORTION OF 1-WALL TO REMAIN AT 1ST FLOOR) TO (E) SFD, SPRINKLER THROUGH OUT.
13014-20001-04389	B14VN01876	Bldg-Addition	Verifications in Progress 4/30/2014	1ST & 2ND STORY& ROOF DECK ADDITION & MAJOR REMODEL (ENTIRE BUILDING REMOVED EXCEPT PORTION OF 3 -WALLS TO REMAIN AT 2ND FLOOR, 2-WALL TO REMAIN AT 1ST FLOOR) TO (E) SFD ***REVISE STRUCTURAL & ARCHITECTURAL PLAN TO ENLARGE FRONT UNITS ALSO REAR UNIT TO NEW LIVING QUARTERS/ GARAGE***
13014-30001-04390	B16WL02707	Bldg-Alter/Repair	Submitted 5/23/2016	supplemental ref to pcis # 13014-20000-04390, to revise internal wallfs, layout and structure *** 1 of 2 ***

13014-30002-04389	B16WL02707	Bldg-Alter/Repair	Submitted 5/23/2016	supplemental ref to pcis # 13014-20000-04389, to revise internal walls, layout and structure. *** 2 of 2 ***
13019-20000-03296	B13VN14491	Bldg-Demolition	Permit Finaled 1/28/2014	DEMO EXISTING REAR ALQ.
13014-20000-04390	B13VN12300	Bldg-New	Issued 10/13/2015	(N) 2- STORY 31'3" X 26'4" ACCESSORY LIVING QUARTER /OVER 2-CARS GARAGE
14030-20000-02444	B14VN05206	Grading	Application Submittal 4/30/2014	No work description available
07042-91000-12063	X07FX00525	Plumbing	Permit Finaled 6/7/2007	INSTALL E.Q. VALVE.
15047-20000-01965	B15VN16051	Swimming-Pool/Spa	Issued 12/7/2015	NEW 6'10" X 54'8" POOL AND 8'3" X 8'6" SPA PER LA CITY STD. PLAN #268
15047-30001-01965	X15WL07096	Swimming-Pool/Spa	Issued 12/22/2015	Supplemental to 15047-20000-01965 to correct owner info for NEW 6'10" X 54'8" POOL AND 8'3" X 8'6" SPA PER LA CITY STD. PLAN #268

Recording requested by:
We The People


06 1016137

When recorded return to:
Phyllis J. Chavez
2112 Ocean Park Blvd. #5
Santa Monica, CA 90405

APN: 4241-006-006

Documentary transfer tax \$0, not subject to tax

"This conveyance transfers an interest into or out of a Living Trust, R & T 11930."


Signature of Declarant or Agent determining tax, Firm name.

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

MELLO ACT
Owner-Occupied Single-Family Dwelling
Exemption Affidavit

Case or Permit No.

2A 2014-2135

The Mello Act (California Code Sections 85590 and 85590.1) is a statewide law that mandates local governments to comply with a variety of provisions concerning the demolition, conversion and construction of residential units in California's Coastal Zone. The Interim Administrative Procedures for Complying with the Mello Act in the Coastal portions of the City of Los Angeles that became effective on May 17, 2000 and the Settlement Agreement between the City of Los Angeles and the Venice Town Council, Inc., the Barton Hill Neighborhood Organization, and Carol Berman concerning Implementation of the Mello Act in the Coastal Zone portions of the City of Los Angeles effective January 3, 2001 provide for an exemption from complying with the Mello Act for applicants who propose to demolish the existing single-family dwelling in which they currently reside and replace it with another single-family dwelling in which they plan to reside.

I, an owner-occupied single-family dwelling is to be demolished and rebuilt, I,

Phyllis Chavez

Property Owner Name (PRINT)

, certify, under penalty of perjury, that

the existing single-family dwelling to be demolished, located at

710

California Ave.

Venice

90291

is

House Number

Street

Community

Zip Code

owned and currently occupied by myself, and that the replacement single-family

dwelling at the above stated location will be occupied by myself.

