



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: FEB 12 2019

Case No. TT-82253-1A
CEQA: ENV-2017-2141-CE
Plan Area: Venice
Related Case: CPC-2018-2140-CU-DB-CDP-SPP-MEL

Council District: 11 – Bonin

Project Site: 718-720 East Rose Avenue

Applicant: Becky Dennison, Venice Community Housing Corp.
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

Appellant: John Reed, Jim Murez and Marie Hammond

At its meeting on **January 24, 2019**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

The merger and resubdivision of Block A, Lots 5 and 6 of Tract 4372 including the land previously quitclaimed/deeded to the City for future street purposes.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 21080 of the California Public Resources Code and Article 19, Section 15332 (Class 32) of the CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Denied** the appeal in part, **granted** the appeal in part and **sustained** the decision of the Deputy Advisory Agency to approve a Tentative Tract Map;
3. **Adopted** the attached Conditions of Approval as modified by the Commission; and
4. **Adopted** the attached Findings as amended by the Commission.

The vote proceeded as follows:

Moved: Perlman
Second: Mitchell
Ayes: Ambroz, Khorsand, Mack, Millman
Absent: Choe, Padilla-Campos, Dake Wilson

Vote: 6 - 0


James K. Williams, Commission Executive Assistant II
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.

The 10-day appeal period is the final appeal procedure within the appeal structure in the City of Los Angeles. Pursuant to Section 12.20.2.I of the Los Angeles Municipal Code, the Commission's action shall be deemed final only after 20 working days have expired from the date this decision letter is deemed received by the Executive Offices of the California Coastal Commission within said time frame.

FINAL APPEAL DATE: FEB 22 2019

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: Modified Conditions of Approval, Amended Findings

c: Nicholas Hendricks, Senior City Planner
Oliver Netburn, City Planner

CONDITIONS OF APPROVAL

As modified by the City Planning Commission January 24, 2019

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding these conditions should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

1. That the City Department of Transportation in a letter to City Engineer shall determine that the proposed merger area is not necessary for current and future Public Street.
2. That Department of the City Planning in a letter to the City Engineer shall also determine that the proposed merger area is consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.
3. In the event that Department of Transportation and Department of City Planning have no objections to the proposed street merger then the portion of proposed merger area as shown on the tentative map dated June 1, 2018, and beyond 33-foot measured from centerline of **Rose Avenue**, (current collector street standards of LA Mobility plan) adjoining the tract be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
4. That any surcharge fee in conjunction with the street merger requests be paid.
5. That a 1.07-foot wide strip of land be dedicated along alley adjoining the subdivision to complete a 10-foot wide half right-of-way dedication.
6. That any fee deficit under Work Order No. EXT00794 expediting this project be paid.
7. 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.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on 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.

8. Comply with any requirement with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

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 Eric Wong at (213) 482-6876 to schedule an appointment.

9. 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.
10. Provide a copy of affidavit AFF-40689 and PKG-4123. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded.
11. Provide a copy of CPC case CPC-2018-2140-CU-DB-CDP-SPP-MEL. Show compliance with all the conditions/requirements of the CPC case as applicable.
12. Obtain Bureau of Engineering approval for the proposed street merger.
13. Show all street/alley dedication(s) 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/alley dedication. Front and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Notes:

This property is located in a Liquefaction Zone.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A.4(a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

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.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement.

DEPARTMENT OF RECREATION AND PARKS

Please contact RAP, Melinda Gejer at (213) 202-2657 for any questions regarding the following:

14. That the Park Fee paid to the Department of Recreation and Parks be calculated as a

Subdivision (Quimby in-lieu) fee.

DEPARTMENT OF TRANSPORTATION

Please contact DOT, (213) 482-7024 for any questions regarding the following.

15. Vehicular access to the site shall be limited to Rose Court only.
16. 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 West Manchester Avenue, Los Angeles, CA. 90045. For an appointment, call (213) 485-1062.

FIRE DEPARTMENT

The applicant is 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.

17. The Fire Department has no objection to Merger and Re-subdivision.
18. Access for Fire Department apparatus and personnel to and into all structures shall be required.
19. 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).
20. 505.1 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.
21. 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.
22. 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.
23. 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.
24. 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.
- 25. 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 150 feet horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.
 - 26. Entrance to the main lobby shall be located off the address side of the building.
 - 27. Any required Fire Annunciator panel or Fire Control Room shall be located within 20 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
 - 28. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - 29. 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.
 - 30. Site plans shall include all overhead utility lines adjacent to the site.
 - 31. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - 32. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

- 33. The applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch, phone no. (213) 580-2950. (This condition may be cleared by a written communication from the LAUSD Transportation Branch and to the satisfaction of the Advisory Agency).

DEPARTMENT OF WATER AND POWER

- 34. Satisfactory arrangement shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. 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

- 35. Prior to the recordation of the final map, 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.

BUREAU OF SANITATION

36. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structures or potential maintenance problem, as stated in the memo dated February 5, 2018. 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 Engineers clears Condition No. S-1(d).).

