

City of Los Angeles

RESERVE FOR FILING STAMP

**APPLICATION FOR HARDSHIP EXEMPTION  
PURSUANT TO INTERIM ORDINANCE NO. 177557**

In accordance with Los Angeles City Ordinance Number 177557, which temporarily prohibits the conversion or demolition of residential hotels throughout the City of Los Angeles, the Los Angeles City Council, acting in its legislative capacity and by resolution, may grant an exemption from this prohibition in cases of hardship duly established to the satisfaction of the City Council. The original signed copy of this application, when completed, must be mailed or delivered to the following address:

**Office of the City Clerk  
200 North Spring Street  
Room 395, City Hall  
Los Angeles, CA 90012**

Please complete all sections of this form. Questions regarding the completion of this form should be directed to the Los Angeles Housing Department, Compliance Division, at (866) 557-7368.

RECEIVED  
CITY CLERK'S OFFICE  
2008 MAR 25 PM 3:13  
CITY CLERK  
BY *[Signature]* REPUTY

**Section A - Owner Information**

<b>PROPERTY OWNER'S NAME</b> <i>Rosslyn Lofts Housing Partners LP</i>	<b>OWNER'S AGENT'S NAME</b> <i>Blair Besten Alejandro Martinez</i>
<b>OWNER'S MAILING ADDRESS</b> <i>2878 Camino del Rio S Suite 240 San Diego, CA 92108</i>	<b>AGENT'S MAILING ADDRESS</b> <i>501 S Spring St LA, CA 90013</i>
<b>OWNER'S TELEPHONE NUMBERS</b> <i>@ 840-6305</i>	<b>AGENT'S TELEPHONE NUMBERS</b> <i>(213) 700-9829</i>
<b>OWNER'S E-MAIL ADDRESS</b> <i>ruben @ amerland . bz</i>	<b>AGENT'S E-MAIL ADDRESS</b> <i>blair @ amerland . bz alejandro @ amerland . bz</i>

*9*

**Part 3: Basis of Exception**

Pursuant to Sec. 6 of Ord. No. 177557, this Ordinance shall not apply to any Residential Hotel that:

- A. Was completely and continuously unoccupied from October 11, 2005, through and including the date an application for a Conversion or Demolition is filed with the Department of Building and Safety (LADBS), as determined by the Los Angeles Housing Department (LAHD).
- B. Has been or shall be turned into an Affordable Housing Project, as determined by LAHD; or
- C. Pursuant to California Government Code Section 7060, et. seq., was first approved for residential occupancy on or after January 1, 1990, as evidenced by a permit of occupancy issued by LADBS on or after that date; or
- D. Pursuant to California Government Code Section 7060, et. seq., sent or delivered a notice of intent to withdraw all of the building's accommodations from rent or lease to LAHD before October 11, 2005.
- E. LADBS may issue a permit if required for a Residential Hotel to Comply with a City Order to repair or Demolish an unsafe or substandard condition; or to rebuild due to destruction by fire, earthquake, or other natural disaster, provided that no provision of the LAMC prohibits rebuilding.

**Part 4: Exception Documentation**

Attach documentation as indicated to substantiate the exception claimed in Part 3 above:

- for A. Documentation establishing that the building was completely and continuously vacant from October 11, 2005, through and including the date of application for a conversion or demolition with LADBS. Include copies of your conversion or demolition permit applications.
- for B. A copy of a regulatory agreement which restricts the occupancy of all units at this property to low income, very low income, or extremely low income households, as those terms are established and amended pursuant to Section 8 of the United States Housing Code, and restricts rents to levels affordable to those households.
- for C. A copy of a permit of occupancy issued by LADBS on or after January 1, 1990.
- for D. A copy of the notice of intent to withdraw all of the building's accommodations from rent or lease that was sent or delivered to LAHD before October 11, 2005.
- for E. A copy of any permits issued by LADBS to comply with a City order to (1) repair or demolish an unsafe or substandard condition or (2) rebuild due to fire, earthquake, or other natural disaster.

**Part 5: Landlord Declaration**

*I declare, under penalty of perjury under the laws of the State of California, that I am the owner or the authorized representative of the real property listed in Part 2 above and that the information provided on this form and all attached pages is true, correct, and complete.*

SIGNATURE:



PRINT NAME:

Blair Besten

DATE:

3/24/08

**Section B - Property Information**

<b>PROPERTY ADDRESS</b> 451 S Main St 111 5th St 90013 LA CA	<b>ASSESSOR'S PARCEL NUMBER</b> 51719-022-001
<b>DATE PROPERTY ACQUIRED</b> 10/04/07	<b>TOTAL NUMBER OF HOUSING UNITS AT SITE</b> 297
<b>PURCHASE PRICE</b> \$24.25 million	<b>TOTAL NUMBER OF OCCUPIED UNITS</b> 35
<b>BASEIS OF VALUATION ESTIMATE</b>	<b>CURRENT MARKET VALUE</b> unknown

**Section C - Rental Unit Information**

PLEASE ATTACH A LISTING OF ALL RENTAL UNITS AT THE PROPERTY WITH CURRENT RENTS. FOR VACANT UNITS, PLEASE INDICATE THE LAST DATE RENTED AND THE LAST RENT CHARGED.

