

Frequently Asked Questions

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Conditions Covenants and Restrictions (CC&Rs)

Property Owners and CC&Rs

What are CC&Rs? Developers of certain Marquez Knolls areas recorded “Conditions, Covenants, and Restrictions” (CC&Rs) for their properties. CC&Rs place limits on the use of the property for which they are recorded. When you purchased your property, you received title subject to recorded CC&Rs applicable to your property. If you have any questions about your legal obligations, you should consult an experienced real estate attorney.

Do all properties have CC&Rs? Not every tract in Marquez Knolls has CC&Rs. All lots that have CC&Rs are subject to them. Where CC&Rs do exist, they are the same for all lots within the same tract.

Is my neighbor’s property governed by the same CC&R restrictions as my property? Your CC&Rs are recorded with your property and govern only the use of your property, and not that of your neighbor’s. If your neighbor is located in the same tract as you are, then your neighbor’s property will be governed by the same CC&Rs as yours. If your neighbor’s property is located in a different tract, it may or may not be governed by the same CC&Rs as your property.

What if my broker did not disclose that CC&Rs were applicable to my property? You are bound by any CC&Rs applicable to your property even if your broker did not disclose them.

Where do I find CC&Rs? One way to determine whether CC&Rs are applicable for your property is to review the title insurance documents you received when you bought your property. They will describe any applicable CC&Rs. You can also consult your real estate agent, real estate attorney, your title insurance company, or the county recorder. Many CC&Rs for your or your neighbors’ properties in Marquez Knolls are listed on the MKPOA website at www.MarquezKnolls.com.

Building Permits and CC&Rs

Does the Los Angeles Building and Safety Department consider CC&Rs? The City Attorney of Los Angeles has ruled that CC&Rs are a private matter between property owners and that the City has no enforcement powers or rights. Therefore, the Department of Building and Safety does not consider CC&Rs when requested to issue building permits. There is no notification process to those affected by potential CC&R violations. Many construction projects are required to post public notices at the site and send letters to neighbors regarding the project. However, these notices do not take CC&R restrictions into account. This places the burden of monitoring the permit process on the property owner who must seek information from the builder/owner or from the Department of Building & Safety. Information may be obtained from Building & Safety by calling their hotline at (888) 524-2845. More information can be obtained at the web sites listed in Attachment III, *USEFUL WEB SITES*.

Lachman CC&Rs

What are “Lachman CC&Rs”? Many CC&Rs for the properties developed by the “Lachman developers” include restrictions to protect views in addition to many other restrictions, such as lot and building size, setback requirements, keeping of animals, etc. They are generally referred to as “Lachman CC&Rs”. While these CC&Rs differ somewhat from tract to tract, they may state that no trees, shrubs or other landscaping may obstruct the view from any other lot, nor shall any structure be erected (including -- but not limited to -- decks, replacement houses, additions to existing houses, etc.) that may obstruct the view from any other lot. Lachman CC&Rs prohibit the construction of two story houses or second story additions that will detract from the view of any other lot. “Lachman CC&Rs” are listed on the MKPOA website at www.MarquezKnolls.com.

What is the Role of MKPOA? MKPOA has obtained an assignment of the judgment rights and powers relative to Lachman CC&Rs from the developers (Declarants). This assignment gives MKPOA the right to make "judgments" on these properties as to whether trees, shrubs, etc. obstruct the views from other properties or whether construction, proposed or in process, will obstruct or detract from the view of any other property. The position of MKPOA has been and is that CC&R view protections are not limited by tract lines. By working in a cooperative way with property owners, MKPOA's goal is to motivate them to voluntarily comply with applicable CC&Rs.

If I "thin" my trees, will I be in compliance with Lachman CC&Rs? The basic question is whether your trees obstruct views from other properties. If after thinning your trees, they still obstruct the views from other properties, you are not in compliance. Simply thinning trees may not be sufficient to resolve a view obstruction.

I would like to build an addition to my house. Is this possible? It depends. If your proposed addition will detract from or obstruct the view from any other lot it may be a violation of applicable Lachman CC&Rs.

Does the height of the ridge line of the original house govern the height of any addition or remodel?

The Lachman CC&Rs address view detraction or obstruction only without consideration of the measurement of height. Any addition, remodel, or reconstruction that adds to the original contour or silhouette of the house and thereby obstructs the view from another property could be a violation of applicable CC&Rs.

Have the “Lachman CC&Rs” expired? . The CC&Rs have not expired. CC&Rs were created for the benefit of property owners and continue to be applicable. When the homes subject to the “Lachman CC&Rs” in Marquez Knolls were built, Architectural Committees were established to approve (or not approve) building plans as part of a review procedure to ensure compliance with applicable CC&Rs. The terms of these Committees have now expired. The expiration of the terms of the Architectural

Committees means that the responsibility for enforcement of CC&Rs has shifted from the Committees to property owners through the courts.

Neighbors and CC&Rs

How can I avoid CC&R view protection problems with my neighbors? Keep trees trimmed so they don't obstruct the views from any other properties. If you are considering construction or landscaping, it is advisable to confer with your neighbors on any impact your construction or landscaping might have on their view. If you are considering construction (including the addition of chimneys, satellite dishes, and air conditioners), the best method of communicating to neighbors the extent of your proposed structure is by erecting a silhouette with story poles. If you are considering landscaping consider the future cost of pruning and controlling fast growing trees which frequently become view obstructions over time.

What is the Role of Neighbors? If you believe that CC&R violations are or will be an issue with a neighbor's property, politely make the property owner aware of applicable CC&Rs and express your concerns.

In the case of proposed construction, ask to meet with the property owner as soon as possible in order to review building plans and determine whether the proposed structure will negatively impact your view with the objective to reach a mutually agreeable resolution that complies with the CC&Rs. In case of vegetation, ask that the trees be trimmed. Your neighbor may not even be aware that his trees are obstructing your view. Consider offering to bear a portion of the costs involved.

If your view will be negatively impacted, but your neighbor refuses to address your concerns, you may consider mediation/arbitration or legal action to protect your view.

Is there a customary resolution of view obstruction by trees? There is no customary approach. It depends on a lot of circumstances and it is left to the best judgment of the individuals. Here is what typically happens: (he = he/she)

Scenario 0: Your neighbor's property is not governed by CC&Rs that prevent view obstruction. You can try to get your neighbor to trim his trees at his expense. If he refuses, try paying for trimming or sharing the cost. If he still refuses, there is nothing you can do.

Scenario 1: You and your neighbor have CC&Rs that prevent view obstructions by trees, and that can be ultimately enforced in court at great expense if the neighbor does not do so voluntarily. According to the CC&Rs, the neighbor is obligated to trim the trees at his cost. If he agrees to trim the trees at his expense after looking at them from your property, and thereafter maintains them to keep the new growth out of your view we have the ideal world.

Scenario 2: Your neighbor does not have the money to pay for the work, (he may pretend to love big mature trees because he does not want to embarrass himself). It is now up to you to make the decision to take the expensive legal route and live without the desired view for as long as it takes for the court to say that the trees must be trimmed. Or you can offer to pay for the trimming or share the expense. If the neighbor agrees this restores your view and the friendship with your neighbor.

Scenario 3: The neighbor refuses to trim the trees because he loves big mature trees. Nothing moves him short of a court case. Sometimes just filing will bring the neighbor to the table to discuss the view issues and perhaps seek a compromise, because it costs him also to defend himself in court, and based on precedence, is likely to lose.

There is a step prior to the law suit available to MKPOA members, as long as you remain on friendly terms with your neighbor and he agrees: MKPOA mediation. MKPOA has successfully mediated several such cases. Please see details in this document.

The Courts and CC&Rs

Who can enforce CC&Rs? Ultimately, enforcement of the CC&Rs is with the courts; property owners can initiate court proceedings. However, neighborly compliance is preferable over the expense of court ordered compliance.

What should I do if I have questions on legal issues related to CC&Rs? You should retain an experienced real estate attorney.

Have there been any court cases on Marquez Knolls CC&Rs? Yes, several. Those known to us are listed in Attachment II below.

(Note: MKPOA is not aware of cases other than those listed in Attachment II; if you are aware of additional relevant cases, we would be grateful to hear from you. Please call the MKPOA hot line at (310) 454-7678 or e-mail to Info@MarquezKnolls.com.)

MKPOA and CC&Rs

What is the MKPOA's overall goal regarding CC&Rs? The MKPOA is not against trees, new construction, or modification but is simply pro CC&Rs.

Can I avoid going to court by using the MKPOA? Cooperation through mediation or negotiation is the preferred method of gaining compliance. Most potential conflicts involving view protection issues are resolved by the affected neighbors without going to court. Ultimately though, property owners might have to resort to the courts to enforce compliance with CC&Rs. A non-binding, informal mediation process is available from MKPOA. (see attached *MKPOA Member Assistance and Mediation Policy Phases I - IV*)

Protected Trees and CC&Rs

In response to the declining Oak population, the City of Los Angeles enacted an Oak tree protection ordinance in 1982. Although the ordinance slowed the Oak tree decline, the Oak population, and other native tree species, continued to decline. In an effort to further slow the decline of native tree habitat, the City amended the two Los Angeles Municipal Code sections in April 2006. The amended Native Tree Protection Ordinance became law on April 23, 2006.

http://www.ci.la.ca.us/boss/UrbanForestryDivision/index_INTROLAnativetree.htm

http://www.ci.la.ca.us/boss/UrbanForestryDivision/LAMC%20Sec%2046_00-46_06.pdf

Protected trees under the ordinance Section 46.01 Definition are:

- (a) Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus dumosa*).
- (b) Southern California Black Walnut (*Juglans californica* var. *californica*).
- (c) Western Sycamore (*Platanus racemosa*).
- (d) California Bay (*Umbellularia californica*).

