

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
VTT-82288-2A	ENV-2018-6667-SE	11 – Bonin
PROJECT ADDRESS:		
2102 – 2120 South Pacific Avenue; 116 – 302 East North Venice Boulevard; 2106 – 2116 South Canal Street; 319 East South Venice Boulevard		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Sarah Letts, Hollywood Community Housing Corporation and Rebecca Dennison, Venice Community Housing Corporation 5020 Santa Monica Boulevard Los Angeles, CA, 90029 <input type="checkbox"/> New/Changed	(323) 454-6210	<a href="mailto:sletts@hollywoodhousing.com">sletts@hollywoodhousing.com</a>
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Christopher Murray Rosenheim & Associates, Inc. 21600 Oxnard Street, Suite 630 Woodland Hills, CA, 91367	(818) 716-2782	<a href="mailto:chris@raa-inc.com">chris@raa-inc.com</a>
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Venice Vision P.O. BOX 525 Venice, CA 90294	(415) 640-4291	<a href="mailto:fbv@fightbackvenice.org">fbv@fightbackvenice.org</a>
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jamie T. Hall, Channel Law Group, LLP 8383 Wilshire Boulevard Suite 750 Beverly Hills, CA 90211	(310) 982-1760	<a href="mailto:jamie.hall@channellawgroup.com">jamie.hall@channellawgroup.com</a>
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Ira Brown	(213) 978-1453	<a href="mailto:ira.brown@lacity.org">ira.brown@lacity.org</a>
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
Vesting Tentative Tract Map (VTT-82288-2A); ENV-2018-6667-SE		

**FINAL ENTITLEMENTS NOT ADVANCING:**

N/A

**ITEMS APPEALED:**

Vesting Tentative Tract (VTT); Statutory Exemption (SE) - ENV-2018-6667-SE

**ATTACHMENTS:****REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- ☒ Letter of Determination
- ☒ Findings of Fact
- ☒ Staff Recommendation Report
- ☒ Conditions of Approval
- ☐ Ordinance
- ☐ Zone Change Map
- ☐ GPA Resolution
- ☐ Land Use Map
- ☐ Exhibit A - Site Plan
- ☒ Mailing List
- ☐ Land Use
- ☒ Other \_\_\_\_\_

- ☐
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- ☒ Categorical Exemption
- ☐ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☒ Other

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

**NOTES / INSTRUCTION(S):**

Related Case:

**FISCAL IMPACT STATEMENT:**☒ Yes☐ No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- ☒ City Planning Commission (CPC)
- ☐ Cultural Heritage Commission (CHC)
- ☐ Central Area Planning Commission
- ☐ East LA Area Planning Commission
- ☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission
- ☐ South LA Area Planning Commission
- ☐ South Valley Area Planning Commission
- ☐ West LA Area Planning Commission

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
May 27, 2021	8 – 0
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
July 23, 2021	Yes, July 22, 2021
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Cecilia Lamas Commission Executive Assistant	July 26, 2021



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

MAILING DATE: JUL 13 2021

Case No. VTT-82288-1A

Council District: 11 – Bonin

CEQA: ENV-2018-6667-SE

Plan Area: Venice

Related Case: CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-SPR-PHP

**Project Site:** 2102 – 2120 South Pacific Avenue; 116 – 302 East North Venice Boulevard;  
2106 – 2116 South Canal Street; 319 East South Venice Boulevard

**Applicant:** Sarah Letts, Hollywood Community Housing Corporation;  
Rebecca Dennison, Venice Community Housing  
Representative: Christopher Murray, Rosenheim & Associates, Inc.

**Appellant:** Venice Vision  
Representative: Jamie T. Hall, Channel Law Group, LLP

At its meeting of **May 26, 2021**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

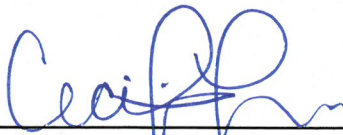
Merger and re-subdivision of a 115,674 square-foot site to create two ground lots and seven airspace lots, with a maximum of 140 dwelling units, 685 square feet of supportive uses, 2,255 square feet of retail uses, an 810 square-foot restaurant with 1,060 square feet of outdoor and indoor Service Floor area, 2,875 square feet of art studio use, and a new public parking structure.