**Section D - Development History**

PLEASE ATTACH AN OUTLINE OF THE DEVELOPMENT HISTORY OF YOUR PROJECT THAT INCLUDES THE LENGTH OF TIME THE PROJECT HAS ALREADY BEEN IN PROCESS.

**Section E - Unrecoverable Expenditures**

PLEASE ATTACH A LISTING OF ANY SIGNIFICANT UNRECOVERABLE FINANCIAL EXPENDITURES RELATED TO THIS PROJECT.

**Section F - Mitigation**

PLEASE ATTACH YOUR PLAN FOR MITIGATING THE LOSS OF ANY AFFORDABLE HOUSING AT THIS SITE.

**Section G - Relocation Assistance**

PLEASE ATTACH YOUR PLAN FOR PROVIDING HOUSING FOR ANY DISPLACED TENANTS.

**Section H - Signature of Property Owner or Owner's Agent**

SIGNATURE:

PRINT NAME:

Blair Besten

DATE:

3/24/08



Bldg-Alter/Repair Commercial n Check at Counter n Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 05/02/2007 Last Status: Issued Status Date: 05/02/2007
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	9	1		M R 53-66/73	129A211 129	5149 - 022 - 001

<b>3. PARCEL INFORMATION</b>	
Area Planning Commission - Central LADBS Branch Office - LA Council District - 9 Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City	Census Tract - 2073.00 District Map - 129A211 Energy Zone - 9 Fire District - 1 (Entire parcel) Near Source Zone Distance - 7.7
Parking Dist. - CCPD Parking Dist. - DPD Thomas Brothers Map Grid - 634-F4	

ZONE(S): [Q]C4-4D /

<b>4. DOCUMENTS</b>			
ZI - ZI-2353 Residential Hotels (ICO)	RENT - YES	ICO - Residential Hotels (ICO)	CPC - CPC-1985-342-ZC
ZI - ZI-940 Central Bsn District Redevel	ORD - ORD-161603	DTRM - DIR-2006-10429-BSA	CPC - CPC-1986-606-GPC
ZA - ZA-1996-416-CUZ-PAD	ORD - ORD-164307-SA1115	CRA - ZI 2316 CITY CENTER REDEV	CPC - CPC-2005-1122-CA
TNI - Old Bank District / Historic Core	ORD - ORD-177557	CRA - ZI 940 CENTRAL BSN DIST	CPC - CPC-2005-1124-CA

<b>5. CHECKLIST ITEMS</b>	

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
Owner(s): 111 Zuma Corporation	111 5th St	LOS ANGELES CA 90013	
Tenant: Applicant: (Relationship: Owner) - Zuma Corporation	111 West 5th Street	LOS ANGELES, CA	(562) 233-5748

<b>7. EXISTING USE</b> (11) Hotel	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b> DEMO & REMOVE PLASTER FROM BRICK. DEMO & REMOVE DOORS/PLUMBING & ELECTRICAL FIXTURE. FLOORS 3RD, 4TH, 5TH, 6TH, 7TH & 8TH. EARLY START PERMIT. ALL FLOOR (3,4,5,6,7,8) NOT TO BE OCCUPIED AND REMAIN VACANT DURING CONSTRUCTION UNTIL ALL RENOVATION WORKS ARE DONE A
--------------------------------------	---------------------	--

<b>9. # Bldgs on Site &amp; Use:</b> COMMERCIAL HOTEL	For information and/or inspection requests originating within LA County, <b>Call toll-free (888) LA4BUILD</b> (524-2845) Outside LA County, call (213) 482-0000 or visit www.ladbs.org
---	--

<b>10. APPLICATION PROCESSING INFORMATION</b>	<b>For Cashier's Use Only</b>	<b>W/O #: 71607367</b>
BLDG. PC By: Suen Lieu OK for Cashier: Bok Goh Signature: _____	DAS PC By: _____ Coord. OK: _____ Date: _____	

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period	
Permit Valuation: \$105,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	1,006.72
Permit Fee Subtotal Bldg-Alter/Repr	857.81
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	22.05
O.S. Surcharge	17.60
Sys. Surcharge	52.79
Planning Surcharge	51.47
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Payment Date: 05/02/07  
Receipt No: LA06-117974  
Amount: \$1,006.72  
Method: Check

