

SPECIFIC PLAN PROJECT PERMIT COMPLIANCE REVIEW

PROJECT BACKGROUND

Building Permit No. LA 7907/70, dated 4-30-70, was issued for the construction of a 2-unit residential dwelling with 4 guest rooms and 9 parking spaces at 14 Reef Street, Marina Del Rey ("Property"). Building Permit No. LA 25363/71, dated 3-19-71, was issued to revise the parking layout to reflect reduction to 8 parking spaces. Copies of Building Permits Nos. LA 7907/70 and LA 25363/71 (hereinafter collectively referred to as "Permits") are attached hereto as Exhibit A. In addition, a Certificate of Occupancy was issued September 22, 1971 for the 2-unit family dwelling and a copy is attached hereto as Exhibit B.

At the time the building was constructed the property was zoned R-3 with an allowable height limit of 45-feet. As such, the height of the building at 45 feet is deemed a legal, non-conforming usage subsequent to the adoption of the Venice Coastal Zone Specific Plan in 2004.

The owners/applicant seek to subdivide the existing 4 unit multi-residential property located at 14 Reef Street, Marina Del Rey ("Property") for condominium purposes. The subject 4 units on the Property have been purchased and sold as condominiums for over 30 years.

On July 23, 1975 a Condominium Plan, as Instrument No. 4247, and a Declaration of Covenants, Conditions and Restrictions ("Restrictions"), as Instrument No. 4248, were recorded for Reef Street Condominium Homes with the Los Angeles County Recorder's Office. A title company review of the transaction/deed recordation history of each unit at the Property indicates that the first condominium unit conveyance took place in February 1978.

Even though a Condominium Plan was recorded, it appears that the Property was not subdivided in accordance with the Subdivision Map Act ("Map Act") and the Los Angeles Municipal Code ("LAMC"). Only recently did the unit owners become aware that the original developer did not subdivide the Property in compliance with the Map Act and the LAMC. It appears that the current owners, all prior owners, all lenders and all title companies relied on the recorded Condominium Plan and Restrictions filed with the County of Los Angeles.

In order to 'legalize' the existing 4 units as condominiums (the "Project") and achieve compliance with applicable law, a Master Land Use Permit Application is being filed which includes a Preliminary Parcel Map, Coastal Development Permit /Mello Compliance; Environmental Assessment; Specific Plan Exceptions and the subject Specific Plan Project Permit Compliance Review

SPECIFIC PLAN EXCEPTION REQUESTS

1. Section 10.D.1 (b) of the Venice Coastal Zone Specific Plan ("Specific Plan") specifies that on R-3 zoned lots, a maximum of two dwelling units per lot shall be permitted, and the lot area per dwelling unit shall not be less than 1200 square feet.

As set forth above, the subject four unit building located at 14 Reef Street was constructed prior to the adoption of the Specific Plan. A Specific Plan Exception is needed to legalize the density of four units which has existed for over 30 years.

2. Section 13.D of the Specific Plan specifies that a multiple dwelling unit 35 feet in width and adjacent to an alley must provide two spaces per unit plus one guest space for each four units. Accordingly, 9 spaces are required for the subject Project.

SPECIFIC PLAN PROJECT COMPLIANCE REVIEW PROPOSED FINDINGS

1. The project substantially complies with the applicable regulations, standards and provisions of the Venice Coastal Zone Specific Plan.

The Project as constructed, except where the noted Exceptions are sought, substantially complies with the standards contained in the Specific Plan for the Marina Peninsula subarea.

As set forth above, the subject four unit building located at 14 Reef Street was constructed prior to the adoption of the Specific Plan in 2004. A Specific Plan Exception is needed to legalize the Project density of four units and the existing 8 parking spaces. Said conditions have existed for over 30 years.

2. The project incorporates mitigation measures or alternatives identified in the environmental review, which would mitigate the negative environmental effects if the project.