1. **Determined**, pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resource Code Section 21080.27(b)(1), that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the Project is statutorily exempt from the California Environmental Quality Act (CEQA);
2. **Denied** the appeal and **sustained** the Deputy Advisory Agency's determination dated February 2, 2021;
3. **Approved**, pursuant to Sections 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. VTT-82288 for the merger and re-subdivision of land to create two ground lots and seven airspace lots, as shown on map stamp-dated December 12, 2018;
4. **Adopted** the attached Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Millman  
Second: Perlman  
Ayes: Choe, Hornstock, Leung, López-Ledesma, Mack, Wilson

**Vote: 8 – 0**



Cecilia Lamas, Commission Executive Assistant  
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission is further appealable to the Los Angeles City Council within 10 days after the mailing date of this determination letter. Any appeal not filed within the 10-day period shall not be considered by the Council and the decision of the City Planning Commission will become final and effective upon the close of the 10-day appeal period. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

**FINAL APPEAL DATE:** JUL 23 2021

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Conditions of Approval, Findings, Interim Appeal Filing Procedures

c: Juliet Oh, Senior City Planner  
Elizabeth Gallardo, City Planner  
Ira Brown, City Planning Associate

## CONDITIONS OF APPROVAL

In accordance with the California Environmental Quality Act (CEQA), after consideration of the whole of the administrative record, Case No. ENV-2018-6667-SE, prepared for the Project and all comments received, the Advisory Agency determined that the Project is exempt from CEQA pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resource Code (PRC) Section 21080.27(b)(1). In accordance with Los Angeles Municipal Code (LAMC) Section 17.03, 1706, and 17.15, the Advisory Agency approves Vesting Tentative Tract Map No. VTT-82288 for the merger and re subdivision of land to create two (2) master ground lots and seven (7) airspace lots, with a maximum of 140 residential dwelling units and 6,905 square feet of commercial uses, as shown on map stamp-dated December 12, 2018. This unit density is based on the proposed (T)[Q]C2-1L-O zone and the Venice Coastal Zone Specific Plan Subarea A in case No. CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP. The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property. The Advisory Agency's approval is subject to the following conditions:

**NOTE** on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

### BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

*Any questions regarding this report should be directed to Ms. Quyen Phan of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling 213-808-8604 .*

1. That a 5-foot wide strip of land be dedicated along North Venice Boulevard adjoining the tract in addition, dedicate a 20-foot radius property line return or 15-foot by 15-foot property line cut corner at intersection with Pacific Avenue. Above cut corner area dedication shall be limited to the height of 30-feet measured from the finished sidewalk surface. Additional public sidewalk easement areas shall be provided at the locations of the public utilities including street lights, fire hydrants and street trees satisfactory to the City Engineer.
2. That a 19.5-foot wide strip of land be dedicated along Pacific Avenue adjoining the tract in addition, dedicate a 20-foot radius property line return or 15-foot by 15-foot property line cut corner at intersection with South Venice Boulevard.
3. That a 20-foot wide strip of land be dedicated along South Venice Boulevard adjoining the tract in addition, dedicate a 20-foot radius property line return or 15-foot by 15-foot property line cut corner at intersection with Dell Avenue.
4. That a 5-foot width public sidewalk easement be provided along Dell Avenue. This easement is necessary to include the existing sidewalk as a path of travel for the public. Additional public sidewalk easement areas shall be provided at the locations of the public utilities including street lights, fire hydrants and street trees to provide a 5-foot path of travel clear of obstructions to satisfaction of the City Engineer.
5. That the subdivider make a request to the West Los Angeles District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
6. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:



- a. Plan view at different elevations;
  - b. Isometric views;
  - c. Elevation views;
  - d. Section cuts at all locations where air space lot boundaries change.
7. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.
8. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- a. Improve Dell Avenue within area of the required easement and North Venice Boulevard being dedicated and adjoining the subdivision by the construction of additional concrete sidewalks at the locations of the public utilities and or obstructions including any necessary removal and reconstruction of existing improvements.
  - b. Improve all newly dedicated cut corners with additional concrete sidewalks.