Phyllis Chavez
Property Owner (SIGNATURE)

8/6/14
Date

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

(MM/YY)
Estimated Date of
Construction Completion

(YEARS)
Estimated Length of
Residency at New Home

2 7/8/2002
 2 7/8/2002
 2 7/8/2002
 2 7/8/2002
 2 7/9/2002
 2 7/9/2002
 2 7/9/2002
 2 7/9/2002
 2 7/9/2002
 3 9/5/2002

Title	Name	Role
SUBSTITUTION TRUSTEE	CHAVEZ PHYLLIS J	Grantor
RECONVYANCE	CHAVEZ PHYLLIS J	Grantee
ASSIGNMENT OF RENTS TRUST DEED	CHAVEZ PHYLLIS J	Grantor
ABANDONMENT HOMESTEAD TRUST DEED	CHAVEZ PHYLLIS J	Grantor
ASSIGNMENT OF RENTS RECONVYANCE	CHAVEZ PHYLLIS J	Grantor
RECONVYANCE	CHAVEZ PHYLLIS J	Grantee
SUBSTITUTION TRUSTEE	CHAVEZ PHYLLIS J	Grantor
SUBSTITUTION TRUSTEE	CHAVEZ PHYLLIS J	Grantor
FICTITIOUS NAME STATEMENT	CHAVEZ PHYLLIS J	Grantor
SUBSTITUTION TRUSTEE	CHAVEZ PHYLLIS J	Grantor
RECONVYANCE	CHAVEZ PHYLLIS J	Grantor
SUBSTITUTION TRUSTEE	CHAVEZ PHYLLIS J	Grantee
RECONVYANCE	CHAVEZ PHYLLIS J	Grantee
ASSIGNMENT TRUST DEED	CHAVEZ PHYLLIS J	Grantee
DEED	CHAVEZ PHYLLIS J	Grantor
DEED	CHAVEZ PHYLLIS J	Grantor
HOMESTEAD DEED	CHAVEZ PHYLLIS J TRUSTEE	Grantor
DEED	CHAVEZ PHYLLIS J	Grantor
DEED	CHAVEZ PHYLLIS J TRUSTEE	Grantor
DEED	CHAVEZ PHYLLIS J TRUSTEE	Grantor
RENEWAL FICTITIOUS NAME BOND	CHAVEZ PHYLLIS J CHAVEZ PHYLLIS M	

HOMESTEAD DECLARATION

I, PHYLLIS J CHAVEZ, TRUSTEE do hereby certify and declare as follows:

- I hereby claim as a declared homestead the premises located in the City of LOS ANGELES, County of Los Angeles, State of California, commonly known as 710 & 710 1/2 CALIFORNIA AVE., LOS ANGELES, CA 90291 and more particularly described as follows:
LOT 6 IN BLOCK 4 OF THE VENICE PARK TRACT, AS PER MAP RECORDED IN BOOK 5 PAGE 187 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- I am the declared homestead owner of the above-declared homestead.
- I own the following interest in the above-declared homestead:
100 %

The above-declared homestead is my principal dwelling and I am currently residing on that declared homestead.

The facts as stated in this declaration of homestead are known to be true as of my own personal knowledge.

Dated 4/21/06

R. Chavez

Recording Requested by
WE THE PEOPLE WLA
When recorded mail document to

06 0986987

NAME PHYLLIS J. CHAVEZ

ADDRESS 2112 Ocean Park Blvd. #5

CITY Santa Monica
STATE & ZIP CA 90405

Above Space for Recorder's Use Only

HOMESTEAD DECLARATION

I, PHYLLIS J CHAVEZ, TRUSTEE do hereby
certify and declare as follows:

1. I hereby claim as a declared homestead the premises located in the City of Los ANGELES, County of Los Angeles, State of California, commonly known as 710 & 710 1/2 CALIFORNIA AVE., LOS ANGELES, CA 90291 and more particularly described as follows
LOT 6 IN BLOCK 4 OF THE VENICE PARK TRACT, AS PER MAP RECORDED IN BOOK 5 PAGE 187 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

2. I am the declared homestead owner of the above-declared homestead.

3. I own the following interest in the above declared homestead:

100 %

The above declared homestead is my principal dwelling and I am currently residing on that declared homestead.

The facts as stated in this declaration of homestead are known to be true as of my own personal knowledge.

Dated 4/21/06

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

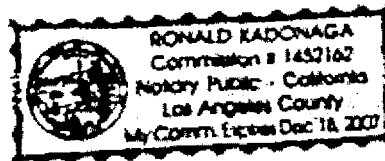
On 4-21-06 before me, RONALD KADONAGA a Notary Public,
personally appeared PHYLLIS J CHAVEZ

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

NOTARY SEAL

WITNESS my hand and official seal.

