

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Compliant submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Compliant submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

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SECONDARY SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3b. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All materials in response to a Recommendation Report or additional comments which were received by the Commission Executive Assistant electronically no later than 48 hours prior to the Commission meeting AND which do not exceed ten (10) pages including exhibits are included in this file.

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DAY OF HEARING SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3c. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All submissions distributed to the Commission during the Commission Meeting are included in this file.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

UNITEHERE! Local 11

464 Lucas Ave., Suite 201 • Los Angeles, California 90017 • (213) 481-8530 • FAX (213) 481-0352

West Los Angeles Area Planning Commission
200 N. Spring St, Room 532
Los Angeles, CA 90012

RE: DIR-2018-3137-BSA-1A, Deny Appeal

Dear Honorable Members of the West Los Angeles Area Planning Commission,

On behalf of over 30,000 workers in Southern California, we urge you to sustain the Planning Director's determination denying an appeal of the Building and Safety's finding prohibiting transient occupancy/short term rentals at 15 E. Paloma Ave. Hotels and transient occupancy residential structures are not allowed in single family RD1.5 zones, even via conditional use permit. In the midst of the housing crisis it is even more important to ensure we stop the loss of rent-stabilized housing stock that allow working people to afford to live in the City they make prosperous.

We salute the Los Angeles Planning Department and Building and Safety Department for enforcing the LA municipal code and ensuring we protect housing, particularly in the coastal zone. We urge you to deny the appeal, and sustain the Planning Director's determination prohibiting transient occupancy/short term rentals at 15 E. Paloma Ave.

Thank you,

Charles Carnow
Research Analyst, UNITE HERE Local 11

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CITY PLANNING COMMISSION

DATE 6/20/19

AGENDA ITEM NO. 13

CASE NO. 91-0185

- ☒ FOR the proposal
☐ AGAINST the proposal
☐ General comments

NAME (print) LISA FRENKEL

ADDRESS 15 Paloma Ave
Venice CA 90291

PHONE (213) 399 3306

REPRESENTING ELLISON APTS TENANTS ASSOC

I WISH TO SPEAK BEFORE THE
CITY PLANNING COMMISSION

DATE 6/12

AGENDA ITEM NO. 13

CASE NO. 91-018

- ☒ FOR the proposal
☐ AGAINST the proposal
☐ General comments

NAME (print) LESLIE H. SCHIFF

ADDRESS 15 PALOMA AVE
VENICE, CALIF 90291

PHONE (213) 396-0833

REPRESENTING The Ellison Apts Tenant's Assc

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May 14, 2019

West Los Angeles Area Planning Commission
Los Angeles City Hall, Room 272
200 N. Spring Street,
Los Angeles, CA 90064

AGENDA ITEM 5
CASE NO DIR-201- 8-31-BSA
ELLISON APARTMENTS

Honorable Commissioners:

On the back of this letter is a collage of news clippings. I don't expect or intend them to sway your decision, but they do put some perspective on the character of the applicant, so that his representations may be taken with due caution.

If a tenant claims Mr. Robbins has loud music performed in the building's courtyard expressly to harass the tenants out, but Mr. Robbins says he's providing them entertainment or that he just loves music, his past may make it easier to divine his true motivation. On the other hand, if a tenant claims Mr. Robbins deliberately neglects to keep his apartments in habitable condition to force them out, but Mr. Robbins says the neglect is nothing out of the ordinary, his record might be seen as supporting either side.

Because Robbins has a decades-long record as an abusive landlord, it may be no good deed to his tenants to keep him in the apartment business at this location. However, as long as his bullying and legal wrangling keep paying off in building after building, he'll continue finding new tenants' lives to immiserate.

This isn't a case about tenants, but Robbins skirmishes with the law as a landlord make clear he will take advantage of any wiggle room. In fact, he appears to thrive on it.

Please deny his appeal. He should not be allowed to abuse the law the way he abuses his tenants. And take particular care not to leave him any wiggle room.