#### **DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

9. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated August 10, 2018, Log No. 104090-01 and attached to the case file for Tract No. 82288.

#### **DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.*

10. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. Provide a copy of affidavit AFF-36536. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
  - c. Provide a copy of City Planning Commission case no. CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP. Show compliance with all the conditions/requirements of the

CPC case as applicable.

- d. Zone Change to C2 Zone must be recorded prior to obtaining Zoning clearance.
- e. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedications.
- f. Show compliance to the density requirement within each Ground Lot. Density to be calculated after required dedication is taken unless approved by City Planning.
- g. Record a Covenant and Agreement for each Ground Lot to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes:

This property is located within the Venice Specific Zone. Small Lot Subdivision within the boundary of the Venice Coastal Specific Plan Area requires compliance with Venice Coastal Specific Plan.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

## DEPARTMENT OF TRANSPORTATION

Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

11. A minimum of 60-foot and 40-foot reservoir space(s) be provided between any ingress security gate(s) and the property line when driveway is serving more than 300 and 100 parking spaces respectively. A minimum of 20-foot reservoir space(s) be provided between any ingress security gate(s) and the property line when driveway is serving less than 100 parking spaces or to the satisfaction of the Department of Transportation.
12. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk. LAMC 12.21 A.
13. This project is subject to the Venice Coastal Specific Plan and the Coastal Transportation Corridor Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045. For an appointment, call (213) 485-1062.



**FIRE DEPARTMENT**

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.*

14. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
  - c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
  - d. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
  - e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - g. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.
  - h. Entrance to the main lobby shall be located off the address side of the building.
  - i. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
  - j. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
  - k. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
  - l. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
  - m. Site plans shall include all overhead utility lines adjacent to the site.
  - n. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

**2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)**

- a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- c. This policy does not apply to single-family dwellings or to non-residential buildings.

**DEPARTMENT OF WATER AND POWER**

15. Arrangements shall be made for compliance with the Los Angeles Department of Water and Power (LADWP) Water System Rules and requirements, satisfactory to the LADWP memo dated January 14, 2020. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

**BUREAU OF STREET LIGHTING**

*Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).*

16. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

**BUREAU OF SANITATION**

17. The Office of LA Sanitation Clean Water North Collection Division has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated December 16, 2019. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

**INFORMATION TECHNOLOGY AGENCY**

18. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

**DEPARTMENT OF RECREATION AND PARKS**

*Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.*

19. That the Project pay in-lieu fees in order to fulfill the Project's requirements under provisions of LAMC 12.33.

#### **URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

20. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Replacement by a minimum of 24-inch box trees in the parkway and on the site of to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency. **Note:** Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

#### **DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

*Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at [planning.lacity.org](http://planning.lacity.org).*

21. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to two (2) master ground lots and seven (7) airspace lots.
- b. Off-street parking for residential and commercial uses shall comply with the requirements of Case No. CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP. In the event that Case No. CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP is not approved; the Project shall comply with LAMC Section 12.21 A.4 and the Venice Coastal Zone Specific Plan.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (221 North Figueroa Street, Suite 1350).

- c. The Front Lot Lines shall be designated along Pacific Avenue, Canal Court, and Dell Avenue. All others shall be Side Lot Lines.
- d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. Residential and Commercial bicycle parking spaces shall be provided in compliance with LAMC Section 12.21-A,4 and 12.21-A,16.
- f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

22. Prior to the issuance of the building permit or the recordation of the final map, a copy of the decision letter for CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP shall be submitted to the satisfaction of the Advisory Agency. In the event CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP is not approved, the subdivider shall submit a tract modification.
23. The subdivider shall provide a public access easement for adequate on-site vehicle access to a public boat launch and related on-site vehicle parking for the boat launch, subject to the Coastal Development Permit conditions for case no. CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP.
24. The subdivider shall provide a minimum five-foot-wide public pedestrian access easements as follows:
  - a. To the Short Line Bridge from west and east of the Grand Canal,
  - b. From South Venice Boulevard to the Grand Canal Esplanade, and
  - c. Through the site from South Venice Boulevard to North Venice Boulevard.