NOTARY SIGNATURE Ronald Kadonaga



RECORDING REQUESTED BY

Name Recipient Mail to:

Name: Phyllis J. Chang Trust
Address: 312 Highland Ave
Santa Monica, CA
90405-7038

Space Above This Line Reserved For Recorder's Use

MASTER COVENANT AND AGREEMENT

The undersigned hereby certifies that the property, the name of the owner of the property and the legal description of the property are as shown on the attached legal description of the property and the legal description of the property are as shown on the attached legal description of the property.

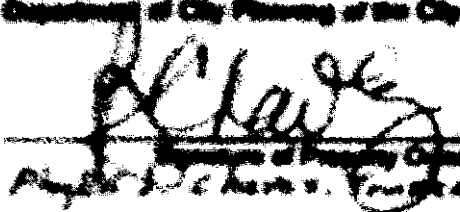
Legal Description: Vanice Park Trust Block 4 Lot 6

Site Address: 710 Colorado Ave Vanice CA 90291

This is consideration of the approval of Case No. 24 2014-2135 CDP by the Department of City Planning. I (we) do hereby certify, warrant and agree to and with the City of Los Angeles and the Department of City Planning of said City that by the entry of my return, I (we) acknowledge and will comply with Conditions No's. 1 through 14 of Exhibit A (see attached).

This covenant and agreement shall run with the land and shall be binding upon any future owners, occupants, their successors, heirs or assigns and shall continue in effect until the Department of City Planning of the City of Los Angeles approves its termination.

Phyllis J. Chang Trust
Print Name of Property Owner


Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Dated this _____ day of _____ 20____

For Department of City Planning Use Only

Case Number 24 2014-2135 (CDP) Condition Number(s) 1-M of Exhibit A

Order Ordinance Number _____

Approved For Recording by The Undersigned On This Date 6/19/15

Print Name Dorel Skalacki CPA Signature 

Recording requested by first mail to

Name Phyllis Chavez
Address 2112 Ocean Park Dr
Santa Monica, CA 90405

Space Above This Line For Recorder's Use
**MASTER COVENANT AND AGREEMENT
REGARDING ON SITE BMP MAINTENANCE**

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

Venice Park Tract, Block 4, Lot 6 APN 4241-006-006
Site Address 710 E California Ave

And in consideration of the City of Los Angeles allowing Residential Developer on said property, we do hereby covenant and agree to and with said City to maintain according to the O&M Plan (Attachment 1) all on-site structural stormwater pollution removal devices including but not limited to: Detention/Sedimentation System, Filtration Systems, Infiltration Systems, Oil and Water Separators, Water Quality Inlets and Dry Wells. The specific structural BMPs are listed as follows:

2 - 55 Gallon Rain Barrels, 2 - First Flush Rain Diverters (84 SF Total), and 1500 SF of Permeable Pavement approved Plans

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the Bureau of Sanitation of the City of Los Angeles approves its termination.

Phyllis J. Chavez
(Print Name of Property Owner)

(Print Name of Property Owner)

[Signature]
(Signature of Property Owner)

(Signature of Property Owner)

Dated this 21 day of Jan 2014

Space Below This Line For Notary's Use
ALL-PURPOSE ACKNOWLEDGMENT

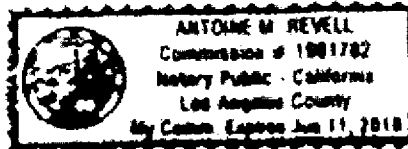
STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On 21, January 2014 before me, Antoine Hillwell, notary public, personally appeared Phyllis J. Chavez who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal

[Signature] (SEAL)
Notary Public Signature



Space Below This Line For Bureau Use

Permit No. 13014-20000-04389

Attachment 1 - O&M Plan included? X

Approved for recording by: Department of Public Works, Bureau of Sanitation

[Signature]
(Waterproof Protection Division Signature)

Date 1-10-14

Michael Searo
(Field Name)

Title Engineering Associate

Print Name: David Steinhilber CPA

Agreement For Recording By The Underigned On This Date: 6/19/13

Case Number: 28 2014-2155 (COR)

Condition Number(s): T.M. of Case A

For Department of City Planning Use Only

Date of: _____ day of _____ 20____

Print Name of Property Owner

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Phyllis J. Charet Trust

[Handwritten signature]

The undersigned hereby certifies that the information contained herein is true and correct to the best of his/her knowledge and belief, and that the information is true and correct to the best of his/her knowledge and belief, and that the information is true and correct to the best of his/her knowledge and belief.