Sewer Cap ID:	Total Bond(s) Due:
---------------	--------------------

<b>12. ATTACHMENTS</b> Plot Plan
-------------------------------------



2007LA08072

14. APPLICATION COMMENTS  
\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* Applicant filled out "Primary Renovation Work" form  
MODIFICATION REQUIRED FOR EARLY START PERMIT ASSUMPTION OF RISK AGREEMENT REQ'D.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(O) , Owner-Builder			0	



# Property Activity Report

451 S MAIN ST 90013

APPLICATION / PERMIT NUMBER: 07016-10000-07367

PLAN CHECK / JOB NUMBER: B07LA04054

[Home](#)

[Help](#)

[Parcel Profile Report](#)

[LADBS Home](#)

[LAHD Property Activity Report](#)

[Disclaimer](#)

## Permit Application or Issued Permit Information

**GROUP:** Building  
**TYPE:** Bldg-Alter/Repair  
**SUB-TYPE:** Commercial  
**PRIMARY USE:** (11) Hotel  
**WORK DESCRIPTION:** DEMO & REMOVE PLASTER FROM BRICK. DEMO & REMOVE DOORS/PLUMBING & ELECTRICAL FIXTURE. FLOORS 3RD, 4TH, 5TH, 6TH, 7TH & 8TH. EARLY START PERMIT. ALL FLOOR (3,4,5,6,7,8) NOT TO BE OCCUPIED AND REMAIN VACANT DURING CONSTRUCTION UNTIL ALL RENOVATION WORKS ARE DONE AND SIGNED OFF.  
**PERMIT ISSUED:** Yes      **PERMIT ISSUE DATE:** 05/02/2007      **ISSUING OFFICE:** Metro  
**CURRENT STATUS:** Permit Finaled      **CURRENT STATUS DATE:** 11/26/2007

### Permit Application Status History

Submitted	04/23/2007	PCIS IMPORT
PC Assigned	04/23/2007	SUEN LIEU
PC Approved	05/02/2007	BOK GOH
PC Info Complete	05/02/2007	BOK GOH
Ready to Issue	05/02/2007	BOK GOH
Issued	05/02/2007	BOK GOH
	11/21/2007	WINSTON DUNNING
Permit Finaled	11/21/2007	WINSTON DUNNING

### Permit Application Clearance Information

Project located in CRA area      Cleared      04/28/2007      JIM URQUHART

## Licensed Professional/Contractor Information

© Copyright 2006  
City of Los Angeles.  
All rights reserved.

### Contractor Information

Owner-Builder

## Inspection Activity Information

### Inspector Information

LARRY ARNICK, (213) 202-5815  
Office Hours: 7:30-8:15 AM MON-FRI

### Pending Inspection Request(s)

No data available

### Inspection Request History

Final	11/21/2007	Permit Finaled	WINSTON DUNNING
SGSOV-Seismic Gas S/O Valve	11/21/2007	SGSOV Not Required	WINSTON DUNNING

[BACK](#)    [NEW SEARCH](#)

City of Los Angeles  
DEPARTMENT OF FIRE  
FIRE/LIFE SAFETY VIOLATION

FPB - HIGH-RISE <b>TO:</b> Ruben Islas General Partner/President Rosslyn Lofts Housing Partners L.P./Amerland Group 2878 Camino Del Rio South, Suite 240 San Diego, CA 92108  <b>DBA:</b> Rosslyn Lofts <b>ADDRESS OF VIOLATION</b> 451 S. Main St. (111 W 5 <sup>th</sup> St.) <b>RESPONSIBLE PARTY:</b> 619-260-5562	<b>NOTICE #</b> 29269  <b>BUILDING ID</b> 00101 001 <b>NOTICE DATE</b> 10/30/07 <b>INSP DATE</b> 10/25/07 <b>REINSPECT DATE</b> <u><b>FORTHWITH</b></u>  <b>LEGAL DESC</b> 5149-022-001 <b>FS DISTRICT</b> 9 <b>DISTRICT #</b> 129 <b>COUNCIL DIST</b>  Los Angeles, CA 90013 <b>EMERGENCY PHONE:</b>
<b>COMPLY WITH REQUIREMENTS AS NOTED</b>	

A fire and life safety survey was made of your premises on 10/25/07 by Inspector Suchand of the Los Angeles Fire Department High-Rise Unit. The following conditions shall be corrected **FORTHWITH** to meet minimum fire and life safety requirements.

**SEC. 57.20.15. FIRE PROTECTION EQUIPMENT.**

- A. No person shall maintain any fire protection equipment, fire assembly, fire protective signaling system, or smoke detector in a state of disrepair, or install or maintain any such device in a manner which creates a fire life, or explosion hazard.
- B. No person shall willfully and maliciously tamper with, damage, break, or remove any fire protection equipment, fire assembly, fire protective signaling system, or smoke detector.