The pedestrian access easements shall be subject to the Coastal Development Permit conditions for case no. CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP.

25. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

## **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

### **S-1.**

- (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be

provided by the City.

- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: three (3) on Pacific Avenue, one (1) on Dell Avenue, and two (2) on South Venice Boulevard.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division [(213) 847-3077] upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - (1) Improve Dell Avenue within area of the required easement and North Venice Boulevard being dedicated and adjoining the subdivision by the construction of additional concrete sidewalks at the locations of the public utilities and or obstructions including any necessary removal and reconstruction of existing improvements.
  - (2) Improve all newly dedicated cut corners with additional concrete sidewalks

NOTES:



The Advisory Agency approval is the maximum number of units permitted under the tract map action. However, the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

## FINDINGS

### FINDINGS OF FACT (CEQA)

The Advisory Agency determines that, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2018-6667-SE, the Project is exempt from the CEQA pursuant to Public Resources Code Section 21080.27(b)(1).

### FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-82288 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) **THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code.

The 2.65 acre site is located within the adopted Venice Community Plan and certified Venice Land Use Plan (LUP), which designates the site for Open Space land uses with a corresponding zone of OS-1XL-O. The Open Space zone does not permit buildings or structures except those used for park and recreation facilities. LAMC Sec. 12.21.1.A.1. provides that the existing FAR is 3:1, and existing Height District 1XL permits a building height of two stories and 30 feet. In conjunction with the tract map under concurrent case No. CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP, the Project is requesting approval of a General Plan Amendment to the Venice Community Plan and the certified LUP to re-designate the Site from Open Space to Neighborhood Commercial and a Vesting Zone Change and Height District Change from OS-1XL-O to C2-1L-O along with other entitlements. The proposed 1L Height District limits FAR to 1.5:1 and building height to six stories or 75 feet.

The Framework Element for the General Plan ("Framework Element") was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the Property. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

The General Plan Framework Element describes Neighborhood Commercial areas as pedestrian-oriented retail focal points for surrounding residential neighborhoods (15,000 to 20,000 persons) containing a diversity of local-serving uses. Generally, these districts have a 1.5:1 FAR and are characterized by buildings of one to two-stories in height. The C2 zone allows for residential and general commercial uses, no front yard setback, and side and rear yard setbacks consistent with R4 requirements. The 1L Height District within a C zone allows for a maximum height of 75 feet and a maximum FAR of 1.5:1. The project will provide 140 dwelling units and a mix of commercial space, have an FAR of 1.15:1, and will generally be 35 feet in height with a 59-foot tall campanile at the northwest corner of the Project. The Project will have a five-foot front yard setback and five-foot side and rear yard setbacks except where facing the Grand Canal and the adjacent RD1.5-

zoned property at the northeast corner of the site. The Project will have a 16-foot rear yard setback at the yard adjacent to the RD1.5-zoned property and 15-foot setbacks on average at the yards abutting the Grand Canal. As such, the Project would be consistent with the requirements of the requested Neighborhood Commercial land use designation of the General Plan, the C2-zone, and 1L-Height District.

The 2.65 acre site is located within the adopted Venice Community Plan and certified Venice Land Use Plan (LUP), which designates the site for Open Space land uses with a corresponding zone of OS-1XL-O. The Open Space zone does not permit buildings or structures except those used for park and recreation facilities. LAMC Sec. 12.21.1.A.1. provides that the existing FAR is 3:1, and existing Height District 1XL permits a building height of two stories and 30 feet. In conjunction with the tract map under concurrent Case No. CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP, the Project is requesting approval of a General Plan Amendment to the Venice Community Plan and the certified LUP to re-designate the Site from Open Space to Neighborhood Commercial and a Vesting Zone Change and Height District Change from OS-1XL-O to C2-1L-O along with other entitlements. The proposed 1L Height District limits FAR to 1.5:1 and building height to six stories or 75 feet.