This is a continuation of the agreement of Case No. 28 2014-2155 (COR) and the Department of City Planning. I have read the agreement and agree to and with the City of Los Angeles and the Department of City Planning. I have read the agreement and agree to and with the City of Los Angeles and the Department of City Planning. I have read the agreement and agree to and with the City of Los Angeles and the Department of City Planning.

Legal Description: Venice Park Trust, Block 1, Lot 6, 710 California Ave, Venice, CA 90291

The undersigned hereby certifies that the information contained herein is true and correct to the best of his/her knowledge and belief, and that the information is true and correct to the best of his/her knowledge and belief, and that the information is true and correct to the best of his/her knowledge and belief.

MASTER CONVEYANCE AND AGREEMENT

Sign Here For The Recorder's Use

RECORDING RECEIVED BY: PHYLIS J. CHARET TRUST, 405 OCEAN BLVD, VENICE, CA 90291, DATE: 6/19/13

MASTER COVENANT AND AGREEMENT

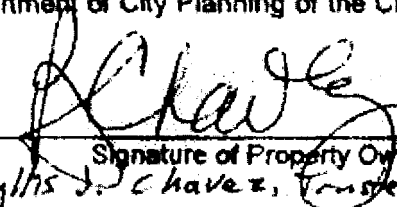
The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description, if the property is a complex legal description attach the legal description on a separate page(s)):

Legal Description Venice Park Tract Block 4 Lot 6
Site Address 710 California Ave Venice, CA 90291

That in consideration of the Approval of Case No. 2A 2014-2135 COP by the Department of City Planning, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the Department of City Planning of said City that to the extent of our interest, I (we) acknowledge and will comply with Conditions No's. 1 through 14 of Exhibit A (see attached).

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, successors, heirs or assigns and shall continue in effect until the Department of City Planning of the City of Los Angeles approves its termination.

Phyllis J. Chavez Trust
Print Name of Property Owner


Signature of Property Owner
Phyllis J. Chavez, Trustee

Print Name of Property Owner

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Dated this _____ day of _____, 20____

For Department of City Planning Use Only

Case Number 2A 2014-2135 (COP) Condition Number(s): 1-14 of Exhibit 'A'

and/or Ordinance Number: _____

Approved For Recording By The Undersigned On This Date. 6/19/15

Print Name: Daniel Skolnick CPA Signature: 

Recorded at the request of and shall be

Matthew Royce

(Name)

4151 W 309th St

(Address)

Los Angeles, CA 90066

(City, State & Zip)

Date of Recording

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF BUILDING (GRAFFITI REMOVAL)**

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

LEGAL DESCRIPTION: LOT 6, BLOCK 4 OF VENICE PARK TRACT
as recorded in Book 5, Page 187, Records of Los Angeles County, which property is located and known as (ADDRESS): 710 CALIFORNIA AVE

and in consideration of the City of Los Angeles allowing the proposed building/structure to be constructed without the application of an anti-graffiti coating on the front 8-foot of the building perimeter on said property (Sec. 91.8306 of the L.A.M.C.), we do hereby covenant and agree to with the City of Los Angeles to remove any graffiti within 7-days of the graffiti being applied or within 72-hours of being notified by the Los Angeles Department of Building and Safety.

This Covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, successors, heirs or assigns and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon substantial request, applicable laws and evidence that this Covenant and agreement is no longer required by law.

CARTOGRAPHERS USE ONLY	Owner's Name(s) <u>Phyllis Chavez</u>	(Please type or print)
	Owner's Signature(s) <u>[Signature]</u>	(Sign)
	Two Officers' Signatures Required for Corporations	(Sign)
	Name of Corporation	
Dated this <u>14th</u> day of <u>April</u> <u>2014</u>		

SIGNATURES MUST BE NOTARIZED

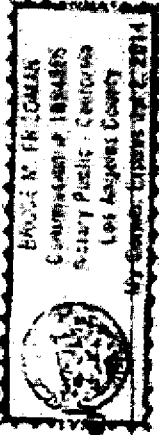
STATE OF CALIFORNIA COUNTY OF LOS ANGELES

On April 2, 2014 before me, BRIAN A FRIEDMAN, NOTARY PUBLIC personally appeared PHYLLIS CHAVEZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) were subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Signature]



FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department
To be uploaded for City website primary only