**The fire protection systems have been willfully removed from the building on floors 3 through 10 without plans, permits, inspections and approvals. All of these systems shall be reinstalled forthwith in accordance with the requirements of the Fire Department and The Department of Building and Safety. This re-installation shall not be limited to floors 3 through 10 but shall also include any other areas of the building where fire protection systems have been illegally removed.**

Thank you for your immediate attention to our mutual problem concerning fire prevention and life safety. Any questions concerning violations noted, contact Inspector Suchand with the Los Angeles Fire Department, High-Rise Unit, at the following numbers: Office (213) 978-3609 or Fax (213) 978-3518.

City of Los Angeles  
 DEPARTMENT OF FIRE  
 FIRE/LIFE SAFETY VIOLATION

#29296

OCCUPANCY <b>High Rise</b>	DISTRICT <b>9</b>	BLOCK NO.	MAP BOOK <b>5149</b>	PAGE <b>02</b>	PARCEL <b>200</b>	DATE <b>10/30/07</b>
TO: (Name) <b>Ruben Islas</b>	(TITLE) <b>General Partner/President</b>	FIRM OR D.B.A. <b>Rosslyn Lofts Housing Partners L.P./Amerland Group</b>				
ADDRESS: (Street) <b>2878 Camino Del Rio South</b>	(City) <b>San Diego</b>	(State) <b>CA</b>	(Zip Code) <b>92108</b>	PHONE <b>(619) 260-5562</b>		
ADDRESS OF VIOLATION: (Street) <b>451 S. Main St. (111 W. 5th Street)</b>	(City) <b>LOS ANGELES</b>	(State) <b>CA</b>	(Zip Code) <b>90013</b>			

**COMPLY WITH REQUIREMENTS AS NOTED**

LAMC 57.01.35 Test the following fire protection equipment as per the requirements of Chief's Regulation No. 4. If defects are found, correct such defects and retest as necessary to demonstrate that the equipment is fully operable. Such testing may be witnessed by Fire Department and shall be performed by a person with a valid Los Angeles Fire Department Certificate of Fitness to conduct test of such equipment.

**REPAIR AND RETEST:** If defects are found in equipment tested, correction of such defects shall commence **FORTHWITH** and shall be completed as soon as possible, but in every case within 30 days of initial test. At the completion of repair, the system or device shall be retested as necessary to determine that it is fully operable. The Fire Department shall be notified at least two full working days prior to retesting.

Your system has been found in violation of the following: (see attached report)

WATER DELIVERY SYSTEM(S)	FIRE PROTECTIVE SIGNALING SYSTEM(S)
<input checked="" type="checkbox"/> Automatic Sprinkler System, <del>Basement</del>	<input checked="" type="checkbox"/> Fire Alarm System
<input checked="" type="checkbox"/> Class I (Dry) Standpipe System	Fire Protective Signaling System (Fire Alarm)
Class II (Wet) Standpipe System	Building Communication System
Class III (Combination) Standpipe System	Central Station Signaling System
Combined Sprinkler - Standpipe System	<b>SMOKE REMOVAL SYSTEM(S)</b>
<input checked="" type="checkbox"/> Fire Pump(s)	Pressurized Stair shafts
Pressure Reducing Valves	Mechanical Smoke Removal Systems
<b>EMERGENCY POWER SYSTEM(S)</b>	Mechanically-Ventilated Smoke proof
Emergency Generator(s)	Enclosure (Pressurized Vestibule)
<input checked="" type="checkbox"/> Egress Lighting/Exit Sign(s)	<b>EXIT EGRESS SYSTEM(S)</b>
Battery System	<input checked="" type="checkbox"/> Fire Escape
	<input checked="" type="checkbox"/> Automatic Elevators
	<input checked="" type="checkbox"/> Automatic Closing Fire Assemblies (Fire Doors)
	<input checked="" type="checkbox"/> Fire Doors (Magnetic Hold Open)
	Rolling Steel Doors
	Won Doors

Your anniversary date month for  
 subsequential Regulation 4 testing is:


**October and November**

This is the month that your annual tests are due

The Fire Department may make emergency inspections at other than normal working hours when requested to do so by the owner/representative. The fee for an emergency inspection is calculated on the basis of \$436.00 for a four hour minimum plus \$109 for any fraction thereof beyond that. Requests for non-working hour inspections must be submitted in writing to the Fire Department. Normal working hours shall be construed to mean the hours between 7:00 a.m. and 5:00 p.m. of any day except Saturday, Sunday, and legal holidays.