The Project Site is located within the Venice Canals and North Venice subareas of the adopted Venice Coastal Zone Specific Plan, which contains general land use and development regulations (Section 9) and specific land use and development regulations for subareas located within the Specific Plan (Section 10). The Venice Canals and North Venice subareas contains land use and development regulations, however in conjunction with the tract map under concurrent case No. CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP, the Project is requesting Specific Plan Amendments to the Venice Coastal Specific Plan to amend Sections 9 and 10 to create a new subarea that would establish new land use and development regulations for the Project Site. By creating these new land use and development regulations, the Project would be consistent with the provisions of the Venice Coastal Zone Specific Plan.

The Project Site is also located within the Los Angeles Coastal Transportation Corridor Specific Plan, which provides a mechanism to fund transportation improvements as a result of transportation impacts generated by new commercial and industrial developments. The Los Angeles Coastal Transportation Corridor Specific Plan requires fees to be paid based on the number of Trips generated and the size of a proposed project; it does not contain land use or design regulations. In satisfying DOT's Condition of Approval, the Project would meet the requirements of the Los Angeles Coastal Transportation Corridor Specific Plan.

The Subdivision Map Act requires the Advisory Agency to find the proposed map be consistent with the General Plan. For division of land purposes, consistency with the applicable plans is limited to those relating to zoning and land use regulations such as height, density, setbacks, parking, and lot area. As conditioned and demonstrated above, in conjunction with the requested General Plan Amendment, Vesting Zone Change, Height District Change, certified Venice Local Coastal Program Land Use Plan amendments, and Venice coastal Zone Specific Plan Amendment, the proposed tract map is consistent with the intent and purpose of the General Plan and applicable Specific Plan.

- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Section 66418 of the Subdivision Map Act defines the term "design" as follows: "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including

alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; purposes; and (5) such other specific physical requirement in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the General Plan or any applicable Specific Plan. Further, Section 66427 of the Subdivision Map Act expressly states that the "Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects."

Section 17.05 C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each Tentative Map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05 C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a tract map as it was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code.

As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the site's existing Open Space land use designation and OS-1XL-O Zone would not permit the construction of the proposed 140 Permanent Supportive Housing dwelling units, the applicant has requested a General Plan Amendment, Zone Change, and Specific Plan Amendment, Case No. CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP, in conjunction with the requested tract map. The requested General Plan Amendment would amend the Land Use designation from Open Space to Neighborhood Commercial, the zone would change from OS-1XL-O to C2-1L-O, and the Venice Coastal Zone Specific Plan would be amended to permit a Permanent Supportive Housing Project of 140 dwelling units, supportive services, and commercial uses. As discussed in Finding No. 1, the tract map is approved with the condition that the map is in compliance with the approval of CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP. As such, the proposed density and uses would be consistent with the proposed land use designation, zone, and specific plan.

The design and layout of the map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including the Bureau of Engineering, Department of Building and Safety, Grading Division and Zoning Division, Department of Water and Power, Bureau of Sanitation, Bureau of Street Lighting) have reviewed the map and found the subdivision design satisfactory, and have imposed improvement requirements and/or conditions of approval.

Bureau of Engineering requires dedications along North Venice Boulevard, at the Corner of North Venice Boulevard and Pacific Avenue, along Pacific Avenue, at the corner of Pacific Avenue and South Venice Boulevard, along South Venice Boulevard, and at the corner of South Venice Boulevard and Dell Avenue. Additionally, Bureau of Engineering requires that public sidewalk easement areas be provided along Dell Avenue and at the locations of the public utilities including street lights, fire hydrants and street trees satisfactory to the City Engineer. Bureau of Engineering requires Dell Avenue and North Venice Boulevard to be improved with concrete sidewalks at the locations of the public utilities and or obstructions. Sewers are available and have been inspected and deemed adequate in accommodating the proposed Project's sewerage needs. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permits. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the tract map, and issuance

of building permits, grading permits, or certificates of occupancy. Several public agencies (including the Bureau of Engineering, Bureau of Sanitation, Bureau of Street Lighting, Department of Building and Safety, and Department of Recreation and Parks) have reviewed the map, found the subdivision design satisfactory and imposed improvement requirements and/or conditions of approval.