This definition shall not include any tree grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program.

Protected trees may be pruned with care as outlined in the ordinance in order to comply with any view protection CC&Rs. Protected trees planted in a personal landscape setting are not protected under the City of Los Angeles tree ordinance. Such trees are not replacement trees for trees removed nor are they trees within a restoration project and may be removed or pruned without a special inspection or permit.

LA City Zoning Administrator

Zoning Codes and Variances

What are Variances? A variance allows a property owner to use his or her property in a manner that is basically consistent with zoning regulations with minor variations so that he or she has equity with other owners in the same zone. State law indicates that a variance may be issued upon a showing that the property owner would otherwise suffer a unique hardship because his particular parcel is different from the others to which the regulation applies due to its size, shape, topography, location or surroundings. Examples of typical variances include allowing a deviation from regulations on the physical standards such as lot size, floor area ratios of buildings and parking requirements. A variance cannot, however, be granted to authorize a use that is not otherwise allowed under the zoning code.

Variances – Five Required Findings

Los Angeles Municipal Code, SEC. 12.28 . Findings for Approval (*Excerpt*)

The decision of the Zoning Administrator shall be supported by written findings of fact based upon evidence taken, written or oral statements and documents presented, which may include photographs, maps and plans, together with the results of any staff investigations.

Consistent with Charter Section 562, no variance may be granted unless the Zoning Administrator finds all of the following:

- 1. that the strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations;*
- 2. that there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity;*
- 3. that the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question;*
- 4. that the granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located; and*
- 5. that the granting of the variance will not adversely affect any element of the General Plan.*

A variance shall not be used to grant a special privilege or to permit a use substantially inconsistent with the limitations upon other properties in the same zone and vicinity. The Zoning Administrator may deny a variance if the conditions creating the need for the variance were self-imposed.

In addition to the above Required Findings, most Variances require public notice and a public hearing.

Los Angeles Municipal Code, SEC. 12.27.C. Public Hearing and Notice (Excerpt)

Public Hearing and Notice. An application for a variance shall be set for public hearing unless the Chief Zoning Administrator.... makes written findings, a copy of which shall be attached to the file, that the requested variance:

- (i) will not have a significant effect on adjoining properties or on the immediate neighborhood; or*
- (ii) is not likely to evoke public controversy.*

Variances and Community Character

When variances are approved by the City of L.A. without strict adherence to the five required findings listed in LA City Charter Section 562, then they are no longer special exceptions under unusual circumstances, but become a precedent for others to seek the same “equity.” Over time this may negatively impact the character and ambience of the community, something that the zoning rules and laws were designed to protect. It will ultimately affect the entire community, and not only the immediate neighbors. The Office of Zoning Administration at the Los Angeles Department of City Planning is tasked to make variance determinations consistent with Charter Section 562, to evaluate requests for variances based on the required five findings, and to make an independent determination as to the validity of the findings.

If the requirements for all five findings for a variance are met, as determined by the Zoning Administrator (or the Area Planning Commission, on appeal), then the variance request should be granted, provided there is no objection from neighbors or the community at large. Neighbors are often asked to “sign off” on such requests prior to a hearing when it can be assumed that the five findings have been met in the affirmative.

If all five findings cannot be met, “*consistent with Charter Section 562, no variance may be granted....*” even if there are no objections to the variance request from neighbors or the community at large.

Zoning Administrator Adjustments and Slight Modifications (ZAA)

SEC. 12.28 ADJUSTMENTS AND SLIGHT MODIFICATIONS.

(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)

A. Adjustments. (Amended by Ord. No. 181,624, Eff. 5/9/11.) The Zoning Administrator shall have the authority to grant adjustments in the Yard, area, Building line and height requirements of [Chapter 1](#) of this Code. An adjustment shall not be permitted for relief from a density (Lot area per unit) or height requirement, excluding fences and hedges, if the request represents an increase of 20 percent or more than what is otherwise permitted by this Code. A request for an increase of 20 percent or more shall be made as an application for a variance pursuant to Section [12.27](#) of this Code, except as may be permitted by other provisions of [Chapter 1](#) of this Code.

The Zoning Administrator shall also have the authority to grant adjustments in Residential Floor Area of no more than a ten percent increase beyond what is otherwise permitted by [Chapter 1](#) of this Code. A request for an increase in Residential Floor Area greater than ten percent shall be made as an application for a variance pursuant to Section [12.27](#) of this Code, except as may be permitted by other provisions of [Chapter 1](#) of this Code.

B. Slight Modifications - Authority of Zoning Administrator. The Zoning Administrator shall have the authority to grant slight modifications in the yard and area requirements of [Chapter 1](#) of this Code where circumstances make the literal application of the yard and area requirements impractical. Slight Modifications from the yard and area requirements shall be limited to:

1. deviations permitting portions of buildings to extend into a required yard or other open space a distance of no more than 20 percent of the width or depth of the required yard or open space only when the request is filed incidental to another application or appeal within the jurisdiction of the Zoning Administrator; and

2. deviations of no more than ten percent from the required lot area regulations. In those cases, the procedures for notice, hearing, time limits and appeals shall be the same as those applicable to the underlying application or appeal. In granting a slight modification, a Zoning Administrator may impose conditions as he or she deems necessary to protect the public health, safety or welfare, and to assure compliance with the objectives of the General Plan, in accordance with the purpose and intent of [Chapter 1](#) of this Code.

2. **Public Hearing and Notice.** The following are exceptions to the public hearing and notice requirements in Section [12.24](#).

- (a) An application for an adjustment shall be set for public hearing unless the Zoning Administrator makes written findings in the record that the requested adjustment:

-

24 days prior to the date of the hearing. The last known names and addresses of the owners as shown on the records of the City Engineer or the records of the County Assessor. Notice of the public hearing shall be posted, by the applicant in a conspicuous place on the property involved at least ten days prior to the date of the public hearing. **(Amended by Ord. No. 181,595, Eff. 4/10/11.)**

(c) An application for an adjustment to permit a game court, including a tennis or paddle tennis court, accessory to a primary residential use on the same lot, or to permit the erection of light standards in conjunction with that use shall be set for public hearing and notice shall be given in the same manner required for adjustments unless the applicant has secured the approval of the owners of all properties abutting, across the street or alley from or having a common corner with the subject property.

(d) For R1, RS, RE, and RA Zoned properties in the Hillside Area, as defined in Section [12.03](#) of this Article, the Zoning Administrator must conduct a public hearing for any Adjustment or Slight Modification requests. **(Added by Ord. No. 181,624, Eff. 5/9/11.)**

4. **Findings for Approval of Adjustments.** Before granting an application for an adjustment the Zoning Administrator must find:

(a) That the granting of an adjustment will result in development compatible and consistent with the surrounding uses.

(b) That the granting of an adjustment will be in conformance with the intent and purpose of the General Plan of the City.

(c) That the granting of an adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City.

(d) That there are no adverse impacts from the proposed adjustment or any adverse impacts have been mitigated.

(e) That the site and/ or existing improvements make strict adherence to zoning regulations impractical or infeasible.

5. **Conditions for Approval.** In approving an adjustment or slight modification, the Zoning Administrator may impose those conditions he or she deems necessary to remedy a disparity of privileges and that are necessary to protect the public health, safety or welfare and assure compliance with the objectives of the General Plan and the purpose and intent of the zoning.

MKPOA Guiding Principles on Zoning Codes

What is the purpose of MKPOA's Guiding Principles? In addition to CC&Rs, property use is regulated by the City of Los Angeles' established building codes and zoning regulations. At times, variances from these regulations may be requested. MKPOA has established Guiding Principles for the consideration of variances.

MKPOA maintains that the granting of variances shall be in full compliance and in the affirmative with the five findings listed in Charter Section 562 (see "What are Variances" above) and shall not be taken lightly as they may set an unwelcomed precedent for the future. MKPOA has followed the example set by the Pacific Palisades Community Council by adopting the Guiding Principles of that organization as its own.

MKPOA's Guiding Principles:

"MKPOA maintains that planning and zoning regulations, building codes, rules, restrictions, and ordinances have been established for the good of the community. They should be applied, upheld and enforced by the Zoning Administrator, Building and Safety, and other governing bodies with jurisdiction over the approval, execution, and enforcement processes. When variances, variations, or exceptions are considered by governmental entities, MKPOA's position is to support strict scrutiny and adherence to all legal measures which govern land use, structures, and vegetation. On a case-by-case basis MKPOA may support such requests if the proposed project positively affects health and safety, or is in the best interest of the neighborhood or the community in general. MKPOA may take a formal position on individual issues pertaining to variances, variations, or exceptions, when requested to do so.

MKPOA expects governing bodies to notify all affected parties of any proposed developments or requests for variances from codes and regulations as well as proposed, approved or pending changes to such regulations."

Contact the City of Los Angeles

LA City 24 hours 311 Non-emergency Contact

Is there a single City of LA telephone number where I can report problems or get answers? The City's non-emergency 311 Information number is a one-stop call. It is modeled after the 911 concept where citizens call one number, reach a knowledgeable call center, and are then connected to the proper Department or service that is ready to assist.

File a Complaint

How do I report a problem? Call the City's 24 hr. non-emergency assistance at 311.

Note: at the current time this service is not available through the Time Warner digital telephone service. However, all cellphone services provide access to City's 311 assistance.

How can I report a Los Angeles City property violation to Building and Safety? The Los Angeles Department of Building and Safety is responsible for investigating code violations on existing single family residential property such as construction without permits, violation of City set-back requirements, illegal or over-height fences or hedges, etc. If you wish to file a complaint regarding potential code violation you may do so by calling 311, or access <http://www.permitla.org/csr/>.