Yours truly,



David Ewing
Venice

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Los Angeles Times

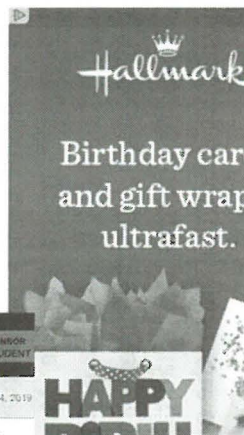
Of-Convicted Slumlord Pleads No Contest

By JOHN L. MITCHELL
TIMES STAFF WRITER

JANUARY 24, 2001

A man who has had more slum violations than any other landlord in Los Angeles pleaded no contest Tuesday to criminal slum violations at a four-story apartment building he controls in the MacArthur Park area, prosecutors said.

Lance J. Robbins, 52, of Playa del Rey entered the plea during his arraignment in Los Angeles Superior Court on three fire code violations at the 63-unit apartment building in the 1700 block of James Wood Boulevard.



Los Angeles Times

CALIFORNIA | U.S. & WORLD ENTERTAINMENT LOCAL SPORTS POLITICS OPINION PLACE & AN AD TUESDAY MAY 14, 2019

State Moves to Pull Real Estate License of L.A. Landlord

By Patrick McGreevy
Times Staff Writer

NOVEMBER 1, 2005

Citing a history of criminal violations, the state has acted to revoke the real estate broker's license of Lance J. Robbins, who has more convictions than any landlord prosecuted by a special city unit set up to crack down on slum housing in Los Angeles, according to documents released Monday.

State Real Estate Commissioner Jeff Davi plans to revoke Robbins' license effective Nov. 23 unless he decides to grant an appeal filed by Robbins.

Robbins and his partner Stanley Treitel, their families are in political contributions to City Atty. Rocky Delgadillo, landlords. All but \$1,000 of their donations came after the men for \$1 million, even though the city claimed they water and power bills and penalties.

Davi originally decided to revoke Robbins' license effective the effective date of his decision for 30 days.

Thomas A. Nitti, an attorney for Robbins, filed a motion "It's unfair," Nitti said of the revocation order. "More im evidence presented at hearing."

Nitti argued that Robbins should not be penalized by the pleading no contest in 2001 to three misdemeanor charge blocked emergency exit, a faulty fire extinguisher and lac

"These items aren't substantially related to the function c Nitti said. "You don't need a real estate license to check a

The administrative law judge who heard the state's argu Sept. 8 that Robbins should lose his license, rejecting his no substantial relationship between the criminal charges holder.

"Here there is both a profit motive and the chance of sub property of another -- namely the inhabitants of the apar wrote.

The judge said he also took into consideration that from

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Los Angeles Times

CALIFORNIA | U.S. & WORLD ENTERTAINMENT LOCAL SPORTS POLITICS OPINION PLACE & AN AD TUESDAY MAY 14, 2019

Slumlord Agrees to Settle Suit, Pay DWP \$1 Million

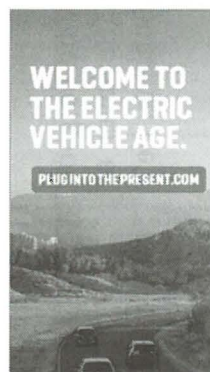
By JOHN L. MITCHELL
TIMES STAFF WRITER

MARCH 26, 2002

A landlord with one of the worst records of slum housing violations in Los Angeles has agreed to an out-of-court settlement in which he pledged to maintain his buildings and to pay \$1 million in delinquent Department of Water and Power bills.

The landlord, Lance J. Robbins, also agreed to pay \$200,000 to a tenants group and its lawyers in the deal presented for certification Monday in Los Angeles Superior Court. Judge Ralph Dau took note of the \$1-million DWP payment, but gave both sides 30 days to come up with a mechanism for monitoring living conditions at 23 buildings under Robbins' control.

The settlement resolves a lawsuit filed last year by Bet Tzedek Legal Services and the



Los Angeles MAGAZINE

Welcome to the Hotel California

A Hollywood landmark. A mysterious fire. An oddball couple. For years, the Lido Apartments had been trying to evict the people in 426. Did gentrification drive out Elvis and Jilt? Or was it their own demons?