The Applicant requested to provide an easement for sidewalk purposes along Dell Avenue to maximize the provision of open space within the Project Site. The Advisory Agency recognizes that the Applicant's proposal to provide an easement for sidewalk purposes along Dell Avenue instead of a dedication provides equivalent public access and without harm to the public as would be provided through dedication. In addition, the Advisory Agency has considered the design and improvements in a manner consistent with the public access policies of the Venice Land Use Plan. The Applicant is required to maintain and provide on-site vehicle and pedestrian access for public use to an existing public boat launch area and provide additional pedestrian access to the Short Line Bridge, the Grand Canal Esplanade, and access through the site from South Venice Boulevard to North Venice Boulevard. The additional public access easements will maintain existing public access and provide access consistent with the certified Venice Land Use Plan. Therefore, as conditioned, upon approval of the entitlement requests, the design and improvement of the proposed subdivision would be consistent with the intent and purpose of the applicable General and Specific Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The Project site is located in the Venice Community Plan area and Dual Permit Jurisdiction of the Coastal Zone. The Project site is also relatively flat and rectangular in shape. The Site is located in a heavily developed urban area, generally located on the block bounded by North Venice Boulevard to the north, Pacific Avenue to the west, Dell Avenue to the east and South Venice Boulevard to the south and is bisected into a West Site and East Site by the terminus of the Grand Canal (also known as Canal Street north of North Venice Boulevard). The Site has an approximately 174-foot frontage on the east side of Pacific Avenue, an approximately 550-foot frontage on the south side of North Venice Boulevard, an approximately 78-foot frontage on the west side of Dell Avenue, and an approximately 713-foot frontage on the north side of South Venice Boulevard. The Site is currently improved with a City-owned surface parking lot (containing 196 parking spaces) and a four-unit, multi-family residential building. Both would be demolished to accommodate the proposed Project. Excavation of for the Project would extend approximately 10 feet below grade and approximately 9,100 cubic yards of building material and soil would be hauled from the Project Site. A total of 24 non-protected onsite trees and 11 non-protected street trees (5 of which are dead) will be removed and replaced at a 1:1 ratio as part of the Project's onsite landscaping. All of the 11 street trees will be removed and replaced at a 2:1 ratio as required by the Urban Forestry Division of the Bureau of Street Services. The Project will include approximately 16,250 square feet of open space, including approximately 4,930 square feet of landscaped open space. The northernmost section of the Venice Canal system (also known as the Grand Canal), bisects the Project Site into two portions: the West Site and East Site. The West Site and East Site are connected by the Short Line Bridge, which will remain and provide pedestrian access between the two bisected areas of the Project Site. The Project includes the merger and re-subdivision of 40 existing lots into two (2) master ground lots and seven (7) air space lots totaling 115,674 square feet to allow for 140 residential dwelling units and related supportive and commercial uses. The Project will generally be 35 feet in height with a 59-foot tall campanile at the northwest corner of the Project. The Project will provide 360 parking spaces in a covered parking structure, centrally located on each side of the Project Site. The Project will also include 136 bicycle parking spaces onsite.

According to the State of California Seismic Hazard Zone Map for the Venice Quadrangle and the City of Los Angeles General Plan, the Project Site is located in an area identified as having potential for liquefaction. Additionally, the Los Angeles County Safety Element indicates that the Site is located in an area that is susceptible to liquefaction. The Project Site is also located within a Methane Zone and would be subject to the requirements of the City Methane Requirements. The Site is not located in a hillside area, the Alquist-Priolo Fault Zone, a landslide area, or a preliminary fault rupture study area. The closest active fault is the Santa Monica Fault, located approximately 5.48 kilometers from the Project Site. The site is not identified as having hazardous waste or past remediation. The site is within Flood zone B, which denotes areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the base flood and is subject to the requirements of the Flood Hazard Management Specific Plan.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The Department of Building and Safety, Grading Division has issued a Soils Report Approval Letter, dated August 10, 2018, stating that the referenced reports are acceptable, provided that the Project complies with applicable conditions. The recommendations from the August 10, 2018 letter have been imposed as Conditions of Approval of the tract map. Therefore, based on the above, the site will be physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The General Plan identifies, through its Community and Specific Plans, geographic locations where planned and anticipated densities are permitted. Zoning applied to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur. The Project Site is located within the Venice Community Plan area and is classified with an Open Space land use designation with the corresponding zone of OS-1XL-O. Under concurrent Case No. CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP, the Project is requesting approval of a General Plan Amendment to the Venice Community Plan and certified LUP to re-designate the Site from Open Space to Neighborhood Commercial and a Vesting Zone Change and Height District Change from OS-1XL-O to C2-1L-O, among other entitlements.