ADDITIONAL INFORMATION ON  BACK OF THIS FORM  
 ATTACHED SHEET(S)

FAILURE ON YOUR PART TO COMPLY WITH THIS NOTICE ON OR BEFORE **FORTHWITH**  
 WILL SUBJECT YOU TO PENALTIES PRESCRIBED BY SAID ORDINANCE. A REINSPECTION OF THE PREMISES  
 SHALL BE MADE FOR FULL COMPLIANCE.

RECEIVED BY	TITLE	DL#	Signature
FOR ADDITIONAL INFORMATION PHONE:	DATE COMPLETED	BY ORDER OF THE CHIEF ENGINEER AND GENERAL MANAGER	
(213) 485-5990	INSPECTOR	BY <b>George Suchand</b>	, Inspector I HRU
		INSPECTOR	ASSIGNMENT
		SIGNATURE	



A Fire/Life Safety Violation Notice was written to Rob Frontiera, owner of record at the time the notice was written, on August 22, 2007 to perform Regulation 4 testing on various systems that had not been tested within the appropriate time interval and were out of compliance. The following are the systems that were listed on the notice and tested:

System	Last test date	Defects
Class I Dry Standpipe	9/11/07	Yes
Fire Doors	9/11/07	Yes
Trash Chute doors	9/11/07	Yes
Fire Escapes	9/11/07	Yes
Fire Alarm	9/11/07	Yes
Emergency lighting	9/11/07	Yes

The defects on these systems need to be repaired and certified immediately.

The Fire Pump and the Elevators still have not been tested per my August 22, 2007 notice. The Fire Pump was last tested and certified on 11/11/05. The Elevators were last tested on 10/11/05 and certified on 11/11/05. These two systems are approximately 12 months out of compliance and need to be tested and certified immediately.

The sprinkler system was last tested on 10/20/07 and certified on 10/27/05 and is in compliance in regards to testing intervals (once every five years), however, because of the demolition of the sprinkler system below the 11th floor, it is now necessary to test the entire system under the authority the Fire Chief has in:

**SEC. 57.01.30 AUTHORITY TO REQUIRE TESTS.**

A. Whenever there is insufficient evidence of compliance with the provisions of this article, or to substantiate claims for alternate materials or methods of compliance, the Department may require that evidence of tests be submitted as proof of compliance or to substantiate claims that may be made. Such tests shall be made at the expense of the owner or his agent.

In addition to the requirements of this notice please make reference to Notice #29269 for additional requirements.

**WARNING**

Sections 17299 and 24436.5 of the State Revenue and Taxation Code provide, in part, that a taxpayer, who derives rental income from housing determined by local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation, taxes or amortization attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. THE DATE OF THIS NOTICE MARKS THE BEGINNING OF THAT SIX MONTH PERIOD. This Department is required by law to notify the Franchise Tax Board of failure to comply with these Code sections.

PLEASE BE ADVISED THAT THE ABOVE WARNING IS FOR PURPOSES OF COMPLIANCE WITH THE STATE REVENUE AND TAXATION CODE ONLY. COMPLIANCE WITH OTHER LAWS AS NOTED ON THIS INSPECTION REPORT OR NOTICE OF VIOLATION MUST BE MADE WITHIN THE TIME SPECIFIED ON THE REPORT OR NOTICE.

- I MAILED THIS NOTICE VIA U.S. MAIL ON 10/30/07 (DATE) George L. Saul (Member's Signature)
- I ~~DELIVERED~~ <sup>faxed</sup> THIS NOTICE TO Jeremy Turner (Name) ON 10/30/07 (Date)  
George L. Saul (Member's Signature) Scott Rusczyk on 10/31/07
- I DISCUSSED THE VIOLATIONS ON THIS NOTICE WITH Jeremy Turner (Name) ON 10/30/07 (Date)  
George L. Saul (Member's Signature) Scott Rusczyk 10/31/07

**From:** Alejandro Martinez <alejandro@nationalhousingventures.com>

**To:** 'Blair Besten' <blair@amerland.bz>

**Cc:** 'Martha Enriquez' <Martha@loganpm.com>, 'Mike Hagigeorgiou' <Mike@phase3.bz>, jeremy@amerland.bz

**Date:** Saturday, March 22, 2008 10:39 pm

**Subject:** FW: Rosslyn Lofts - Permit

Hey Blair,

Please take a look at the attached form and fill out asap and submit to LAHD (Martha Carrasco) asap.

I just re-read it this evening and it looks clear to me that we fall under an exception.

Here are my thoughts:

Part I--- They only need the owners info filled out

Part II---They only need property info filled out.

Part III---Please check off "Exemption E"

Part IV---Include the two other attached docs with your request

Part V---Pls sign the form as the "landlord" or ask someone from management to sign (Martha pls confirm)

Lastly, there's also an Application for Hardship Exemption but I do not think that you should fill this form out because we already meet the threshold under Part III.