Request a Service

How do I request City Services? For service requests regarding trash bins, abandoned, inoperative or junk vehicles, vegetation obstructing street signs, pot holes, etc. please call 311.

For service requests regarding graffiti or assistance with removal, please call 311 or contact <http://lahd.lacity.org/lahdinternet/>. The City encourages the report of graffiti as soon as possible. Consistently quick removal will discourage repeat tagging.

The following information is required when submitting a service request: Requestor name and phone number information is kept confidential.

- Property address requiring attention
- Your name
- Your phone number

Los Angeles Municipal Code (LAMC) Ordinances

http://www.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:lmc_ca

Construction: The City's Roles and Responsibilities

(Source: Whitney Blumenfeld, Councilman Rosendahl's Office)

Los Angeles Department of Building and Safety's (LADBS) main responsibility is to ensure life and safety precautions are being followed.

The City Attorney has the ultimate enforcement power through the courts

The Planning Department makes the rules and regulations and policy and LADBS enforces those rules and regulations and policy.

Zoning Administration is part of the Planning Department. The Zoning Administrators (ZA) are responsible for hearing Planning cases for any non by-right projects.

The Los Angeles Municipal Code (LAMC) for construction projects is designed so that there are many projects known as by-right. (the property owner has the right to proceed according to the LAMC and cannot be legally denied that right). You can do by-right projects without going through the Planning Department if you follow the code. A person only goes to the ZA hearing if she/he is asking for exceptions from the code. Such exceptions are sometimes granted and sometimes denied, depending on special circumstances.

Noise Abatement

Introduction

Barking dogs, construction equipment, amplified musical instruments, trash trucks, and loud parties are all examples of noise found in major urban areas. Understandably, certain noise levels must be tolerated by all citizens in order for normal functions of urban life to continue. However, excessive, unnecessary, and/or annoying noise is subject to regulation. On March 29, 1982, the City Council adopted a new Noise Ordinance that established limits on noise pollution, set enforcement responsibilities, and provided penalties for violations.

Noise Ordinance (provided by Zoning Inspector Dale Schwartz)

29, 1982, to include new sound level measurement procedures, reconcile conflicting noise level limits, and more clearly define enforcement responsibilities of concerned City departments.

A detailed discussion of the Noise Ordinance can be found at
http://www.tract7260.org/CrimePages/CRM20050101_05.htm

Enforcement Responsibility

The responsibility for enforcement of the Noise Ordinance is now delegated to the Police Department, Department of Building and Safety, and the Department of Animal Regulation.

The Police Department is responsible for the enforcement of Noise Ordinance violations involving people--generated or controlled noises--which are considered disturbances of the peace.

Summary of most common complaints that constitute a noise violation

41.40 LAMC- Construction Noise - is prohibited in residential areas:

- before 7:00 a.m. and after 9:00 p.m. on week days,
- before 8:00 a.m. and after 6:00 p.m. on Saturdays,
- all day on Sundays.

41.57 LAMC- Loud and Raucous Noise [caused by] every person who allows, causes, or permits loud noises from any sound making or amplifying device on any private property, public street, of any other public place in such a manner as to interfere with the peace and quiet of any person within or upon any of such places.

Barking Dogs

It shall be unlawful for any person to permit any dog or dogs under his or her charge, care, custody or control to emit any excessive noise after the Department has issued a written notice advising the owner or custodian of the alleged noise and the procedures as set forth below have been followed. For purposes of this section, the term “**excessive noise**” shall mean noise which is unreasonably annoying, disturbing, offensive, or which unreasonably interferes with the comfortable enjoyment of life or property of one or more persons occupying property in the community or neighborhood. However, the provisions of this section shall not apply to any commercial animal establishment permitted by zoning law where located. The Department is responsible for enforcement of the provisions of this section. Enforcement is provided for as follows:

LAMC SEC. 53.63.B

responsible for enforcement of the provisions of this section. Enforcement is provided for as follows: (see Attachment VI Barking Dogs Ordinance)

Gas Powered Leaf Blowers

Gas Powered Leaf Blowers are illegal in the City of Los Angeles. Electric blowers are legal. The more powerful and noisier gas blowers have been determined to be a health hazard not only for the neighborhood for causing dust and noise pollution, but most importantly for the user himself. Gardeners may claim that the blowers are legal because they are being used throughout the City, but that is incorrect. In 2009 and 2010 several LAPD weekly crime reports listed arrests of users of the blowers and those who hired them.

Los Angeles Municipal Code SEC. 112.04. POWERED EQUIPMENT INTENDED FOR REPETITIVE USE IN RESIDENTIAL AREAS AND OTHER MACHINERY, EQUIPMENT, AND DEVICES.

(c) Notwithstanding the provisions of Subsection (a) above, no gas powered blower shall be used within 500 feet of a residence at any time. Both the user of such a blower as well as the individual who contracted for the services of the user, if any, shall be subject to the requirements of and penalty provisions for this ordinance. Violation of the provisions of this subsection shall be punishable as an infraction in an amount not to exceed One Hundred Dollars (\$100.00), notwithstanding the graduated fines set forth in L.A.M.C. § 11.00(m).

Posting of Building Permits

91.106.4.8 LAMC - Construction Site Notice. (provided by Zoning Inspector Dale Schwartz)

106.4.8.1 Contents. Any person who obtains the following types of permits shall post a notice, as described below at the construction site:

1. Permits for new structures, except signs,
2. Permits for additions to existing buildings,
3. Change of use or occupancy permit,
4. Demolition permit
5. Relocation permit
6. Swimming pool permit, or
7. Grading Permit

The notice shall be on a form entitled "Construction Site Notice" provided by the Department and shall include the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported.

106.4.8.3 Maintenance of Notice. The notice shall be displayed after issuance of the permit and prior to the start of construction. The notice shall be displayed continuously during the p recess of construction until all the work authorized by the permit is inspected and approved by the Department. All contact information on the notice, including telephone numbers, shall be correct and maintained current. Failure to display this notice may result in withholding of inspections by the Department.

Posted Signs

14.4.16. TEMPORARY SIGNS.

A. Permit Required. Notwithstanding any other provision of this article, a building permit shall be required for a temporary sign, pennant, banner, ribbon, streamer or spinner, other than one that contains a political, ideological or other noncommercial message. The permit application shall specify the dates being requested for authorized installation and the proposed location.

B. Area.

1. The combined sign area of temporary signs shall not exceed two square feet for each foot of street frontage.

2. The combined sign area of temporary signs, when placed upon a window and any other window signs shall not exceed a maximum often percent of the window area.

C. Time Limit.

1. Temporary signs that require a permit shall be removed within 30 days of installation and shall not be reinstalled for a period of 30 days of the date of removal of the previous sign. The installation of temporary signs shall not exceed a total of 90 days in any calendar year.

2. Temporary signs that do not require a permit shall be removed within 30 days of the date of installation of the sign.

D. Location. Temporary signs, including those that do not require a building permit, may be tacked, pasted or otherwise temporarily affixed to windows and/or on the walls of buildings, barns, sheds or fences.

E. Construction. Temporary signs may contain or consist of posters, pennants, ribbons, streamers or spinners. Temporary signs may be made of paper or any other material. If the temporary sign is made of cloth, it shall be flame proofed when the aggregate area exceeds 100 square feet. Every temporary cloth sign shall be supported and attached with stranded cable of 1/16-inch minimum diameter or by other methods as approved by the Department of Building and Safety.

SEC.

14.4.17. TEMPORARY SIGNS ON TEMPORARY CONSTRUCTION WALLS.

A. Permit Required. A building permit shall be required for a temporary sign on a temporary construction wall. Temporary signs on temporary construction walls shall comply with the construction requirements of Section 14.4.16 E. For purposes of this section, the term "applicant" shall mean the owner of the sign company or, if there is no sign company, the owner of the property.

B. Area. Notwithstanding the provisions of Section 14.4.16 B 1 and 2 of this Code, signs placed on temporary construction walls, and/or solid wood fences surrounding vacant lots pursuant to the terms of this section shall not extend above the top of the wall or fence and shall comply with the following:

1. The combined sign area of temporary signs shall not exceed eight square feet for each foot of street frontage.
2. Individual signs shall not exceed a sign area of 250 square feet.
3. Signs may be grouped to form a maximum sign area of 250 square feet.
4. Signs or groups of signs having an area of 250 square feet shall be separated from any other sign on the temporary construction walls and/or solid wood fences surrounding vacant lots by at least ten feet measured horizontally.

C. Time Limit. Notwithstanding the provisions of Section 14.4.16 C 1 and 2 of this Code, signs placed on temporary construction walls, and/or solid wood fences surrounding vacant lots pursuant to the terms of this section shall be allowed to remain for as long as the building permits associated with the construction site remain in effect or for a period of two years, whichever is less. Building permits for signs on solid wood fences surrounding vacant lots, which are not construction sites, shall be issued for a time period not to exceed one year. The Department of Building and Safety shall grant a new building permit for a period equal to the original building permit term upon the receipt of

- (i) an application for a new building permit,
- (ii) the payment of the building permit fee and
- (iii) a written statement from the Director of the Office of Community Beautification consenting to the new building permit.

D. Height. Signs may only be placed to a maximum height of eight feet.

E. Location. Temporary signs placed on the exterior surfaces of any temporary construction walls, and/or solid wood fences surrounding vacant lots are limited to lots located in a commercial or industrial zone.

