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 Costal 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.l (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. <u>Section 13.D</u> 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.

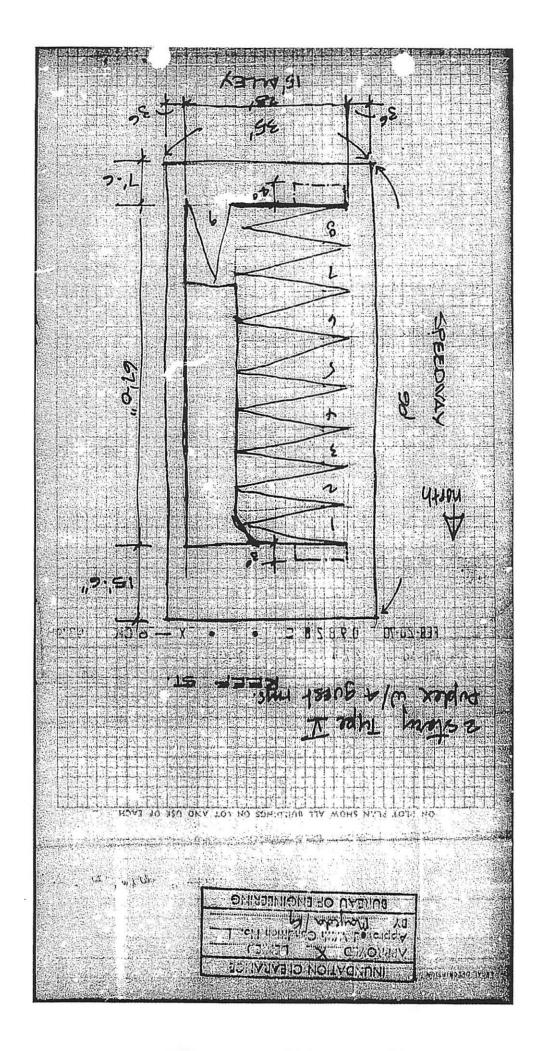
The Project as constructed, except where the noted Exceptions are sought, is compatible in scale and character with the existing, adjacent neighborhood

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.

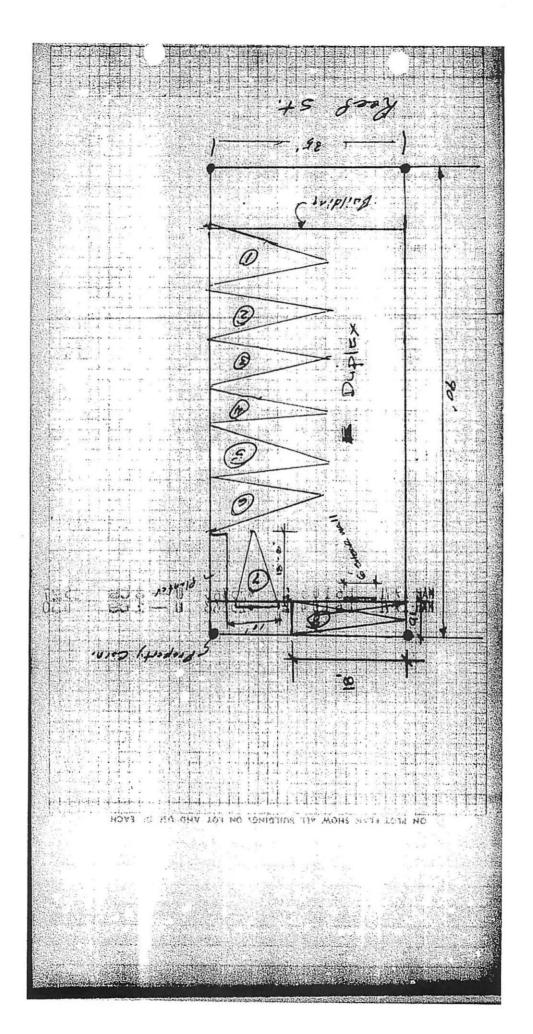
4. The Venice Coastal Development Project is consistent with the special requirements for low and moderate income housing units in the subject Specific Plan area.

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.

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Addresss of Buildinga

14 Reef Street



CERTIFICATE OF OCCUPANCY

NOTE:: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifiles 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 Hidousing 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 ffour guest rooms with attached 8-car garage, 8 parking spaces required and provided, R-1 occupancy. ZI 6376

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

Owner

Lee Richa rds 16 Reef Street

Owner'ss Addresss

Marina Del Rey, California 90291

Form B-95b-1M Sheet Sets-2-70 (C-10)

BAR MENDENHALL:WM