Please confirm that you can fill out the form and have it ready to submit to Martha Carrasco at LAHD on Monday morning (I will be out of town).

Here's Martha Carrasco's contact info: (213) 808-8598, [mcarrasco@lahd.lacity.org](mailto:mcarrasco@lahd.lacity.org) and I believe that she works out of the Wilshire office.



Alejandro Martinez, President & CEO  
National Housing Ventures, LLC  
1852 E. 1st Street, Los Angeles, CA 90033  
P: 323-842-4774, F: 323-375-1563  
[alejandro@nationalhousingventures.com](mailto:alejandro@nationalhousingventures.com)

**From:** Kelly Sands [mailto:[ksands@iconbuilders.com](mailto:ksands@iconbuilders.com)]

**Sent:** Thursday, March 20, 2008 8:53 AM

**To:** 'Alejandro Martinez'

**Cc:** 'Jeremy Turner'; [mike@phase3.bz](mailto:mike@phase3.bz); 'Joe Servin'; 'Blair Besten'; 'Joe Servin'; 'Ray Apodaca'; [jtongson@tsarch.com](mailto:jtongson@tsarch.com); Alan Tomasi

**Subject:** FW: Rosslyn Lofts - Permit

Team,

Send to: **Alejandro Martinez**  
 Attention:  
 Phone Number:  
 Fax Number: **(323) 375 1563**

From: **Martha Carrasco**  
 Phone Number: **(213) 808-8598**  
 Fax Number: **(213) 808-8818**  
 Number of Pages, Including Cover:

- URGENT     REPLY ASAP     PLEASE COMMENT     PLEASE REVIEW     FOR YOUR INFORMATION

COMMENTS: NON-RENTAL MEMORANDUM PER YOUR REQUEST.

Here is the ICO form

Los Angeles Housing Department  
 Landlord Declarations Section  
 P.O. Box 57398  
 Los Angeles, CA 90057-0398  
[www.lacity.org/lahd/](http://www.lacity.org/lahd/)



D.O. 7	Check condition of remote fax.	913233757563
--------	--------------------------------	--------------

Mar 17 2008 13:01

P.1

\*\* Transmit Conf. Report \*\*

Important attachments for review by the team.

Thanks,

Kelly

---

**From:** Jake Godown [mailto:jgodown@westportconstructioninc.com]  
**Sent:** Thursday, March 20, 2008 8:15 AM  
**To:** ksands@iconbuilders.com  
**Subject:** FW: Rosslyn Lofts - Permit

Kelly,

I sent this to Joe.

This was part of the discussion from yesterday meeting. There was discussion as to whether the units could be occupied once each floor was completed. I said that I read from one of the permits that it would not authorize anyone to occupy the units until all units have been completed, floors 3-9.

Jake

---

**From:** Jake Godown  
**Sent:** Thursday, March 20, 2008 8:14 AM  
**To:** Joe Servin  
**Subject:** Rosslyn Lofts - Permit

Joe,

I sent this to you first, just to make sure that I do not create a problem with the sentences and what I was saying.


I have attached a copy of the BLDG-Alter/Repair permit that was acquired by Zuma Corp. on May 2, 2007. In box 8, Description of Work refers to "all floors (3, 4, 5, 6, 7, 8) not to be occupied and remain vacant *during construction until all renovation works are done and sign off.*




Please see the attached Property Activity Report for the same permit number. Has all *renovation work* been completed? I do not think so, however it would appear that it was completed because it was finalized on November 21, 2007 by Winston Dunning of LADBS.

Let me know if you want to forward to all concerned.

Jake A. Godown  
Project Superintendent  
Westport Construction

**Attachments:**

 image001.jpg (4KB)

-  BLD ALTER Permit.pdf (73KB)
-  Property Activity Report 451 s Main St.pdf (42KB)
-  ICO Form blank.pdf (192KB)

ORDINANCE NO. 177557

An Interim Control Ordinance temporarily prohibiting the Conversion or Demolition of Residential Hotels, citywide.

**WHEREAS**, Residential Hotels, including single-room occupancy (SRO) hotels, are often the housing of last resort for the poor;

**WHEREAS**, there is a scarcity of affordable housing alternatives available to the residents of Residential Hotels;

**WHEREAS**, the City Council has determined that Residential Hotels are an essential component of the City's affordable housing supply;

**WHEREAS**, Residential Hotels are currently being threatened by economic forces unleashed by gentrification that could result in the loss of affordable residential units;

**WHEREAS**, any loss of affordable housing could force low income households into homelessness, subjecting many more persons and families to inhumane living conditions and increased crime;

**WHEREAS**, increased numbers of the homeless would exacerbate the already overwhelming burden on public and non-profit agencies that provide protective, social, health, psychological, nutrition, and other important and necessary services to this population;