F. Special Requirements for Signs on Temporary Construction Walls, and/or Solid Wood Fences Surrounding Vacant Lots.

1. Review by the Office of Community Beautification. At any time after the issuance of a building permit under this section and upon request of the Council district office of the Council district in which the site or lot is located, the Office of Community Beautification of the Department of Public Works (Office of Community Beautification) shall investigate an area consisting of a 500-foot radius around the permitted site or lot to determine whether there exists a public nuisance due to the presence of graffiti and/or posters/handbills on light poles, utility poles, bus stops, and any other illegal postings on public property. If the Office of Community Beautification cannot establish that the area constitutes a public nuisance because of the presence of graffiti, posters/handbills and any other illegal postings on public property within a 500-foot radius around the permitted site or lot, then the Office of Community Beautification shall expand the radius around the site or lot in 250-foot increments, up to a maximum radius of 1500-feet. If the Office of Community Beautification finds the existence of a public nuisance on public property within the expanded radius area beyond the original 500 foot radius, then it shall require the applicant to abate the public nuisance in the expanded radius area in accordance with Subdivision 3, below.

2. Notification of Locations for Placement of Signs. Within ten days after the issuance of the building permit, the applicant shall provide written notification to the Office of Community Beautification and the Council district office of the Council district in which the construction site or vacant lot is located. The notification shall contain the name and address of the applicant and the property address where the signs will be placed. The notification to the Office of Community Beautification shall include a copy of the applicant's contract with the property owner to post signs

at the specified location.

3. Nuisance Abatement. It shall be the applicant's responsibility to clean and maintain free from graffiti public property and rights-of-way within an area consisting of a 500-foot radius or any expanded radius required by the Office of Community Beautification around the permitted site or lot. The applicant shall patrol the abatement area every 24 hours to search for graffiti and remove any graffiti within 24 hours of its discovery. The removal of graffiti shall include, but not be limited to, spray paint on walls, poles, and fences on public property. In addition, the applicant shall also be responsible for removing any posters/handbills on light poles, utility poles, bus stops, and any other illegal postings on public property. At the time of graffiti removal, the applicant shall also remove any trash, debris or rubbish from the public sidewalks within the abatement area around the permitted site. The Office of Community Beautification shall enforce the provisions of this subsection.

4. Permit Revocation. Any building permit issued pursuant to this section may be revoked by the Department of Building and Safety for any of the following reasons, provided a written and signed notification of the applicant's failure to comply with Paragraphs (a), (d), (e) or (f) of this subsection is sent to the Department of Building and Safety by the Director of the Office of Community Beautification:

(a) Failure by the applicant to maintain the temporary construction wall and/or solid wood fence surrounding a vacant lot free from graffiti.

(b) Failure by the applicant to comply with the terms of the permit.

(c) Failure by the applicant to maintain the bond required in Subsection A of this section.

(d) Failure by the applicant to eradicate graffiti within a 500-foot radius or any expanded radius required by the Office of Community Beautification of the temporary construction wall, and/or solid wood fence surrounding a vacant lot within 24 hours of receiving notification of the presence of graffiti from the Office of Community Beautification or the Council staff in the Council district in which the construction site or vacant lot is located.

(e) Failure by the applicant to remove posters/handbills placed on light poles, utility poles, bus stops and any other illegal postings on public property within a 500-foot radius or any expanded radius required by the Office of Community Beautification of the temporary construction wall, and/or solid wood fence surrounding a vacant lot, within 24 hours of receiving notification of the presence of posters/handbills or other illegal postings from the Office of Community Beautification or the Council staff in the Council district in which the construction site or vacant lot is located.

(f) Failure by the applicant, at the time of graffiti removal, to remove trash, debris or rubbish from the public sidewalks within the abatement area around the permitted site.

5. Removal of Signs. If the Department of Building and Safety revokes the building permit allowing signs on temporary construction walls, and/or solid wood fences surrounding vacant lots, then any signs placed on the temporary construction walls and/or solid wood fences surrounding vacant lots shall be removed by the applicant within 72 hours after receipt of written notification.

6. Public Nuisance. Any signs remaining on temporary construction walls, and/or solid wood fences surrounding vacant lots after the building permit is revoked are deemed to be a public nuisance that can be abated by utilizing the procedure contained in Section 91.8904, et seq., of the Code.

7. Office of Community Beautification. The Office of Community Beautification is hereby designated the authorized representative of the City for the purpose of enforcing and implementing the provisions of Sections

91.8904.1.2 and 91.8307 of this Code to remove the nuisances described in this section.

Zoning - Fences and Hedges in the R Zone Front Yard Area

For more information see Attachment IV

Both Lachman CC&Rs and City Zoning Codes govern fences and hedges within the prescribed yard setback areas. Over-height hedges, walls, fences, and gates in Marquez Knolls may provide increased privacy but are slowly changing the character of the neighborhood from an open environment to one with secluded front yards and walls of various materials along the street frontage. Zoning regulations in the area generally require that hedges, walls, and solid fences do not exceed 3.5 ft in height within the prescribed front yard setback area from the street which is generally 10 ft from the side walk in most of Marquez Knolls. Variances are often granted by the City when neighbors do not object. Objections can be voiced in a variety of methods, including contacting the City's general information number at 311 and asking for the Zoning Administrator's office within the City Planning Department. It is strongly suggested that potential objections are communicated to the property owner early in the building, planting, or planning process to prevent costly modifications for the property owner who may be unaware of the objections. Excerpts of the regulations governing hedges and fences is listed below. Additional Zoning regulation excerpts for setback requirements are listed in Attachment IV.

(f) Fences and Walls in the A and R Zones. (Amended by Ord. No. 154,798, Eff. 2/20/81.)

(1) Fences and Walls. *For the purposes of Article 2 through 6 of this chapter, the terms “fence” and “wall” shall include latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees. Fence and wall height shall be measured from the natural ground level adjacent thereto.*

(2) Front Yards. *(Amended by Ord. No. 173,754, Eff. 3/5/01.) In the R Zones, fences, walls, and landscape architectural features of guard railing around depressed ramps, not more than three and one-half feet in height above the natural ground level adjacent to the feature, railing or ramp, may be located and maintained in any required front yard.*

72 hrs. and Other Parking Regulations

Where do I find the Los Angeles Municipal Code Parking Ordinance? Parking on public streets and alleys is regulated by the Los Angeles Municipal Code 80.73.2. and the California Vehicle Code. The LAMC ordinance can be found at:

http://www.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:lamc_ca

You can be ticketed and towed for violating the LAMC Parking Ordinance.

The primary purpose for parking regulations is to proactively manage the City's scarce supply of on-street parking, promote the economic vitality of the city, to ease traffic congestion and to enhance the quality of life of City residents. The general provisions of law apply whether or not there are signs or curb markings present:

If I have an extra car and no room for it in my garage or drive way, may I park it on the street in front of my house? While it is customary and a courtesy to your neighbors to park your car in front of your own house, you may park anywhere on a public street as long as you do not exceed the 72 hrs. parking limit (unless posted otherwise) without driving your car for at least one mile according to LA Municipal Code 80.73.2. After 72 hrs. the vehicle may be ticketed and towed, even if it is parked in front of your own house.

Does the 72 hrs. parking limitation apply to campers and commercial vehicles? Commercial vehicles or a vehicle more than 22 ft. in length, may not be parked on a public street in a residential neighborhood for more than three hours (that eliminates overnight parking) unless the vehicle is in the process of loading or unloading, or is actively engaged in a related service within the block. Commercial vehicles have a commercial license plates and commercial writing on them. If the owner lives on the street and the vehicle is not actively engaged in performing services, the vehicle must be parked in the drive way or garage. The general provisions of law apply whether or not there are signs or curb markings present.

If I can't find another parking space, may I park my car in front of my own driveway, thus blocking it? California Vehicle Code 22500 e prohibits blocking any drive way, your own drive way is not exempt. It states that no person shall stop, park, or leave standing any vehicle whether attended or unattended, in front of a public or private driveway.

How far from the curb may I park in a cul-de-sac? The LAMC Sec. 89.42 states: Every vehicle stopped or parked upon a roadway where there are adjacent curbs shall be stopped or parked with the right wheels parallel with and within 18 inches of the right hand curb. There is no exception for a cul-de-sac. Parking farther away from the curb will take up part of the road designed for the transition of traffic. Not only may your car get ticketed, but your insurance may refuse coverage if your car gets hit by another car while parked more than 18 inches away from the curb. Parking along a curved road way in a cul-de-sac becomes tricky and requires special skills and perhaps a bit of patience.

I live in a cul-de-sac, may I park head-in (perpendicular to the curb)? The LAMC Sec. 89.42 (see above) requires that the right wheels be parallel with and within 18 inches of the right hand curb. Cul-de-sacs are not exempt.

Is there additional information on the parking ordinance?

The Department of Transportation publishes useful information on its web site:

http://ladot.lacity.org/tf_Parking_regulations.htm

<http://blogging.la/2006/07/05/la-adopts-new-time-limit-on-abandoned-cars/>

SEC. 80.59. REMOVAL OF CHALK MARKS PLACED ON VEHICLES BY CITY PERSONNEL PROHIBITED.

(Added by Ord. No. 164,548, Eff. 11/30/80.)

(a) Police officers, traffic officers and parking control checkers are hereby authorized to place chalk marks on parked vehicles in performance of their duties in enforcing vehicle parking laws within the City of LA.

(b) No person shall remove any chalk mark placed upon a vehicle pursuant to this section unless such vehicle has been removed from City streets or has been driven a minimum of one mile after leaving the parked location where the chalk mark was affixed. (Amended by Ord. No. 162,942, Eff. 12/19/87.)

SEC. 80.71.3. PARKING IN FRONT YARDS.

(Added by Ord. No. 170,903, Eff. 3/16/96.)