APPROVED BY [Signature] 4-7-14 Date

Recording requested by and mail to

Name: Phyllis Chavez
Address: 2112 Ocean Park Dr
Santa Monica, CA 90405

Space Above This Line For Recorder's Use
**MASTER COVENANT AND AGREEMENT
REGARDING ON-SITE BMP MAINTENANCE**

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

Venice Park Tract, Block 4, Lot 6 APN 4241-006-006
Site Address: 710 E California Ave

And in consideration of the City of Los Angeles allowing Residential Developer on said property, we do hereby covenant and agree to and with said City to maintain according to the O&M Plan (Attachment 1), all on-site structural stormwater pollution removal devices including but not limited to: Detention/Sedimentation System, Filtration Systems, Infiltration Systems, Oil and Water Separators, Water Quality Inlets and Dry Wells. The specific structural BMPs are listed as follows:

2 - 55 Gallon Rain Barrels, 2 - Floor Trap Pumps (84 SF total), and 1500 SF of Permeable Pavement Approved Plans

The covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the Bureau of Sanitation of the City of Los Angeles approves its termination.

Phyllis J. Chavez
(Print Name of Property Owner)
[Signature]
(Signature of Property Owner)

(Print Name of Property Owner)

(Signature of Property Owner)

Dated this 21 day of Jan 2014

Space Below This Line For Notary's Use
ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On 21, January, 2014 before me, Antoine Hillwell, notary public, personally appeared Phyllis J. Chavez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal

[Signature] (SEAL)
Notary Public Signature



Space Below This Line For Bureau's Use

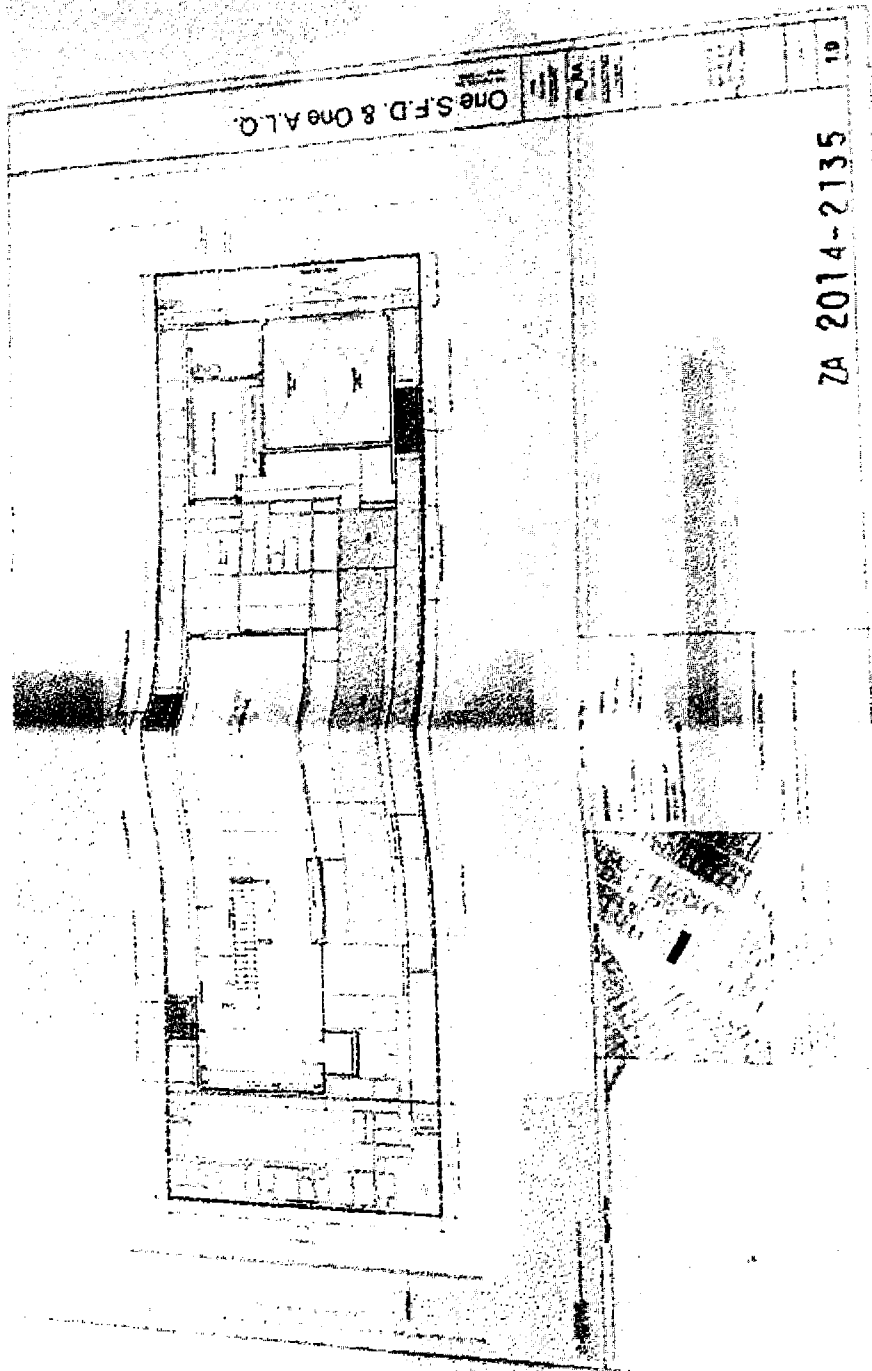
Permit No. 13074-20000-04389

Attachment 1 - O&M Plan included? X

Approved for recording by Department of Public Works, Bureau of Sanitation

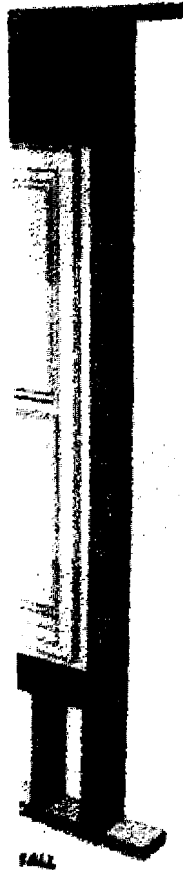
[Signature]
(Water/Water Protection Division Signature)
Michael Sastre
(Print Name)

Date: 1-10-14
FILE: ENGINEERING ASSOCIATE



One S.F.D. & One A.L.C.

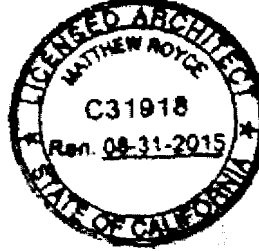
ZA 2014-2135

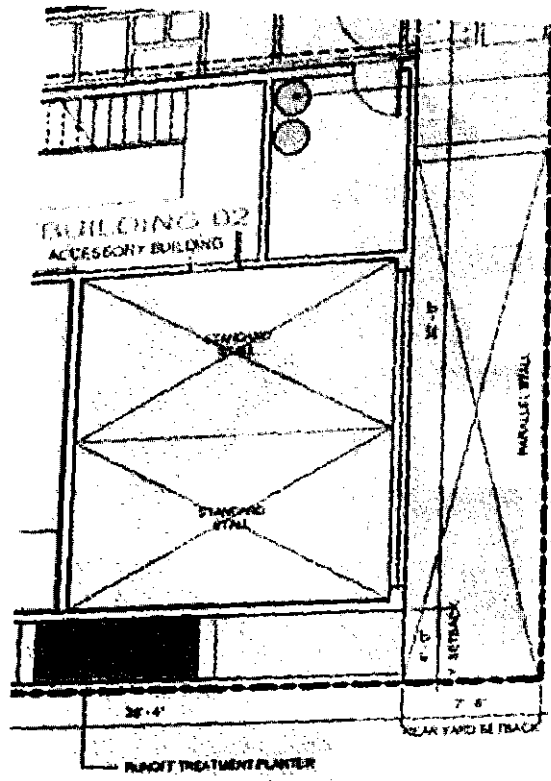


PLANS APPROVED
 City of Los Angeles
 City Planning Department



Matthew Royce
 ZA 2014-2135 C.P.D.
 5/1/15

OWNER Phyllis Chavez 710 California Avenue Venice, CA 90291
m_RA m_Royce Architecture 13320 Beach Avenue #102 Marina Del Rey, CA 90292 +1 323 230 0001 mroycearchitecture.com

ISSUE DATE APRIL 21, 2014 REVISIONS
BUILDING 01 ELEVATIONS
A201



TWO 30 GAL/HR WATER BARRELS
 REAR YARD SETBACK

CALIFORNIA CT

One S.F.D. & One A.L.Q.