By Jaime Katz · March 1, 2004

It would be the last time the city stuck its neck out for the Lido. When it emerged from bankruptcy in 1998, the inn had a new keeper, one whose name, for housing advocates, was nearly synonymous with the devil's: Lance Jay Robbins. Prosecuted more than any other apartment owner in town, even sentenced to jail time, Robbins was L.A.'s most vilified slumlord, renowned for taking over troubled buildings and squeezing out whatever he could. Nobody is sure exactly what percentage of the Lido he came to control. As the city would later allege in a massive tenant-abuse lawsuit, Robbins often relied on "sham corporations" to evade prosecution and perpetuate his "pattern of fraud." (Robbins settled that case for \$1 million.) Dennis remained the Lido's owner of record, but he retreated to a ranch house, on one and a half acres, in northern San Diego County. One day, while checking up on the Lido, Goldberg's staff was shocked to find Robbins working from an office in the community room—a space created with funds from the rehab loan. "I was like, 'Oh no! This is impossible! It just cannot be happening!'" says Ocana, who believes now that Robbins had always been lurking in the Lido's wings, using l

Once more, condit improvements, the l The elevators were p in the Yucca Corrid

GOLOCALProv News

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Details Emerging About How CA Developer Robbins Got \$3.6M From Commerce, Raimondo

Friday, October 07, 2016

GoLocalProv News Team

GoLocalProv.com has learned from multiple sources that Rhode Island Commerce Corporation board members -- and Board Chair, Governor Gina Raimondo -- were not fully briefed on the past track record of California developer Lance Robbins, when they were asked to vote on \$3.6 million in tax credits at the Board meeting on September 26.

In fact, only two documents were handed out to the Board prior to the vote, according to Commerce -- a GoLocalProv.com article, and what was presented as an "internal review" -- which proved to be from the grant recipient, Urban Smart Growth.

The documents were a GoLocalProv story about the relationship between a candidate for the House of Representatives -- Michael Gazdacko -- relating to his effort to unseat Representative Anastasia Williams in the Democratic primary, and a two page memo from Aaron Iskowitz, who is the Regional CFO at Urban Smart Growth, according to his LinkedIn account.

Iskowitz claimed in the memo, "The 26+ years of development has not been without its challenges and legal hurdles." But he also refuted allegations outlined by elected officials in Los Angeles, as well as prosecutors, and housing advocates as reported by GoLocal.

He wrote in the memo, "The City has been found to use its housing enforcement procedures unlawfully for political purposes. The allegation against Robbins on slumlord charges occurred right before a mayoral election of James Hahn. The charges were ultimately thrown out of court 60 days after the election." Hahn is the only



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Darin Early earns \$170K as President and COO of Commerce



westsidecouncils.com

Bel Air-Beverly Crest Neighborhood Council
Brentwood Community Council
Del Rey Neighborhood Council
Mar Vista Community Council
Neighborhood Council of Westchester- Playa
Pacific Palisades Community Council
North Westwood Neighborhood Council

Palms Neighborhood Council
South Robertson Neighborhood Council
Venice Neighborhood Council
West LA-Sawtelle Neighborhood Council
Westside Neighborhood Council
Westwood Community Council
Westwood Neighborhood Council

West Los Angeles Area Planning Commission
Michael Newhouse, President
Henry Medina Center
11214 West Exposition Boulevard
Los Angeles, CA 90064

Cc: L.A. City Petroleum Administrator, Uduak-Joe Ntuk
Paul Koretz, Council District 5
Debbie Dyner Harris, District Director Council District 5
Andy Shrader, Dir. Environmental Affairs, Water Policy & Sustainability, CD 5
Terri Tippit, WNC Chair
Jane Wishon, WNC WRAC Representative
Jamie L. Keeton, Chair West LA Sawtelle Neighborhood
Council Jay Handal, WLASNC WRAC Representative