No person shall park any vehicle in the front yard of any residential property. "Residential property" shall mean any property used for human habitation and shall include, but not be limited to, any property in the "A" or "R" Zones of the City. The front yard shall consist of that area in the front of the property between the adjacent street and any building or structure thereon, exclusive of any area used as a driveway to access a garage or other parking structure.

SEC. 80.69.1. PARKING OF TRAILERS AND SEMITRAILERS.

- (a) No person shall park any trailer or semitrailer upon any highway, street, alley or public way or upon any public place otherwise ordinarily used for vehicular parking. For complete regulations, see related section of the LAMC.

Baseline Hillside Ordinance (BH0)

http://clkrep.lacity.org/online/docs/2010/10-1001_ord_181624.pdf

The Baseline Hillside Ordinance became effective on May 9, 2011. It affects single-family residential zoned properties (R1, RS, RE, and RA) located in the Hillside Area as defined in Section 12.03 of the Code. It was designed to make hillside construction less intrusive and more visually attractive by reducing floor/area ratio, i.e. the amount of lot coverage and/or square footage of a building, by reducing the amount of allowable grading or fill, and it encourages a stepped down approach to hillside construction instead of the "box" look. The Ordinance is complex and highly technical in its language and presentation. It is therefore suggested to study the Ordinance with the assistance of an experienced Landuse consultant, or attorney, or contractor if serious consideration is given to its implications.

Home Safety

Solicitors

Burglars have been known to pose as legitimate solicitors to find out if residents are home. If somebody you don't know rings your door bell let them know you are home but don't let them in. If the solicitor does not show you a permit or other company contact information, LAPD recommends that you call 911 and report such activities. Give them a good description of the solicitor. You might prevent a burglary in the neighborhood. If

you subscribe to the local patrol service, call the patrol and ask them to be on the lookout for a stranger in the community.

Always keep your doors and windows locked and never let an unknown solicitor into your home, tell them that you would like to make an appointment and that you will call them later. Check out the business, make phone calls, and assure yourself that the business is legitimate. Use licensed contractors. Check them out at the web site:

<https://www2.cslb.ca.gov/OnlineServices/CheckLicenseII/CheckLicense.aspx>

Attachments

Attachment I Member Assistance and Mediation Policy

Summary of Phases I through IV

Phase I addresses the need for information regarding CC&Rs and the rights and obligations of MKPOA property owners and their neighbors. Phase II provides for informal mediation service and view assessment between cooperative parties. Phase III addresses conflict mediation or arbitration between non-cooperative parties who may want to seek out a professional mediation/arbitration service or a qualified attorney. Phase IV involves court proceedings. MKPOA does not participate in Phases III and IV. Throughout, MKPOA's impartial position must be maintained at all times.

Phase I: Information.

Property owners and neighbors have a need to receive accurate information on CC&Rs, their rights and the involvement of the City and MKPOA. A list of FAQ (Frequently Asked Questions) on the MKPOA web site or mailed to the requestor can answer the majority of questions and provide needed information. Emphasis will be placed on information on past lawsuits and litigation costs in order to encourage parties to settle their issues amicably. If requested to do so, or if a conflict is already in progress, all parties referenced by the requestor should be informed by MKPOA of the efforts to solve the conflict amicably and should receive identical information. To be eligible to request Phase I assistance you must be a current member.

Phase II: Informal Mediation and View Assessment

The Phase II process is limited to conciliatory notification of neighbors, view assessment, and informal mediative efforts with cooperative parties. To be eligible to request Phase II assistance you must have been an MKPOA member for at least three years, including the current year (adjustable for owners of two years or less). You have the option to submit dues retroactively.

MKPOA participates in establishing communication with neighbors who have CC&R view obstruction issues with the goal to achieve an amicable solution or agreement. This informal process provides information but not legal advice and is facilitated by MKPOA members without a fee.

In the process of providing mediative services and a view assessment by MKPOA, all involved parties (property owners) must be contacted and made aware of any action since MKPOA is a neutral agent and does not represent the interests of either party.

A property owner may request MKPOA Phase II assistance after the Phase I letters (see above) have been sent, and the issues remain unresolved. A property owner or representative may participate in the Phase II mediation by submitting an application and a hold harmless disclaimer ("*Agreement for Mediation Services*"). When requested to do so, MKPOA is available as informal mediator to meet with all parties at a mutually agreed upon time and place. After an agreement cannot be reached, MKPOA may provide a verbal view assessment.

A verbal view assessment by MKPOA is not binding but provides an unbiased opinion with the purpose to help both parties to reach an amicable resolution.

Phase III: Formal mediation/arbitration: For conflict mediation or arbitration between non-cooperative parties it is suggested that property owners seek out a professional mediation/arbitration service or attorneys. This service is not affiliated with MKPOA.

Phase IV: The courts: MKPOA is not involved in court proceedings but could potentially be subpoenaed regardless of any previous involvements in a given case.

Phase I Mediation Letter

Date

«Prefix_Owner» «First_Name_of_Owner» «Last_Name_of_Owner»
«Address_of_Owner»
Pacific Palisades, CA 90272

Dear «Prefix_Owner» «Last_Name_of_Owner»:

The Marquez Knolls Property Owners Association, Inc. (MKPOA) serves over 1,200 property owners in Marquez Knolls with the purpose to promote and encourage the preservation of the beauty and healthful environment by informative, educational, mediative, and other lawful activities for the benefit of the residents of the community.

MKPOA has been contacted by «Prefix_Requstor» «First_Name_of_Requstor» «Last_Name_of_Requstor» at «Address_of_Requstor» for assistance with a potential view obstruction on your property. «Prefix_Requstor» «Last_Name_of_Requstor» wish/wishes to address the issues in the most amicable manner and have/has asked us to provide pertinent information. I am therefore copying you on the communication to «Prefix_Requstor» «Last_Name_of_Requstor» to provide you with this information as well.

Of special significance to Marquez Knolls property owners is the protection of their valued views. MKPOA's goal is to motivate residents to be thoughtful of neighboring views. Ideally, a mutually agreeable solution can be worked out in your case.

Most properties in Marquez Knolls were developed by the Lachman family and their partners and have enforceable CC&Rs with view protection clauses. You should have received a copy of your CC&Rs with your title policy during escrow. Unfortunately, the view protection clauses are not uniform for all tracts nor are all properties in Marquez Knolls covered by "Lachman CC&Rs." Your property at «Address_of_Owner» is located in tract «Tract_Number_of_Owner» which «is_a_Lachman_Tract»

«is_not_a_Lachman_Tract»
«has_the_Tract_9300_designation»

At this time, MKPOA does not take a position that a view obstruction does or does not exist at the subject property. This letter is intended to provide information on CC&Rs and other issues in compliance with Phase I of the MKPOA Member Assistance Policy in an effort to help neighbors to reach a common understanding and make informed decisions. By working in a cooperative way with property owners, MKPOA's goal is to motivate them to voluntarily work out neighborly differences.

Additional information on view protection, CC&Rs and related matters can be found at the MKPOA web site at www.MarquezKnolls.com. Of special interest may be the Frequently Asked Questions (FAQ) on the CC&R page of the web site. If you do not have access to the Internet and wish to receive this information in the mail, please call the MKPOA hotline at 310 454-7678. Please discuss any concerns with your attorney as the issues addressed in this letter and on our web site are not legal advice but information only. You can reach «Prefix_Requstor» «Last_Name_of_Requstor» at «Telephone_of_Requstor».

Please feel free to contact me with any further questions you might have in this matter.

Sincerely,
Haldis Toppel,
MKPOA President

cc: «Prefix_Requstor» «Last_Name_of_Requstor»
Attachment: Letter to «Prefix_Requstor» «Last_Name_of_Requstor»
MKPOA Member Assistance Policy

Phase II Mediation Letter
Agreement for Mediation Services by MKPOA
(Including Release and Hold Harmless)

Property owner, (name and address) is hereinafter referred to as “Party A”

Property owner, (name and address) is hereinafter referred to as “Party B”

(Add additional parties if needed)

The Marquez Knolls Property Owners Association, Inc., its members, Board of Directors, employees, and agents are hereinafter referred to as “MKPOA.”

We, Party A and B, request that MKPOA assist us in resolving an issue we have (concerning the interpretation and/or enforcement of our CCRs.) In consideration for these services we agree to release MKPOA (as defined) from any and all liability arising out of the services provided by MKPOA and those acting in conjunction with the association. We understand that MKPOA is performing as mediators and is not giving any type of legal advice. For legal advice you should consult your attorney. We further agree that as mediators MKPOA is entitled to the protections of the law which insulate mediators from all liability. Furthermore, we understand that nothing said during this mediation process and nothing written for this mediation process, from the initial contact to its final completion can be used in any litigation or arbitration which may arise.

We understand that we must never file or attempt to file a lawsuit against MKPOA for anything (including, but not limited to, any act or statement) arising out of the services being provided to us in this matter by MKPOA

If we do initiate such a lawsuit, then we agree that we are responsible and required to indemnify MKPOA for the full cost of their litigation expenses, including, but not limited to, their attorney's fees, court costs, and any and all other litigation costs under any circumstance. We further understand that MKPOA would not provide the mediation services without this Agreement, and that MKPOA is providing the mediation services in reliance on this agreement. Furthermore, since this is an indemnity agreement, we understand and agree that if we do initiate litigation we are not entitled to have MKPOA pay for any of my litigation expenses, including, but not limited to, my attorney's fees, court costs, and any and all other litigation costs under any circumstance. This Agreement does not impose any obligation on MKPOA to perform any specific quality or skill of services, but rather is simply a Release to MKPOA to enable it to provide mediation services to me. This release and indemnity applies whether or not MKPOA has or has not provided mediation services under this Agreement.