An Environmental Assessment of the Project has been conducted in full compliance with the California Environmental Quality Act. Accordingly, a Negative Declaration has been prepared for the project indicating that the project will have no significant adverse environmental impacts.

3. The Venice Coastal Development Project is compatible in scale and character with the existing neighborhood and is not materially detrimental to adjoining lots or the immediate neighborhood.

The Project as constructed, except where the noted Exceptions are sought, is compatible in scale and character with the existing, adjacent neighborhood

Although a Specific Plan Exception is needed to legalize the density of four units and the existing 8 parking space which have existed for over 30 years, all of said Project characteristics are consistent with the development pattern in the neighborhood.

4. The Venice Coastal Development Project is consistent with the special requirements for low and moderate income housing units in the subject Specific Plan area.

As found by the Mello Determination Memorandum issued by the Los Angeles Housing Department, dated February 23, 2010, the Project is exempt from the requirement to provide affordable replacement units because all four units in the property are owner-occupied single family dwellings.

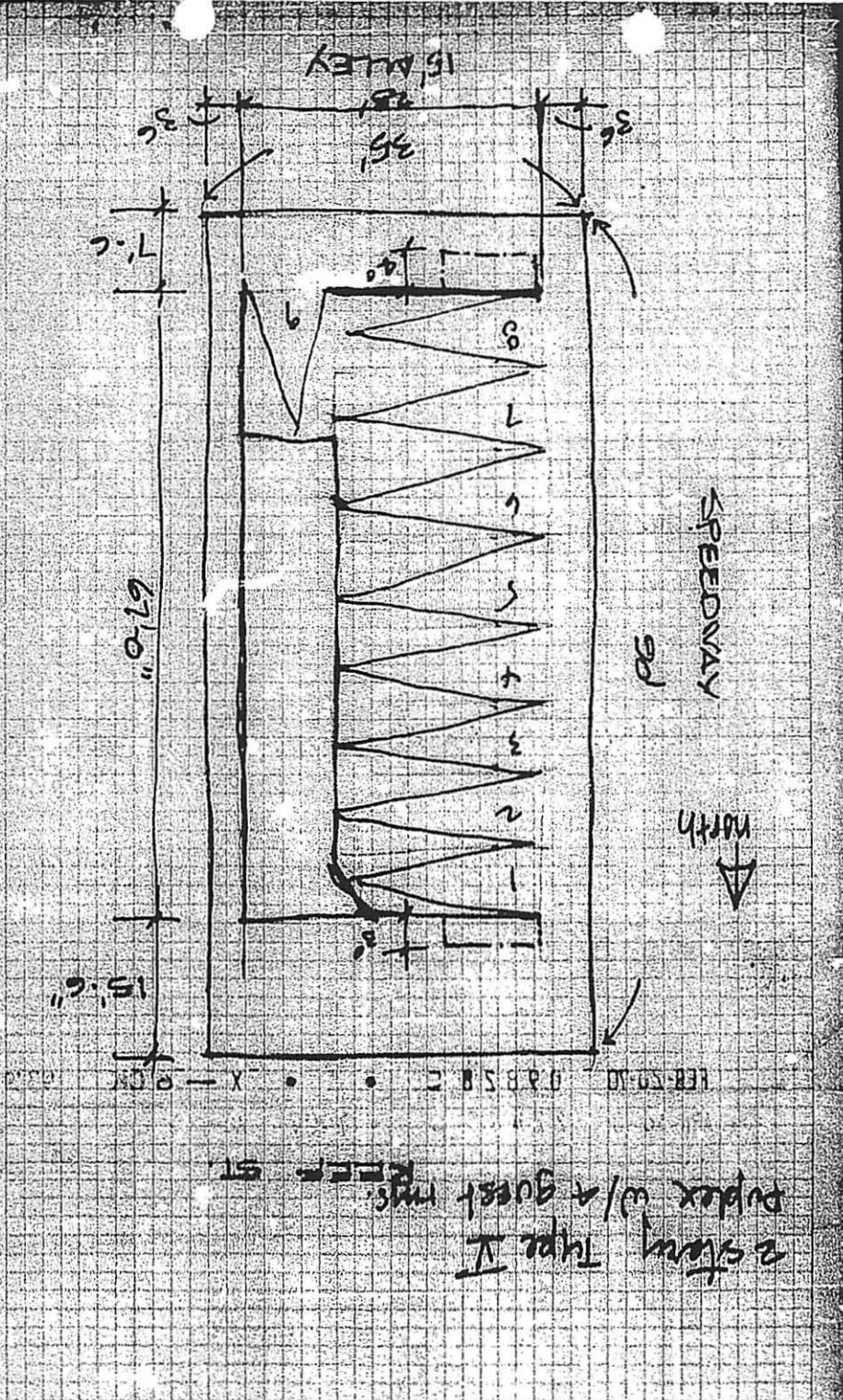
PERMIT FOR INSPECTION OF NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