May 15, 2019 - Via Email

Re: Rancho Park Golf Oil and Gas Drilling – Community Safety & Annual Inspection

Dear West LA Area Planning Commission and Commission President,

Neighborhood Councils were created per city charter in order to ensure that city government remains responsive to the variety of Los Angeles communities and their voice in local matters. WRAC is an alliance of 14 Neighborhood and Community Councils that span the entire west side of Los Angeles. We represent the interests of neighborhoods and residents in three Council Districts, from Westchester and Mar Vista, to Del Rey and Palms, to Westwood and West LA to Brentwood and Pacific Palisades. We remind our local law or policy makers that residents across the Westside region are informed community members who are vested in their city, and expect to have a voice on issues that impact their communities. Our leadership board takes seriously the city charter that empowers us with a voice in the way our neighborhoods evolve and our communities grow. We believe, along with the Mayor, that this is ultimately the best way to strengthen our great city.

As Chair of the Westside Regional Alliance of Councils (WRAC), I have been unanimously asked by my board to convey our collective dismay that industrial drilling operations at Rancho Park Public Golf Course are ongoing, and in close proximity to thousands of west side residents, without having been required to comply with annual safety inspections – which we are advised the City Petroleum Administrator as well as the CD5 City Councilmember support. As such, we request that the Zoning Administrator uphold the appeal and require annual compliance inspections for the site.

Thank you and best regards,

Maryam Zar
WRAC Chair

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**Mar Vista
Community Council**

P.O. Box 66871
Mar Vista, CA 90066

@MarVistaCC • info@marvista.org
www.MarVista.org

Officers 2018-2019

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Elliot Hanna
elliot.hanna@MarVista.org

1st Vice Chair

Rob Kadota
rob@MarVista.org

2nd Vice Chair

Mary Hruska
mary.hruska@MarVista.org

Secretary

Sara Roos
sara.roos@MarVista.org

Treasurer

Holly Tilson
holly.tilson@MarVista.org

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2018-2019**

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Ken Alpern

Zone 2

Heather Kamins

Zone 3

Mary Hruska

Zone 4

Aaron Elster

Zone 5

Michelle Krupkin

Zone 6

Holly Tilson

At-Large Directors

Robin Doyno
Rob Kadota
Susan Klos
Nanxi Liu
Sara Roos
Stacy Shure

Community Director

Elliot Hanna



Certified Neighborhood Council
August 13, 2002

VIA email, personal delivery

May 15, 2019

TO: West LA Area Planning Commission

CC: Connie Chauv, City Planning Associate, City of LA
Uduak-Joe Ntuk, Petroleum Administrator, City of LA
Charles Rausch, Chief Zoning Administrator, City of LA
Paul Koretz, Los Angeles City Councilmember
Joan Pelico, Chief Of Staff for Paul Koretz
Andy Shrader, CD5 Director of Environmental Affairs
Joseph Galloway, CD5 Mar Vista Field Deputy
Mike Bonin, Los Angeles City Councilmember
Chad Molnar, Chief of Staff for Mike Bonin
Len Nguyen, CD11 Planning Deputy
Hannah Levien, CD11 Mar Vista & WLA Field Deputy
Maryam Zar, Chair, Westside Regional Alliance of NCs (WRAC)
Marlene Savage, Co-chair, WRAC PLUM
Sharon Commins Co-chair, WRAC PLUM
Jane Wishon, WNC WRAC Rep

Re: Appeal of ZA-1958-14560-PA1-1A, CEQA: ENV-2018-1127-CE to the WLA APC

MVCC Policy Motion 20190514-15.3 concerning annual compliance inspection of the Rancho Park Drill Site

To the West LA Area Planning Commission:

At its regular board meeting on 5/14/19, the Mar Vista Community Council (MVCC) passed the following motion in support of the appeal regarding annual compliance inspection of the Rancho Park Drill Site.

MVCC supports the appeal of ZA-1958-14560-PA1-1A to the WLA APC. Annual Compliance Inspections by the City are necessary for safety and public confidence.

MVCC appreciates the City's concern to oversee safe operations on oil drill sites at all times, particularly when located nearby residential communities.

Thank you for your consideration.

Yours,

Elliot Hanna, Chair
Mar Vista Community Council

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