We agree and represent that the MKPOA mediation services provided under this Agreement

- (a) are an exercise of the constitutional rights of freedom of speech and petition;
- (b) are protected by the state and federal constitution;

- (c) involve matters of public significance, since they deal with (CCR) issues that effect the homeowners in Marquez Knolls and MKPOA's attempt to provide mediation services with the intent to avoid possible lawsuits.

We agree that if litigation is initiated we will not dispute this representation in any said litigation. As such, any lawsuit brought will be subject to a Code Civil Procedure 425.16 motion to dismiss the entire lawsuit, immediately after it is filed.

We further understand and agree that:

1. We are only liable if we file a lawsuit against MKPOA and we are not responsible for the action of the other party.
2. The California evidence code shall apply to this mediation. For purposes of enforcing confidentiality under the evidence code, the mediation does not end unless and until one party notifies in writing the remaining parties and MKPOA that the mediation has ended;
3. Anyone designated by MKPOA as a mediator in this mediation:
 - a. Shall not be qualified as a consultant or expert in any pending or future investigation, action or proceeding relating to the subject matter of the mediation (including any investigation, action or proceeding which involves persons not a party to this mediation).
 - b. Shall not be called as a witness or as an expert in any pending or subsequent litigation or other proceeding involving the parties and relating to the issues that are the subject of the mediation.
4. Nothing in this Agreement shall prevent anyone from voluntarily testifying at any mediation, arbitration or trial where that person feels that his or her real property and/or financial interest will be impacted by the outcome of that proceeding. In the event that the person does so testify, this Agreement, including but not limited to, the confidentiality of the mediation proceeding shall still be strictly enforceable.
5. This Agreement can be used in any mediation, arbitration or litigation proceeding, and is not protected by the confidentiality provisions of this Mediation Agreement.
6. This Agreement is effective on the date when all the Parties have signed it.
7. In Witness Whereof, the parties to the Agreement, designated below, affix their signatures hereto:

Attachment II CC&Rs and the Courts

APPELLATE COURT PUBLISHED OPINIONS

(Note: “Published opinions” are binding and citable in all future Lachman CC&R cases)

Additions - Zabucky v. McAdams (2005) 129 Cal. App. 4th 618: Lachman CC&R Paragraph 11 includes:

“... nor shall any tree, shrub or other landscaping be planted or any structures erected that may ... obstruct the view ...”

This case involved the claimed obstruction of one party’s view by another party’s addition to an existing house. The trial court ruled that the CC&R use of the term “structures” did not include additions to existing houses. The losing party appealed, and the appellate court reversed the trial court, ruling that buildings, and that additions to existing houses are indeed included within the meaning of the CC&R use of the term “structures” and are thus restricted by the CC&Rs from obstructing the view.

The Zabucky appellate court, interpreting two non-Lachman view CC&R opinions published by another appellate court, stated that in the first case that court was *willing* to protect a homeowner’s view by denying a neighbor the opportunity to build an *addition*; whereas, in the second case that court was *unwilling* to protect a homeowner’s view at the expense of a neighbor’s right to build a *house* on his vacant lot. The Zabucky appellate court, stating that the Lachman CC&Rs would not have been intended to prohibit a house from being built even if it obstructed a view, read the word “*unreasonably*” into Paragraph 11:

“... nor shall any tree, shrub or other landscaping be planted or any structures erected that may ... unreasonably obstruct the view ...”

Trees - Ezer v. Fuchsloch (1979) 199 Cal. App. 3d 849: In 1979 the enforceability of the CC&R regarding trees was contested in court. This case involved the obstruction of one party's view by another party's trees. The trial court granted a mandatory injunction ordering defendants "to cut down, to the level of the roof of their house, all specified trees and shrubs, and to thereafter keep their trees and shrubs cut so that they did not grow above the rooftop of their house". The losing party appealed this ruling and the appellate court affirmed the lower court's ruling.

APPELLATE COURT UNPUBLISHED OPINIONS

(Note: “Unpublished opinions” are neither binding nor citable in all future Lachman CC&R lawsuits, but they can provide guidance to Lachman CC&R property owners as to how appellate court justices have actually interpreted and applied those CC&Rs.)

Additions – Zabucky v. McAdams – (6/30/08) B191329: This unpublished opinion was issued (1) by the same appellate court that published the 2005 opinion, and (2) upon retrial of that case.

The appellate court explained that it “inferred the word ‘unreasonable’ into paragraph 11 ... to avoid a potentially absurd result” that “nothing could be built on a vacant lot.”

Lachman CC&R Paragraph 1 includes:

“... no structure shall be erected ... other than one detached single-family dwelling not to exceed one story in height ... ; except ... one two story single-family dwelling may be erected where said dwelling will not detract from the view ...”

The appellate court concluded that the addition (1) “was *not* proven to be more than one story in height,” and (2) “does *not* detract” from the views; therefore, the appellate court affirmed “the judgment of the trial court employing either” Paragraph 1 or Paragraph 11.

TRIAL COURT DECISIONS:

(Note: These “trial court decisions,” while neither binding nor citable in all future Lachman CC&R lawsuits, clearly show that trial court judges have a history of enforcing compliance with the Lachman CC&Rs.)

Additions to height or footprint – BC 368 737 (2007): In 2007 a trial court judge issued a preliminary injunction ordering the defendants to cease adding to or extending, in any way, the footprint, height, roof, or structure beyond the currently existing structure. Ultimately the parties resolved the case and agreed to dismiss it.

Additions to height – SC 063 640 (2001): In 2001 a trial judge issued a permanent injunction stipulated in favor of the owners of two properties who claimed that the construction of a second story addition commenced by another property owner would detract from their view. The judge’s order forbade any increase in height of the existing house without first obtaining written approval by the Marquez Knolls Property Owners Association (MKPOA).

Additions to height -- WEC 130 907 (1989): In 1989, after ordering a preliminary injunction, a trial court judge made permanent an injunction stipulating (1) cessation of a partially constructed six foot addition in height to an existing house because the addition detracted from the view from another property, and (2) restoration of the height of the house so as not to exceed the original pre-construction roofline.

Trees – WEC 064 521 (1980): In 1980 a trial court judge issued a permanent injunction stipulated against the owners of three properties, ordering them to prevent trees, shrubs or other landscaping from obstructing the view from another property.

Attachment III Useful Links to Web Sites

Regulatory profile report/permits for a specified address (most used)

<http://www.permitla.org/parcel/index.html>

Los Angeles City FAQs

http://cd11.lacity.org/cd11_serv1a.htm

County map and data for a specified address:

<http://maps.assessor.lacounty.gov/mapping/viewer.asp>

City map and data for a specific address:

<http://navigatela.lacity.org/index01.htm>

Building and Safety permit information

<http://www.ladbs.org>

Case applications for variances, etc.:

<http://cityplanning.lacity.org/>

Zoning Information and Map Access System

<http://zimas.lacity.org/>

ZIMAS look up address

http://zimas.lacity.org/report_pin.asp

LA Planning Department Summary Case Tracking Information

http://plncts.lacity.org/cts_internet/

Interactive Map Information

<http://imapla2007.lacity.org/info/infola/viewer/gis/viewer.asp>

Report potential City Code violations

<http://lahd.lacity.org/lahdinternet/>

Report Graffiti

<http://bpw.lacity.org/OCB/gr.html>

Noise Ordinance Details

http://www.tract7260.org/CrimePages/CRM20050101_05.htm

Los Angeles City Municipal Code – Zoning Code Manual

http://www.ladbs.org/zoning/zoning_manual.pdf

Check Contractor License

<https://www2.cslb.ca.gov/OnlineServices/CheckLicenseII/CheckLicense.aspx>

Los Angeles City Tree Protection Ordinance

http://www.ci.la.ca.us/boss/UrbanForestryDivision/index_INTROLAnativetree.htm

http://www.ci.la.ca.us/boss/UrbanForestryDivision/LAMC%20Sec%2046_00-46_06.pdf

Channel 35 City TV station

<http://www.lacityview.org/>

Lachman Lane Flooding March 20, 2011, 7 p.m.

<http://www.youtube.com/watch?v=IrGVJoitde8>

Voting Record of LA City Council Members

<http://cityclerk.lacity.org/cvvs/search/search.cfm>

Baseline Hillside Ordinance

http://clkrep.lacity.org/onlinedocs/2010/10-1001_ord_181624.pdf

Traffic Information

<http://www.metro.net/projects/I-405/>

<http://trafficinfo.lacity.org/>

Fix Potholes

<http://bss.lacity.org/request.htm>

Attachment IV Zoning Regulations, Relevant Excerpts

Reference URL: (provided by Zoning Inspector Dale Schwartz)

http://www.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:lapz_ca

Los Angeles Planning and Zoning Code

MUNICIPAL CODE, CHAPTER I (PLANNING AND ZONING CODE)

CHAPTER I GENERAL PROVISIONS AND ZONING

ARTICLE 2 SPECIFIC PLANNING-ZONING COMPREHENSIVE ZONING PLAN

SEC. 12.21. GENERAL PROVISIONS.

C. Area

1. Area Regulation – (Exceptions are provided for in Sec. 12.22- C)

(g) **(Amended by Ord. No. 173,492, Eff. 10/10/00.)** Every required front, side and rear yard shall be open and unobstructed from the ground to the sky, except for those projections permitted by Sections 12.08.5, 12.09.5 and 12.22.

No automobile parking space shall be provided or maintained within a required front yard. Except where a lot is developed with a building meeting the requirements of Section 12.08.3B1, not more than 50 percent of a required front yard shall be designed, improved or used for access driveways.