APPLICANT TO COMPLETE NUMBERED FROM ONLY 2. Plan Plan Required on Each of Original

1. LEAD PERSON	LOT NO.	BLK.	TRACT	CURB TRACT
	6	P	Ocean Strand Tr	2742
2. PURPOSE OF BUILDING	05 Apartment 2 Family Dwelling with 4 guest rooms			DIST. MAP
3. JOB ADDRESS	14 Reef St.			1192
4. BETWEEN CROSS STREETS	Speedway AND Pacific			ZONE
5. OWNER'S NAME	Lee Richards			R-3-1
6. OWNER'S ADDRESS	Marina Peninsula LA Calif.			FIRE DIST.
7. ARCHITECT OR DESIGNER	J. J. Paces 5100 392-8918			LOT (TYPE)
8. ENGINEER	Glen Howard Small 5040 392-2818			Cor
9. CONTRACTOR	Lee Richards 478-1001			LOT SIZE
10. LENDER				35x90
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
4,500 sq. ft.	2	33'	NONE	
12. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR	
	WOOD	WOOD	WOOD	
13. JOB ADDRESS	14 Reef St			ALLEY
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 60,000			R 15
PURPOSE OF BUILDING	(05) 2 Family dwelling & 4 Guest Rooms			BLDG. LINE
TYPE	GROUP	STORIES	INSPECTION ACTIVITY	
Y	P-1	2	COMB. GEN. MAJ. S. CONS.	
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	
2100	-	-	Sharp	
DWELL UNITS	GUEST ROOMS	PARKING SPACES	PLANS APPROVED	
2	4	8	Sharp	
SPRINKLERS	REG. D. SPECIFIED	CONT. INSP.	ZONED BY	
-	-	-	JL Sharp	
P.C. NO.	V 2803			FILE WITH
P.I.C. NO.	S.P.C. NO.	O.P.I. NO.	O.B. NO.	C/O
		1250		
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.				
<p>STATEMENT OF RESPONSIBILITY</p> <p>I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.</p> <p>This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof, make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 L.A.M.C.)</p>				
Signed: Lee Richards		Name: _____ Date: _____		
Bureau of Engineering	ADDRESS APPROVED	L. Dalton	12-4-69	
	SEWERS AVAILABLE	KANE, V.	12-3-69	
	NOT APPLICABLE			
	DRIVEWAY APPROVED	HENK	12/1/69	
	HIGHWAY DEDICATION REQUIRED	21676 COMPLETED	12/1/69	
Conservation	FLOOD CLEARANCE APPROVED			
Plumbing	APPROVED FOR ISSUE			
Planning	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED			
Fire	APPROVED UNDER			
Traffic	APPROVED UNDER			

EXHIBIT A



2 story Type II
 duplex w/ 4 guest rms.
 REEF ST.

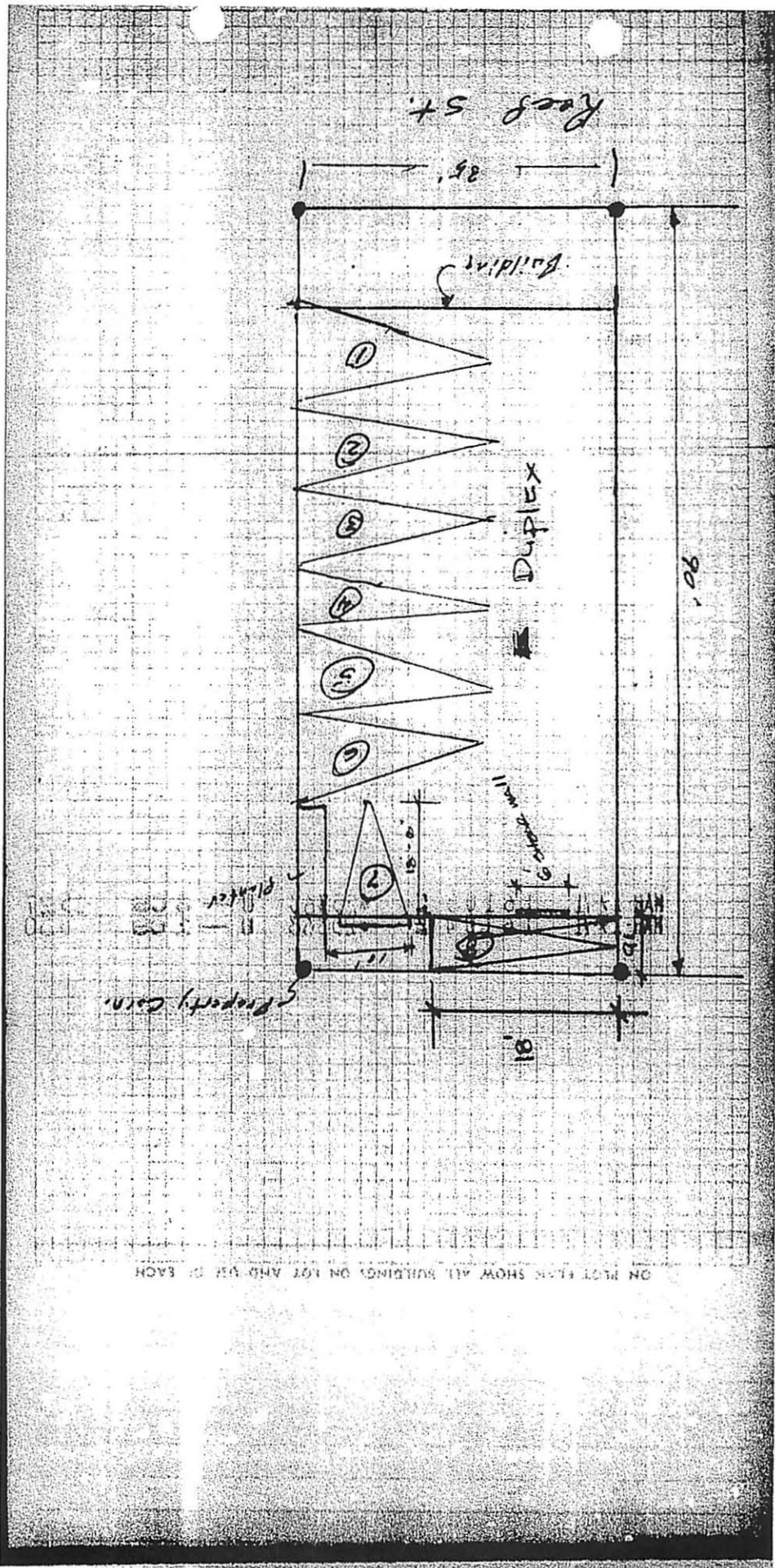
ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

INUNDATION CLEARANCE
 APPROVED X [Signature]
 Applied with Conditions No. 1
 BY [Signature]
 BUREAU OF ENGINEERING

CITY OF LOS ANGELES AND FOR CERTIFICATE OF

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Req.