The General Plan Framework Element describes Neighborhood Commercial areas as pedestrian-oriented retail focal points for surrounding residential neighborhoods containing a diversity of local-serving uses. Generally, Neighborhood Commercial areas have an FAR of 1.5:1 and are characterized by buildings of one to two-stories in height. The C2 zone allows for residential and general commercial uses, while the 1L height district within a C zone allows for a maximum height of 75 feet and a maximum FAR of 1.5:1. The Project Site is 115,674 square-feet or 2.65 acres in total area. Excluding required dedications, the net lot area is 97,050 square-feet. Excluding setbacks as required by the C2 zone and the Venice Coastal Zone Specific Plan, the buildable area is 90,573 square-feet. Based on this number and the maximum FAR of 1.5:1, the maximum buildable floor area would be 135,859 square feet. The Project provides 140 dwelling units and a mix of commercial space in 104,140 square-feet of building area, resulting in an FAR of 1.15:1, which is significantly below the maximum FAR allowed by the proposed C2 zone.

The General Plan Framework Element does not offer appropriate densities for commercial land uses in terms of dwelling units per acre, however, it does offer appropriate densities for residential land uses in the form of dwelling units per acre. The proposed C2 zone permits the residential density allowed in the R4 zone; the Framework Element indicates this is equivalent to a density

of 56 – 109 dwelling units per net acre. The Project Site is surrounded by low-rise residential structures that are zoned R3 and RD1.5 with corresponding land use designations of Medium Residential and Low Medium II Residential, respectively. The General Plan Framework Element suggests that Low Medium II Residential areas have a density of 18-29 units per acre and that Medium Residential areas have a density of 30-55 units per acre. Given the 2.65-acre Project Site, the 140-unit Project has a residential density of approximately 53 units per acre, which is consistent with the suggested density of the surrounding Medium Residential land uses. Additionally, the Project's three-story massing is compatible with the surrounding one to four-story residential and commercial structures.

With respect to building height, the Project will generally be 35 feet in height or less, with a 59-foot tall campanile at the northwest corner of the Project, which is consistent with most adjacent buildings. Several adjacent and nearby buildings are consistent with the height of the proposed campanile.

Therefore, the Project Site is physically suitable for the proposed density of development, as evidenced by in FAR, building height and units per acre.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Project Site is currently developed with a City-owned surface parking lot (containing 196 parking spaces) and a four-unit multi-family residential building. Neither area provides a natural habitat for either fish or wildlife. Although located adjacent to the Grand Canal, which is part of the larger, man-made Venice Canal system, the Project Site does not contain any natural open spaces, act as a wildlife corridor, contain riparian habitat, wetland habitat, migratory corridors, conflict with any protected tree ordinance, conflict with a Habitat Conservation Plan, nor possess any areas of significant biological resource value. The proposed development will not encroach or construct structures within the Esplanade or canal. There are no native or protected trees located within the Project Site or in abutting parkways. The Project is eligible for the statutory exemption from CEQA provided under AB 1197 because it (1) qualifies as a supportive housing project pursuant to Health and Safety Code Section 50675.14(b)(2); (2) meets the eligibility requirements of Government Code Section 65650 (AB 2162); and (3) is funded by County of Los Angeles Measure H Funds. Thus, the Department of City Planning determined that the proposed Project is exempt from CEQA pursuant to Assembly Bill 1197, Public Resources Code Section 21080.27(b)(1). Furthermore, the project is subject to compliance with the requirements of the Zoning and Building Code as well as regulatory compliance measures. Therefore, the design of the subdivision would not cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed subdivision and subsequent improvements are subject to the provisions of the LAMC (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