All portions of the required front yard of one-family dwellings, two-family dwellings, multiple dwellings or group dwellings, apartment houses, hotels, motels, apartment hotels and retirement hotels in the RE, RS, R1, RU, RZ, R2, RD, R3, RAS3, R4, RAS4, R5, or C Zones not used for necessary driveways and walkways, including decorative walkways, shall be used for planting, and shall not otherwise be paved. The planted area in the RD, R3, RAS3, R4, RAS4, R5, or C Zones shall be planted in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Department of City Planning. The planted area shall include at least one tree, which shall be at least 15 gallon in size and at least six feet in height at the time of planting, for each 500 square feet of planted area and shall be equipped with an automatic irrigation system, which shall be properly maintained. **(Amended by Ord. No. 179,191, Eff. 11/5/07.)**

A fee pursuant to Section 19.01.I. shall be paid to the Department of City Planning for the checking of landscape plans, pursuant to this paragraph. However, the fee shall be waived if any other fee has been paid for checking of landscape plans for the same property.

No swimming pool, fish pond or other body of water which is designed or used to contain water 18 inches or more in depth shall be permitted in any required yard space in which fences over 3-1/2 feet in height are prohibited, even though the pool, pond or body of water extends below the adjacent natural ground level.

SEC. 12.22. EXCEPTIONS.

C. AREA.

20. Projections Into Yards.

(a) A canopy above an entrance and extending over a driveway which leads to a detached garage or a parking space not abutting a dwelling, for the temporary shelter of automobiles, commonly referred to as a porte-cochere, may project into a required side yard, but not nearer than 30 in to any lot line, provided such structure is not more than one story in height and 20 feet in length, and is entirely open on at least three sides except for the necessary supporting columns and customary architectural features. **(Amended by Ord. No. 138,685, Eff. 7/10/69.)**

(b) Cornices, belt courses, sills, or other similar architectural features (not including bay windows or vertical projections), may project into a required side yard, other than the side yard adjoining the street lot line of a corner lot, not more than two inches for each one foot of width of such yard, and may project into a required front yard, rear yard, side yard adjoining the street lot line of a corner lot, passageway, or other open space not more than 30 inches, except as provided in Section 12.08.5 C.1.(c), provided the width of a side yard adjoining the street lot line of a corner lot is not reduced to less than three feet. Eaves may project into a required side yard, other than the side yard adjoining the street lot line of a corner lot, not more than four inches for each one foot of width of such side yard, provided the width of such side yard is not reduced to less than two and one-half feet. Eaves may also project into a required front yard, rear yard, side yard adjoining the street lot line of a corner lot, passageway, or other open space not more than 30 inches, provided the width of a side yard adjoining the street lot line of a corner lot is not reduced to less than two and one-half feet. Chimneys may project into a required passageway not more than one foot and may project into a required front yard, rear yard, side yard, or other required open space, except as provided in Section 12.08.5 C.1.(c), not more than two feet, provided the width of any required side yard is not reduced to less than three feet. **(Amended by Ord. No. 138,685, Eff. 7/10/69.)**

(c) Fire escapes may extend or project into any front, side or rear yard not more than four (4) feet.

(d) **(Amended by Ord. No. 138,685, Eff. 7/10/69.)** Except in an RW Zone, where a required passage may not be reduced in any manner, open, unenclosed stairways or balconies, not covered by a roof or canopy, may extend or project into a required rear yard not more than four feet, and such balconies may extend into a required front yard, passageway, other open space, or the side yard adjoining the street lot line of a corner lot, not more than 30 inches, provided the width of a side yard adjoining the street lot line or a corner lot is not reduced to less than 30 inches.

(e) Open, unenclosed porches, platforms, or landing places (including access stairways thereto) not covered by a roof or canopy, which do not extend above the level of the first floor of the building, may extend or project into the required front yard, side yard, rear yard, passageway, or other open space, not more than six feet, provided that in no event shall any such porch, platform or landing space be more than six feet above the natural ground level adjacent thereto. **(Amended by Ord. No. 138,685, Eff. 7/10/69.)**

(f) **Fences and Walls in the A and R Zones. (Amended by Ord. No. 154,798, Eff. 2/20/81.)**

(1) **Fences and Walls.** For the purposes of Article 2 through 6 of this chapter, the terms “fence” and “wall” shall include latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees. Fence and wall height shall be measured from the natural ground level adjacent thereto.

(2) **Front Yards. (Amended by Ord. No. 173,754, Eff. 3/5/01.)** In the R Zones, fences, walls, and landscape architectural features of guard railing around depressed ramps, not more than three and one-half feet in height above the natural ground level adjacent to the feature, railing or ramp, may be located and maintained in any required front yard. In the A Zones (including the RA Zone), a fence or wall not more than six feet in height may be located and maintained in the required front yard. In both the A and R Zones, a fence or wall not more than eight feet in height may be located and maintained in the required front yard when authorized by a Zoning Administrator pursuant to Section 12.24 X.7.

In both the A and R zones, an unobstructed chainlink fence not more than ten feet in height may be located and maintained in all yards when required by the Department of Building and Safety pursuant to the provisions of Sections 91.3303 and 91.6103 and Division 89 of Article 1 of Chapter IX of this Code.

(3) **Side Yards, Rear Yards and Other Spaces. (Amended by Ord. No. 173,492, Eff. 10/10/00.)** A fence or wall not more than eight feet in height may be located and maintained within the required side yard, rear yard or other open space of any lot in an RW Zone and within the required side yard, rear yard or other open space of a lot within any other A or R zone which is 40 feet or more in width, provided the lot is not located within the boundary of a “**Hillside Area**”, as defined in Section 91.7003 of this Code.

A fence or wall not more than six feet in height may be located and maintained within the required side yard, rear yard or other open space of any lot in an A or R Zone, other than an RW Zone, which is less than 40 feet in width or which is located within the boundary of a “**Hillside Area**”, as defined in Section 91.7003 of this Code, except that in either case a fence or wall not more than eight feet in height may be located in the yards or other open space when authorized by a Zoning Administrator pursuant to Section 12.21A2.

In the A Zones (including the RA Zone), a fence or wall not more than eight feet in height may be located on the side street lot line of any reversed corner lot; provided, however, that if the lot is located within the boundary of a “**Hillside Area**”, as defined in Section 91.7003, the fence or wall shall not exceed six feet in height.

In the R Zones, other than the RW Zones, a fence or wall located within five feet of the side street lot line of a reversed corner lot may not exceed three and one-half feet in height. In the RW Zones, a fence or wall located within three feet of the side street lot line of either a corner lot or a reversed corner lot may not exceed three and one-half feet in height.

(4) **Access Ways.** Access ways shall be maintained in accordance with the provisions of Section 12.22C20(1).

(5) **Maintenance of Fences and Walls.** Fences shall be maintained in accordance with the provisions of Section 12.21A9.

(6) **Masonry and Concrete Walls. (Amended by Ord. No. 173,492, Eff. 10/10/00.)** A masonry or concrete fence or wall over three and one-half feet in height shall be built in accordance with the provisions of Section 91.106.1 of this Code.

(7) **Fences and Walls Enclosing Parking Areas.** Fences and walls enclosing parking areas shall be provided in accordance with the provisions of Section 12.21A6.

(8) **Fences and Walls Around Pools. (Amended by Ord. No. 173,492, Eff. 10/10/00.)** A fence or wall not exceeding four and one-half feet in height, as required by Section 91.6109 of this Code, may be erected and maintained to enclose a swimming pool, fish pond or other body of water existing in a required yard prior to June 1, 1956.

(9) **Fences and Walls Around Schools.** An open mesh type fence to enclose an elementary or high school site may be located and maintained in any required yard.

(10) **Fences and Walls Around Tennis Courts.** The provisions of Section 12.20 C 20(m) shall control with respect to tennis court fences.

(11) **Fences and Walls at Street Intersections.** Fences and Walls at street intersections shall comply with the provisions of 62.200 of this Code.

(g) **(None)**

Attachment V Letter to Listing Brokers and New Homeowners

(Date)

Name and Address
of listing Realtor

Re: (address of property)

Dear (listing Realtor),

Congratulations on your listing. The Marquez Knolls Property Owners Association, Inc. (MKPOA) would like to work with you and your buyers to help make homeownership in our community a most pleasant experience.

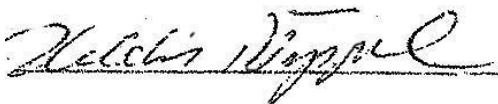
MKPOA serves its members in many ways, but most notably it is concerned with the protection of the often spectacular ocean, city, and mountain views. Marquez Knolls property owners are very protective of these views. Many lots in Marquez Knolls have Conditions, Covenants and Restrictions (CC&Rs) designed to protect the views of neighboring properties. If such provisions are applicable to the property covered by your new listing, we are requesting that their existence be fully disclosed to potential buyers. Unfortunate situations have occurred in the past when new homeowners have not been made aware of the CC&R provisions that applied to their property.

You may consult the MKPOA web site at www.MarquezKnolls.com for a list of CC&Rs for many tracts in Marquez Knolls. Misunderstandings can be avoided if potential buyers are fully aware of these provisions before they make their purchase offer.

A copy of Frequently Asked Questions (FAQ) can be found on the MKPOA web site. We ask that you give a copy of it to all potential buyers of your listed property. Please also indicate on your MLS handouts that CC&R provisions may apply to your listed property. This will minimize the possibility of disputes subsequent to the purchase.

Thank you very much for your help. If you have questions or need additional information, please email us at Info@MarquezKnolls.com or call our hotline (310 454-7678).