**WHEREAS**, the City has programs in place to convert Residential Hotels into clean, safe, decent, and permanent affordable housing for low income households;

**WHEREAS**, the Housing Department prepared a report dated August 22, 2005, which states that from 1995 through 2003, the City lost ten SRO hotels with a net loss of 1,087 units, including five properties with 105 units between 1995-1999, and five properties with 982 units from 2000-2003;

**WHEREAS**, on September 30, 2005, the City Council instructed the Housing Department, in conjunction with the Community Redevelopment Agency, the Homeless Services Authority, the Housing Authority, the City Planning Department, and the Department of Building and Safety, with the assistance of the City Attorney, to develop the necessary programmatic details and ordinance(s), including funding recommendations, needed to preserve Residential Hotel and SRO hotel units in Los Angeles; and

**WHEREAS**, the City Council adopted, on October 11, 2005, a motion instructing the City Planning Department, with the assistance of the City Attorney, to prepare and

process an Interim Control Ordinance (ICO) to prohibit the Conversion or Demolition of Residential Hotels.

**NOW, THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS**

Section 1. **DEFINITIONS.** The following terms, whenever used in this ordinance, shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in Los Angeles Municipal Code (LAMC) Sections 12.03 or 151.02.

**AFFORDABLE HOUSING PROJECT** means a development where, pursuant to a governmental affordable housing program, all of the units are or will be affordable for at least 55 years to lower income, very low income, or extremely low income households, as defined in California Health and Safety Code Sections 50079.5, 50105, and 50106.

**CONVERSION** means any action that converts one or more existing guest rooms or Efficiency Units in a Residential Hotel to: a commercial, industrial, or other non-residential use; to dwelling units, joint living and work quarters, light housekeeping rooms, or other different residential use; to an adaptive reuse project, as defined in LAMC Section 12.22 A 26 (c); to a condominium, cooperative, or similar form of ownership; or from a residential to a transient guest use or occupancy.

**DEMOLITION** means any action that reduces the number of existing guest rooms or Efficiency Units in a Residential Hotel, either through complete or partial demolition of the building; or by combining two or more existing guest rooms or Efficiency Units to make a larger new unit.

**EFFICIENCY UNIT** is defined in accordance with California Health and Safety Code Section 17958.1, and means any habitable room, designed or used for occupancy by no more than two persons, which has a minimum floor area of 150 square feet, and which may also have a partial kitchen or bathroom facilities.

**RESIDENTIAL HOTEL** is defined in accordance with California Health and Safety Code Section 50519, and means any building containing six or more guest rooms or Efficiency Units, 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 guest rooms or Efficiency Units, which is primarily used by transient guests who do not occupy that building as their primary residence.

**Sec. 2. RELATIONSHIP TO PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE.** Nothing in this ordinance shall be construed as creating an exception to compliance with Chapter IX of the LAMC (Building Regulations), including, but not limited to, compliance with the requirements and deadlines provided in LAMC Section 91.8800, *et seq.* (Earthquake Hazard Reduction in Existing Buildings), or preventing City Departments from ordering that a building be vacated. Furthermore, nothing in this ordinance shall be construed as preventing the City Planning Department from initiating administrative nuisance abatement proceedings pursuant to LAMC Section 12.27.1.

**Sec. 3. PROHIBITION.** Notwithstanding any provisions of the LAMC to the contrary, for a period of not less than one year from the effective date of this ordinance, or until permanent regulations addressing the Conversion or Demolition of Residential Hotels are adopted and become effective, whichever comes first:

**A.** No permit shall be issued to convert or demolish guest rooms or Efficiency Units in a Residential Hotel, unless the Conversion or Demolition complies with this ordinance; and

**B.** No person or entity shall convert or demolish guest rooms or Efficiency Units in a Residential Hotel, unless the Conversion or Demolition complies with this ordinance; and

**C.** No permit shall be issued for any new construction on a lot where guest rooms or Efficiency Units in a Residential Hotel are converted or demolished on or after the effective date of this ordinance, unless the Conversion or Demolition complies with this ordinance; and

**D.** The ground for eviction described in LAMC Section 151.09 A 10 (demolition or permanent removal of a rental unit from rental housing use) shall not apply to any rental unit in a Residential Hotel that is regulated by LAMC Section 151.00, *et seq.* (the Rent Stabilization Ordinance).

**Sec. 4. EXTENSION OF REGULATIONS.** The City Council may, by resolution, extend this ordinance for two additional six-month periods, so long as the City Council makes the following finding: that the appropriate City agencies and officials are exercising due diligence to develop the necessary programmatic details and ordinance(s), including funding recommendations, needed to preserve Residential Hotel and SRO hotel units in Los Angeles.