1. LEGAL DESCR. LOT	6	BLK	P	TRACT	Oceanstrand Tr.	GENERS TRAIL	2742	
2. PRESENT USE OF BUILDING	05 apartment	NEW USE OF BUILDING	05 same			DIST. MAP	7192	
3. JOB ADDRESS	14 Reef St.					ZONE	R-3-1	
4. BETWEEN CROSS STREETS	Speedway	AND	Pacific			FIRE DIST.	/	
5. OWNER'S NAME	Lee Richards	PHONE	478 1001			LOT (TYPE)	/	
6. OWNER'S ADDRESS	Marina Peninsula	CITY	L.A. Calif.	ZIP		LOT SIZE	35x90	
7. ARCHITECT OR DESIGNER	LEE RICHARDS	STATE LICENSE No.	16717	PHONE	478-1001	ALLEY	15' R	
8. (ENGINEER)	Glen Small 5040	STATE LICENSE No.	392 2818	PHONE		BLDG. LINE	/	
9. CONTRACTOR	Lee Richards	STATE LICENSE No.	478 1001	PHONE		AFFIDAVITS	ZI 676 DW	
10. LENDER		BRANCH		ADDRESS			airport	
11. SIZE OF EXISTING BLDG.	LENGTH	WIDTH	STORIES	NO. OF EXISTING BUILDINGS ON LOT AND USE			hazard	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. →	WOOD	EXT. WALLS	WOOD	ROOF	COMPO	FLOOR	WOOD	
13. JOB ADDRESS	14 Reef St.					DISTRICT OFFICE	W L A	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING					B.P. 101 P.C. 3400	LOADING	/	
15. NEW WORK (Describe)	Revise parking layout						CONT. SOIL	/
NEW USE OF BUILDING	(05) apt.	SIZE OF ADDITION	NONE	STORIES		HEIGHT		
TYPE	V	GROUP	R-i	SPRINKLERS REQ'D SPECIFIED		INSPECTION ACTIVITY	CONS.	
BLDG. AREA	N/C	MAX. OCC.		TOTAL		PLANS CHECKED	ZONED BY	
DWELL. UNITS	2	GUEST ROOMS	4	PARKING REQ'D SPACES	8/8	PLANS APPROVED	FILE WITH	
P.C. No.	RP1533	CONT. INSP.	N/C			APPLICABLE APPROVED	INSPECTOR	
P.C.	1527	S.P.C.		G.P.I.		B.P.	6.30	
				I.P.		C/O	TYPIST	
							81	
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF COPIES NOT COMPLETED.								
STATEMENT OF RESPONSIBILITY								
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.								
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)								
Signed:		(Owner or Agent)		Name		Date		
Bureau of Engineering	ADDRESS APPROVED	SEWERS AVAILABLE	NOT AVAILABLE	DRIVEWAY APPROVED	HIGHWAY DEDICATION REQUIRED	COMPLETED	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	FILE #						
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	APPROVED UNDER						
Planning	CASE #							
Fire	APPROVED (STYLE 30)	(L.A.M.C. 6700)						
Traffic	APPROVED FOR							



Address of Building 14 Reef Street



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

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 the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued 9-22-71 Permit No. and Year LA7907/70 LA25363/71
WLA85607/71

Two story, Type V, 28' x 67', two family dwelling and four guest rooms with attached 8-car garage, 8 parking spaces required and provided, R-1 occupancy.
ZI 676

EXCEPT FOR DEVIATION APPROVED PER SECTION 98.0403 L.A.M.C.

Owner Lee Richards
Owner's Address 16 Reef Street
Marina Del Rey, California 90291

Form 8-95b—1M Sheet Sets—2-70 (C-10)

By A. R. MENDENHALL:wm

EXHIBIT B