Sincerely,



Haldis Toppel
President, MKPOA

Of special significance to Marquez Knolls homeowners is the protection of their cherished and valuable views. Many tracts in this area have Covenants, Conditions and Restrictions (CC&Rs) which place restrictions on the properties, including view protection clauses. If your property has CC&Rs, you should have received a copy of them with your title policy during escrow. A list of Frequently Asked Questions (FAQ) can be found on the MKPOA web site. For further information, please visit the CC&Rs page at [HYPERLINK "http://www.marquezkrolls.com/"](http://www.marquezkrolls.com/) [www.MarquezKnolls.com](http://www.marquezkrolls.com/).

adopted 11/15/10
minor revisions 11/20/11

Dear Homeowner:

As a new homeowner, I would like to welcome you to the Marquez Knolls area of Pacific Palisades. MKPOA is a grass roots property owners association staffed by volunteers. We assist residents of Marquez Knolls with concerns such as noise or traffic problems, street maintenance, power outages, fire prevention, etc. MKPOA provides a number of important community services to property owners:

- Publishes a newsletter with information about important community issues and concerns;
- Serves as a representative body for the residents of Marquez Knolls and thus speaks for many, giving the individual voice more clout;
- Maintains a Memorandum of Understanding with ACS, the private, dedicated patrol service.
- Provides information and assists MKPOA members in the application of CC&Rs and the preservation of their views;
- Maintains a website with much useful information (see reference below);
- Distributes via e-mail, upon request, community information such as road closures or construction, natural disasters, crime reports and alerts, announcements from other community organizations or governmental entities, and the MKPOA agenda and minutes. Please provide your e-mail address to info@MarquezKnolls.com to be included in the distribution list.

We are proud of what we have accomplished over the years. If you are not yet a member of the MKPOA, please make a nominal but important investment in your community and send a check for \$40.00 payable to "MKPOA" in the enclosed envelope. It's that simple.

If you have any questions about our organization or this community, call the MKPOA "hotline" at 310 454-7678 or e-mail to Info@MarquezKnolls.com. Finally, we can always use more help. Let us know if you are interested in serving as a MKPOA Board member or as a representative of your immediate neighborhood. Thanks, and again: welcome to Marquez Knolls!

Sincerely,



Haldis Toppel, President,
Marquez Knolls Property Owners Association, Inc.

Attachment VI 2011 LA City Committees

Council President Garcetti announced new Council Committee assignments that are expected to be effective beginning September 12, 2011.

Arts, Parks and Neighborhoods

Chair: Krekorian

Members: Wesson, Reyes

Audits and Government Efficiency

Chair: Zine

Members: Koretz, Englander

Budget and Finance

Chair: Parks

Members: Cardenas, Englander, Koretz, Rosendahl

Energy and Environment

Chair: Perry

Members: LaBonge, Alarcon, Cardenas, Krekorian

Housing, Community and Economic Development

Chair: Cardenas

Members: Reyes, Alarcon, Perry, Wesson

Information Technology and General Services

Chair: Alarcon

Member: Cardenas

Intergovernmental Relations

Acting Chair: Alarcon

Member: Wesson

Jobs and Business Development

Chair: Garcetti

Members: LaBonge, Parks

Personnel

Chair: Koretz

Members: Zine, Parks

Planning and Land Use Management

Chair: Reyes

Members: Huizar, Krekorian

Public Safety

Chair: Englander

Members: Perry, Huizar, Krekorian, Zine

Public Works

Chair: Huizar

Members: Englander, Parks

Rules & Elections

Chair: Wesson

Members: LaBonge, Huizar

Trade, Commerce and Tourism

Chair: LaBonge

Members: Rosendahl, Garcetti

Transportation

Chair: Rosendahl

Members: Parks, Huizar, Koretz, Perry

Board of Referred Powers

Chair: Cardenas

Members: Parks, LaBonge, Reyes, Rosendahl

Ad Hoc Stadium

Chair: Perry

Members: Rosendahl, Cardenas, LaBonge, Reyes

Ad Hoc Waste Reduction and Recycling

Chair: Alarcon

Members: Englander, Huizar, Koretz, Krekorian

Ad Hoc River

Chair: Reyes

Members: LaBonge, Huizar

Attachment VII Contact City Council Members

District 1 - Ed Reyes	[e-mail]
City Hall Office (213)-473-7001 200 N. Spring Street, Rm 410 Los Angeles, CA 90012 Field Offices Map of District	
District 2 - Paul Krekorian	[e-mail]
City Hall Office (213)-473-7002 200 N. Spring Street, Rm 435 Los Angeles, CA 90012 Field Offices Map of District	
District 3 - Dennis P. Zine	[e-mail]
City Hall Office (213)-473-7003 200 N. Spring Street, Rm 450 Los Angeles, CA 90012 Field Offices Map of District	
District 4 - Tom LaBonge	[e-mail]
City Hall Office (213)-473-7004 200 N. Spring Street, Rm 480 Los Angeles, CA 90012 Field Offices Map of District	
District 5 - Paul Koretz	[e-mail]
City Hall Office (213)-473-7005 200 N. Spring Street, Rm 440 Los Angeles, CA 90012 Field Offices Map of District	
District 6 - Tony Cardenas	[e-mail]
City Hall Office (213)-473-7006 200 N. Spring Street, Rm 455 Los Angeles, CA 90012 Field Offices Map of District	
District 7 - Richard Alarcon	[e-mail]
City Hall Office (213)-473-7007 200 N. Spring Street, Rm 470 Los Angeles, CA 90012 Field Offices Map of District	
District 8 - Bernard Parks	[e-mail]
City Hall Office (213)-473-7008 200 N. Spring Street, Rm 460 Los Angeles, CA 90012 Field Offices Map of District	

District 9 - Jan Perry	[e-mail]
City Hall Office (213)-473-7009 200 N. Spring Street, Rm 420 Los Angeles, CA 90012 Field Offices Map of District	
District 10 - Herb J. Wesson, Jr.	[e-mail]
City Hall Office (213)-473-7010 200 N. Spring Street, Rm 430 Los Angeles, CA 90012 Field Offices Map of District	
District 11 - Bill Rosendahl	[e-mail]
City Hall Office (213)-473-7011 200 N. Spring Street, Rm 415 Los Angeles, CA 90012 Field Offices Map of District	
District 12 - Mitchell Englander	[e-mail]
City Hall Office (213)-473-7012 200 N. Spring Street, Rm 405 Los Angeles, CA 90012 Field Offices Map of District	
District 13 - Eric Garcetti	[e-mail]
City Hall Office (213)-473-7013 200 N. Spring Street, Rm 475 Los Angeles, CA 90012 Field Offices Map of District	
District 14 - Jose Huizar	[e-mail]
City Hall Office (213)-473-7014 200 N. Spring Street, Rm 465 Los Angeles, CA 90012 Field Offices Map of District	
District 15	[e-mail]
City Hall Office (213)-473-7015 200 N. Spring Street, Rm 425 Los Angeles, CA 90012 Field Offices Map of District	

Attachment VIII Five Points of Contact for LAPD

(1) SENIOR LEAD OFFICERS		
8A1 SLO Michael Moore, Pacific Palisades	8A53 SLO Matthew Kirk	8A95 SLO Mario Gonzalez
(310) 444-0737 Office	(310) 444-0742 Office	(310) 444-0740 Office
(310) 622-3984 Cell	(310) 622-3986 Cell	(310) 622-3989 Cell
27995@lapd.lacity.org	34713@lapd.lacity.org	25483@lapd.lacity.org
8A13 SLO Phillip Enbody	8A59 SLO Maria Gray	8A29 SLO Christopher Ragsdale
(310) 444-0744 Office	(310) 444-0739 Office	(310) 444-0741 Office
(310) 622-3983 Cell	(310) 622-3978 Cell	(213) 305-5895 Cell
24914@lapd.lacity.org	30469@lapd.lacity.org	26690@lapd.lacity.org
8A35 SLO Rashad Sharif	8A59 PO Deryl Jackson	
(310) 444-0738 Office	(310) 444-0739 Office	
(310) 622-0372 Cell	(310) 622-3978 Cell	
27162@lapd.lacity.org	30892@lapd.lacity.org	
(2). SENIOR LEAD OFFICER AND COMMUNITY RELATIONS SUPERVISORS		
Sergeant I Mark Durrell		
(310) 444-0732 Office		
(213) 804-7213 Cell		
25706@lapd.lacity.org		
(3) FRONT DESK (310) 444-0702		
Watch Commanders		
PM Watch	Day Watch	
Lieutenant I Gena Brooks	Lieutenant I Eric Quan	
26019@lapd.lacity.org	31927@lapd.lacity.org	
Sergeant II James Abbate	Sergeant II Ryan Rabbett	
23403@lapd.lacity.org	33690@lapd.lacity.org	
(4) DETECTIVES, GANGS, VICE, NARCOTICS		
Detective Commanding Officer	Assistant Detective Commanding Officer	West Los Angeles Vice
Lieutenant I Carlos Islas	Lieutenant I Armand Carranza	Sergeant II Todd Schmitz
(310) 444-1581 Office	(310) 444-1583 Office	(310) 444-1514 Office
24985@lapd.lacity.org	30030@lapd.lacity.org	32902@lapd.lacity.org
West Los Angeles Gangs	West Los Angeles Narcotics	
Lieutenant I Michael Burditt	Detective III Ruben Moreno	
(310) 444-1554 Office	(310) 444-1590 Office	
24454@lapd.lacity.org	30557@lapd.lacity.org	
(5) COMMANDING OFFICERS		
(5). Commanding Officer, West Los Angeles Patrol	(5). Commanding Officer, West Los Angeles Area	
Captain I Martin Baeza	Captain III Evangelyn Nathan	

(310) 444-0711 Office	(310) 444-0710 Office
26624@lapd.lacity.org	23304@lapd.lacity.org