710 California Ave
 Venice CA 90291

710 California Ave
 Venice CA 90291

m_RA
 m_RA Architects
 13300 Sandpointe #102
 Marina Del Rey, CA 90292
 Tel: 310.300.1000
 www.m-ra.com

ISSUE DATE

MAY 30 2014

REVISIONS

NO.	DATE	DESCRIPTION

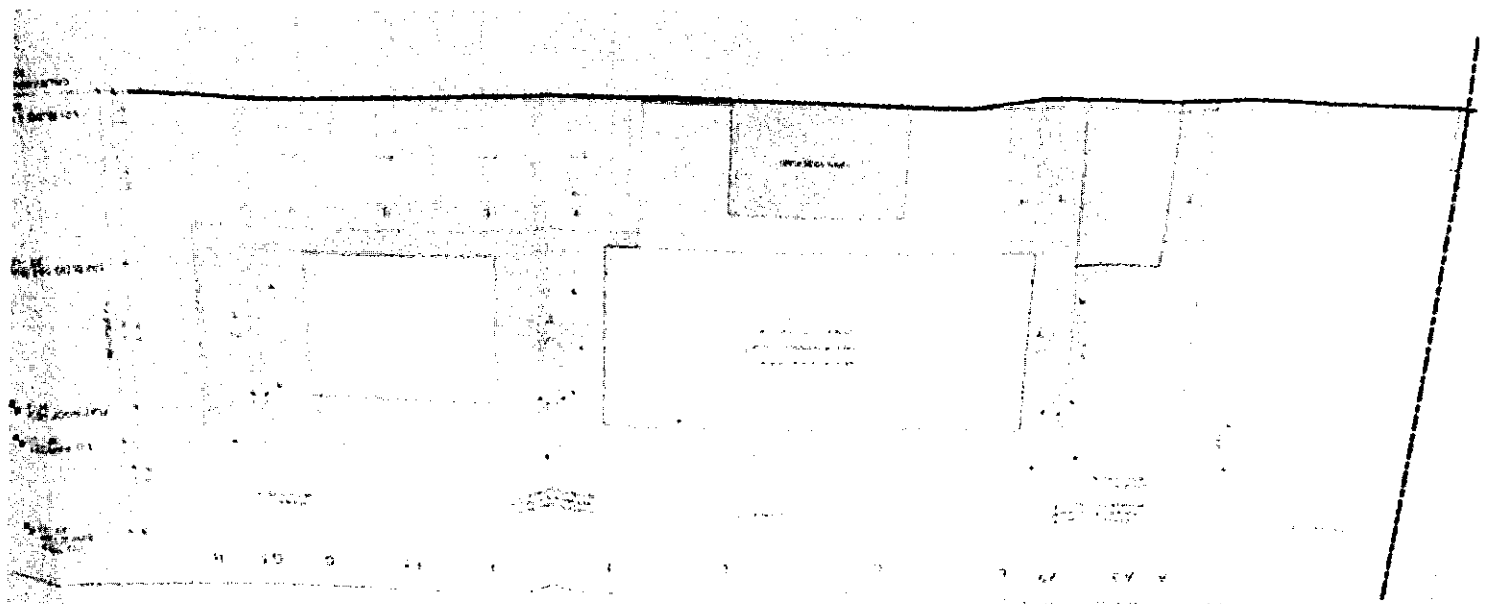
CDP

1.0

ZA 2014-2135



April 18, 2016





MINUTES
LAND USE AND PLANNING COMMITTEE
VNC Mission: To improve the quality of life in Venice
by building community and to secure support from the City of Los Angeles for the resources needed to
achieve our goals.

DATE: MONDAY April 25, 2016

TIME: 7:00 - 10:30 pm

ii. ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:

**710 California Ave (SFD), Milwood Subarea – pending MELLO Determination Letter
ZA-2014-2135-CDP and ENV-2014-2136-CE and DIR-2013-2261-VSO**

VCZSP Compliance: VSO

<http://www.venicenc.org/710-california-ave/>

**CITY HEARING TOOK PLACE ON NOVEMBER 20, 2014, ZA DETERMINATION ISSUED APRIL 29, 2015, APPEAL PERIOD
EXPIRED MAY 13, 2015, PENDING STATE CDP APPEAL PERIOD NOTIFICATION**

Project Description: Demo/new 3-story SFD, with accessory living quarters above garage

Applicant: Matthew Royce

LUPC Staff: Todd Darling & Maury Ruano