According to the State of California Seismic Hazard Zone Map for the Venice Quadrangle and the



City of Los Angeles General Plan, the Project Site is located in an area identified as having potential for liquefaction. Additionally, the Los Angeles County Safety Element indicates that the site is located in an area that is susceptible to liquefaction. The Project Site is not located within a Methane Zone and would not be subject to the requirements of the City Methane Requirements. The Site is not located in a hillside area, or Alquist-Priolo Fault Zone, landslide area, or preliminary fault rupture study area, nor any other hazardous zone. The closest active fault is the Santa Monica Fault, located approximately 3.5 miles from the Project Site. The Site is located in a heavily urbanized area containing a mix of single-family, multifamily, and commercial uses in the form of low-rise structures. Properties surrounding the Project Site are zoned to accommodate this mix of urban uses and intensities.

The Project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. The development of the Project does not propose substantial alteration to the existing topography. The Department of Building and Safety, Grading Division has reviewed the tract map and corresponding Soils Report prepared by Gecom West, Inc. and recommend approval (with conditions) of the tract map in their Soils Report Approval later (dated August 10, 2018). The Department of Building and Safety, Grading Division's conditions have been imposed as Conditions of Approval of the tract map.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. No adverse impacts to the public health or safety would occur because of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

There are no recorded instruments identifying easements encumbering the Project Site for the purpose of providing public access. The Site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The northernmost section of the Venice Canal system (also known as the Grand Canal), bisects the Project Site into two portions: the West Site and East Site. The West Site and East Site are connected by the Short Line Bridge, which will remain and continue to provide pedestrian access between the two bisected areas of the Project Site. The Venice Community Plan and certified Venice Coastal Land Use Plan identify the Venice Canals and the Grand Canal in particular as a natural resource, recreational resource, and unique open space area. While the Project Site is adjacent to the northernmost portion of the Grand Canal, the Canal and adjacent Esplanade will be maintained as public right of way and access to the Canal will not be inhibited at locations abutting the Project Site. The Project will include paved walkways and landscaping along the Grand Canal. Of the Project's 4,930 square feet of landscaped open space, approximately 1,645 square feet will be located adjacent to the banks of the Grand Canal in the form of low-lying terraced landscaping. As conditioned, the development is required to maintain on-site vehicle and pedestrian access to an existing boat launch area and pedestrian access to the Short Line Bridge and the Grand Canal Esplanade. Further, the project will maintain existing access and provide access through the site from North and South Venice Boulevard. The project will maintain the Grand Canal and adjacent Esplanade as a public right-of-way and provide new public access easements consistent with the public access policies of the certified Venice Land Use Plan. As such, the Project will improve access to and the pedestrian experience along the Grand Canal. The Project Site does not adjoin or provide access to any

other public resource, natural habitat, Public Park, or officially recognized public recreation area.

North Venice Boulevard, Dell Avenue, South Venice Boulevard, and Pacific Avenue will also remain and be improved to function as public rights-of-way around the Project Site. Vehicle access is provided in the form of curb cuts and driveways at four locations: North Venice Boulevard for the West and East Sites, and South Venice Boulevard for the West and East Sites. The Bureau of Engineering and the Department of Transportation have found the Project Site and abutting public rights-of-way sufficient to continue to provide adequate public access through and adjacent to the Site. The Applicant requested to provide an easement for sidewalk purposes along Dell Avenue to maximize the provision of open space within the Project Site. The Advisory Agency recognizes that the Applicant's proposal to provide an easement for sidewalk purposes along Dell Avenue instead of a dedication provides equivalent public access and would not impact public health or safety. The project will make improvements within the easement area to the satisfaction of the Bureau of Engineering and requirements for pedestrian access and street facilities. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the Applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities. In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 82288.

# COVID-19 UPDATE

## Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

### OPTION 1: Online Appeal Portal

([planning.lacity.org/development-services/appeal-application-online](https://planning.lacity.org/development-services/appeal-application-online))

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

### OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

#### **Metro DSC**

(213) 482-7077  
201 N. Figueroa Street  
Los Angeles, CA 90012

#### **Van Nuys DSC**

(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

#### **West Los Angeles DSC**

(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment