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**DIRECTOR'S DETERMINATION
MELLO ACT COMPLIANCE REVIEW**

September 29, 2020

Applicant/Owner

John and Emily Park
Park Family Trust
1100 South Flower Street,
Suite 3100
Los Angeles, CA 90015

Representative

Nick Leathers
Crest Real Estate
11150 West Olympic
Boulevard
Los Angeles, CA 90064

Case Nos: DIR-2020-3414-MEL

Related Case: ADM-2020-3413-CATEX

Location: 14920 West Ramos Place

Council District: 11 – Bonin

Neighborhood Council: N/A

Community Plan Area: Brentwood – Pacific Palisades

Land Use Designation: Low Residential

Zone: RE11-1

Legal Description: Arb 2, Lots 17 and 18, Block 3,
TR 9377

Last Day to File an Appeal: October 13, 2020

Pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby find that:

1. No Affordable Existing Residential Units were found to exist at 14920 West Ramos Place and;
2. The proposed project will develop one (1) new Residential Unit (single-family dwelling), defined as a Small New Housing Development and is therefore exempt from the Inclusionary Residential Unit requirement.

MELLO ACT COMPLIANCE FINDINGS

The proposed project is located in the Coastal Zone, as defined in California Public Resources Code, Division 20 (commencing with Section 30000), and as depicted on the City of Los Angeles Coastal Zone Maps. The proposed project involves the conversion, demolition, or development of one or more residential units. Therefore, the proposed project is subject to the Mello Act, as set forth in California Government Code Section 65590 and 65590.1.

Pursuant to the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act, all Conversions, Demolitions, and New Housing Developments must be identified in order to determine if any Affordable Residential Units are onsite and must be maintained, and if the project is subject to the Inclusionary Residential Units requirement.

Accordingly, pursuant to 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, the following findings are provided:

1. Demolitions and Conversions (Part 4.0).

The project proposes the demolition of one (1) Residential Unit, an existing single-family dwelling. The Los Angeles Housing and Community Investment Department (HCIDLA) issued a determination on September 17, 2020, stating that no Affordable Existing Residential Units exist at the subject site.

The Park Family Trust (Owner) acquired the property on October 16, 2019 and filed an application with the Department of City Planning on May 29, 2020. In accordance with Interim Administrative Procedures for Complying with the Mello Act, HCIDLA collected three years of data, from the date of filing. HCIDLA reviewed data from May 2017 to 2020.

HCIDLA obtained bills from the Los Angeles Department of Water and Power (LADWP) for the 3-year period showing minimal water usage for landscaping and SoCal Gas confirmed that service had been stopped in June 2017.

Therefore, no Affordable Existing Residential Units are proposed for demolition or conversion and the applicant is not required to provide any Affordable Replacement Units.

2. Categorical Exemptions (Part 2.4) Small New Housing Developments.

The project proposes the construction of one (1) new Residential Unit. Pursuant to Part 2.4.2 of the Interim Administrative Procedures, developments which consist of nine or fewer Residential Units are Small New Housing Developments and are categorically exempt from the Inclusionary Residential Unit requirement. Therefore, the proposed development of one new Residential Unit is found to be categorically exempt from the Inclusionary Residential Unit requirement for New Housing Developments.

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective and final ten (10) working days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.cityplanning.lacity.org.

Planning Department public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077 or (818) 374-5050 or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

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

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Prepared by:

 for
Faisal Robie, Principal City Planner


Juliet Oh, Senior City Planner



Eric Garcetti, Mayor
Ann Sewill, General Manager

DATE: September 17, 2020

TO: Faisal Roble, Principal City Planner
City Planning Department

FROM: Marites Cunanan, Sr Mgmt Analyst II *MCunanan*
Los Angeles Housing and Community Investment Department

SUBJECT: **Mello Act Determination for 14920 West Ramos Place, Los Angeles, CA 90272**

Planning Case #: DIR-2020-3414-MEL

Based on information provided by the owner, John H. Park and Emily S. Park, Trustees of the Park Family Trust under Declaration of Trust dated July 18, 2012 (Owner), the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that no affordable units exist at 14920 West Ramos Place.

The property currently consists of a single family dwelling. Per the statement on the application, the Owner is proposing to demolish the existing single family dwelling to construct one (1) new single family dwelling. The Owner acquired 14920 West Ramos Place on October 16, 2019.

Section 4.4.3 of the Interim Administrative Procedures for Complying with the Mello Act (IAP) requires that HCIDLA determine occupant income based upon monthly housing cost or actual income data. The Owner filed an application with the Department of City Planning (DCP) on May 29, 2020. Data is collected for at least the three (3) previous years from the date of application, Therefore, HCIDLA collected data from May 2017-May 2020.

On June 23, 2020, a tenant letter was sent to property with no response.

For 14920 West Ramos Place, Los Angeles Department of Water and Power (LADWP) bills were provided for the entire lookback period showing usage. Per the owner, it is required by the HOA to perform minimal landscaping to maintain the exterior appearance of a home in the Palisades. SoCal Gas confirmed that gas has been cut off since June of 2017. The data collected from May 2017-May 2020 shows that no affordable units exist at 14920 West Ramos Place.

cc: Los Angeles Housing and Community Investment Department File
John H. Park and Emily S. Park, Trustees of the Park Family Trust under Declaration of Trust dated July 18, 2012, Owner
Richard A. Rothschild, Western Center on Law and Poverty, Inc.
Susanne Browne, Legal Aid Foundation of L.A.
Jonathan Jager, Legal Aid Foundation of L.A.
Juliet Oh, City Planning Department

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