

MELLO ACT
Advisory Notice and Screening Checklist
For Coastal Zone Projects

On January 3, 2001, the Los Angeles City Council entered into a settlement agreement concerning the City's compliance with the Mello Act (California Code Sections 65590 and 65590.1), a statewide law that requires local governments to comply with certain provisions designed to preserve and increase the supply of affordable housing in California's coastal zone. The Mello Act applies to any proposal to convert or demolish existing housing, or to develop new housing in the coastal zone. The purpose of this advisory notice and screening checklist is to determine if your project is subject to the Mello Act, and to inform you of the possible requirements.

Planning Counter Staff must complete this form for all coastal Zone projects.

STEP ONE. Does the project involve the conversion, demolition or construction of one or more "whole" residential units? Check all that apply.

- Efficiency dwelling units
- One-family dwellings
- Two-family dwellings
- Structures with three or more dwelling units or efficiency dwelling units
- Joint living and work quarters / Artist-in-Residence (AIR) units
- Mobile homes
- Mobile home lots in a mobile home park
- Residential hotel as defined in paragraph (1) of subdivision (b) of Section 50519 of the California Health and Safety Code:

"Residential hotel means any building containing six or more guestrooms or efficiency units, as defined by Section 17958.1, intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, but does not mean any building containing six or more guestrooms or efficiency units, as defined by Section 17958.1, which is primarily used by transient guests who do not occupy that building as their primary residence."

Section 17958.1 of the Health and Safety Code: "Notwithstanding Sections 17922m 17958, and 17958.5, a city or county may, by ordinance, permit efficiency units for occupancy by no more than two persons which have a minimum floor area of 150 square feet and which may also have a partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise mad applicable pursuant to this part. 'Efficiency unit' as used in this section, has the same meaning specified in the Uniform Building Code of the International Conference of Building Officials, as incorporated by reference in Chapter 2-12 of Part 2 of Title 24 of the California Code of Regulations."

If no boxes are checked, the project is not subject to the Mello Act and does not require a Mello Act compliance review. Counter Staff: Please indicate below if the proposed project is subject to the Mello Act and complete the information requested.

Subject to Mello Act: (circle) YES NO		<input checked="" type="radio"/>
Case # (if subject to Mello Act)	2A-2007-846-JAA	
Project Description:	NEW 2 STORY BUILDING AT THE REAR OF THE LOT: GARAGE AT THE FIRST FLOOR, SFD AT THE SECOND FLOOR	
Project Address:	925 PALMS BLVD. VENICE, CA 90291	
Owner/Applicant (PRINT):	JULIE TSAO & MARTIN PEARSON HECTOR SORIA	
Owner/Applicant Signature:		DATE: 02-20-07
Planning Counter Staff Person (PRINT):	Ras Cassidy	DATE: 2-20-07
	Counter Staff (INITIAL)	
	XC	

If any of the boxes in STEP ONE are checked, proceed to STEP TWO.

2A 2007 846