**Sec. 5. CITYWIDE APPLICATION.** This ordinance shall apply to all Residential Hotels located within the City of Los Angeles.

**Sec. 6. EXCEPTIONS.** This ordinance shall not apply to any Residential Hotel that:



A. Was completely and continuously unoccupied from October 11, 2005, through and including the date an application for a Conversion or Demolition is filed with the Department of Building and Safety (LADBS), as determined by the Housing Department; or

B. Has been or shall be turned into an Affordable Housing Project, as determined by the Housing Department; or

C. Pursuant to California Government Code Section 7060, *et seq.*, was first approved for residential occupancy on or after January 1, 1990, as evidenced by a permit of occupancy issued by LADBS on or after that date; or

D. Pursuant to California Government Code Section 7060, *et seq.*, sent or delivered to the Housing Department before October 11, 2005, a notice of intent to withdraw all of the building's accommodations from rent or lease.

E. In addition, LADBS may issue a permit if required for a Residential Hotel to comply with a City order to repair or demolish an unsafe or substandard condition; or to rebuild due to destruction by fire, earthquake, or other natural disaster, provided that no provision of the LAMC prohibits rebuilding.

Sec. 7. **VESTED PLANS.** Pursuant to LAMC Section 12.26 A 3, this ordinance shall not apply to the issuance of a building permit if:

A. Architectural and structural plans for a complete plan check were accepted by LADBS and a plan check fee was paid, before the effective date of this ordinance; and

B. No changes are subsequently made to those plans that either increase or decrease the height, floor area, or occupant load by more than five percent; change the use; or exceed or violate the Zoning Code regulations in force on the date that the plan check fee was paid.

Sec. 8. **HARDSHIP EXEMPTIONS.** The City Council, acting in its legislative capacity and by resolution, may grant an exemption from this ordinance in cases of hardship duly established to the satisfaction of the City Council. An application for a hardship exemption shall be filed with the City Clerk on forms provided by the Housing Department.

Sec. 9. **ADMINISTRATION AND ENFORCEMENT.** The Housing Department shall have lead responsibility for administering and enforcing this ordinance, with the assistance of LADBS and City Planning Department.

Sec. 10. **SEVERABILITY.** If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that

invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions, and, to this end, the provisions of this ordinance are declared to be severable.

Sec. 11. **URGENCY CLAUSE.** The City Council finds and declares that this ordinance is required for the immediate preservation of the public peace, health and safety for the following reasons: Residential Hotels, including SRO hotels, are often the housing of last resort for the poor living in the City of Los Angeles. If Residential Hotels are converted or demolished, a crucial housing resource could be permanently lost. The City's homeless population would very likely increase, exposing already at-risk persons and families to inhumane living conditions, as well as making them more vulnerable to crime.

Currently, many areas of the City, including and especially downtown, are experiencing gentrification, a process that can displace low income households. In response to recent and continuing extraordinary market demand, many of the City's vacant or underutilized commercial or industrial buildings have been converted into luxury lofts. Over the last several years, almost 9,000 units have been completed or proposed, mostly downtown. As the supply of convertible commercial and industrial space diminishes, attention has shifted to Residential Hotels, especially those with unique historic and architectural features.

Statistics provided by the Housing Department illustrate the issue. The City has 243 Residential Hotels, accounting for 15,177 units; not including 1,086 units that have already been lost. An additional 2,270 units are at immediate risk.

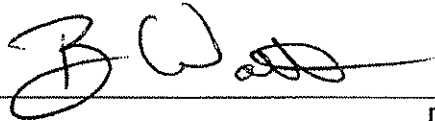
The development pressures on Residential Hotels are increasing dramatically. These pressures could result in the Conversion or Demolition of scarce affordable residential units all across Los Angeles, leading to unacceptable and socially harmful increases in homelessness.

Therefore, this ordinance shall become effective upon publication pursuant to Los Angeles City Charter Section 253.

Sec. 12 The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAY 10 2006.

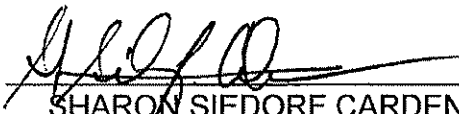
FRANK T. MARTINEZ, City Clerk

By  Deputy

Approved MAY 19 2006

 Mayor

Approved as to Form and Legality  
Rockard J. Delgadillo, City Attorney

By   
SHARON SIEDORF CARDENAS  
Assistant City Attorney

Date APR 24 2006

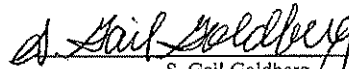
File No(s) CE No 05-1915

(120530)

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend it be adopted . . . . .

April 20, 2006

see attached report.

  
S. Gail Goldberg  
Director of Planning