INFORMATION TECHNOLOGY AGENCY

37. To assure that cable television facilities will be installed in the same manner as other required improvements, please email 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 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

38. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Tentative Tract Map No. TT-82253 shall not be issued until after the final map has been recorded.
 - b. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - c. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - d. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
39. Prior to the issuance of a building permit or the recordation of the final map, a copy of the Letter of Determination for Case No. CPC-2018-2140-CU-DB-CDP-SPP-MEL shall be submitted to the satisfaction of the Advisory Agency. **Should Case No. CPC-2018-2140-CU-DB-CDP-SPP-MEL not be approved, the applicant shall be required to obtain a Coastal Development Permit for the proposed Tentative Tract Map, or the subject Tentative Tract Map shall be invalid and ineffective.**
40. That the subdivider shall record and execute a Covenant and Agreement to comply with the Venice Coastal Zone Specific Plan and the Los Angeles Coastal Transportation Corridor Specific Plan prior to the issuance of a building permit, grading permit and the recordation of the final tract map.
41. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

42. Indemnification and Reimbursement of Litigation Costs. Applicant shall do all of the following:

- a. Defend 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 judgment 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 (b).
- 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 (b).
- e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. 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 that 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 include 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 one-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 one-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 one-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 percent.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.

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) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Rose Avenue.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. 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

Americans with Disabilities Act (ADA) of 2010.

- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve the alley adjoining the tract by the removal and reconstruction of the existing improvements to provide a new approximately 18.93-foot wide alley with 2-foot wide longitudinal concrete gutter. In the event that proposed project will take vehicular access from the alley, then improve the alley by the removal and reconstruction of the existing full-width alley from the tract boundary to 7th Avenue including an alley intersection, all satisfactory to the West Los Angeles District Engineering Office.
 - b. Improve Rose Avenue adjoining the subdivision by the removal of existing sidewalk and construction of a new concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements.

NOTES:

The Advisory Agency approval does not establish a number of units permitted under the tract action, nor parking requirements.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 LAMC Section 17.05-N.

The final map must record 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

As amended by the City Planning Commission January 24, 2019

FINDINGS OF FACT (CEQA)

On August 22, 2018, the City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. The analysis found the proposed project Categorical Exempt from environmental review pursuant to Article 19, Section 15332 (Class 32) of the CEQA Guidelines.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract Map No. 82253 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 WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The project site is a rectangular lot consisting of approximately 14,500 square feet of lot area (after merger). The project site is located within the Venice Community Plan Area with a Community Commercial land use designation which corresponds to the CR, C2, C4, RAS3 and RAS4 zones. The property is zoned C2-1 and is thus consistent with the existing land use designation. The property is also located within the Oakwood- Milwood- Southeast Venice subarea of the Venice Coastal Zone Specific Plan and the Los Angeles Coastal Transportation Corridor Specific Plan. As such, the Tentative Tract Map has been conditioned to comply with both Specific Plans and is thus consistent with both Specific Plans.

The Tentative Tract Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Community Commercial and C2 zoning of the site. The proposed project is the construction, use and maintenance of a four-story, 35- unit, permanent supportive housing complex with 2,610 square feet of ancillary administrative office. The project is four (4) stories (including one (1) level of at-grade parking) and 45 feet in height. The project includes 15 automobile parking spaces, and 40 long-term and six (6) short-term bicycle parking spaces. The applicant has filed a concurrent application under Case No. CPC-2018-2140-CU-DB-CDP-SPP-MEL for a Conditional Use to allow 35 dwelling units; a Density Bonus to allow a height of 45 feet, a waiver of the "Stepback" provisions of the Venice Coastal Zone Specific Plan, and waiver of loading space requirements; a Project Permit Compliance for the Venice Coastal Zone Specific Plan; a Coastal Development Permit for a project within the California Coastal Zone, and a Mello Act Compliance Review for a project in the California Coastal Zone. Upon approval of Case No. CPC-2018-2140-CU-DB-CDP- SPP-MEL, the proposed project would be consistent with the General Plan and applicable Specific Plans.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The 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 ("LAMC"). The Tentative Tract Map has been filed for the merger and re-subdivision of Block A, Lots 5 and 6 of Tract 4372 including land previously quitclaimed/deeded to the City for future street purposes.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and the subdivision of land. The adopted Venice Community Plan does not address subdivision explicitly, however, the plan does provide for land designations with corresponding zones. The subject project site is designated for Community Commercial land uses which corresponds to the CR, C2, C4, RAS3 and RAS4 zones. The project site is zoned C2-1, consistent with the zone under the site's land use designation. Upon approval of Case No. CPC-2018-2140-CU-DB-CDP-SPP-MEL, the proposed project would be consistent with the applicable zoning of the site. The Tentative Tract Map for the proposed development, upon approval of Case No. CPC-2018-2140-CU-DB-CDP-SPP-MEL, is allowable under the current adopted zone and the land use designation, consistent with the General and Community Plans and the request is consistent with Article 7 (Division of Land Regulations) of the Los Angeles Municipal Code.

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

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements 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. In addition, 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 LAMC enumerates design standards for Subdivisions and requires that each subdivision 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 Tentative Tract Map. The project site is not located in a flood zone, very high fire hazard severity zone, or a landslide area. The project site is located within a liquefaction zone, nevertheless the proposed project is required to comply with any requirement with the Department of Building and Safety, Grading Division

The design and layout of the Tentative Tract 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 Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General and

Specific Plans.

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

The subject property is a flat, rectangular, 13,165 square-foot interior lot with a 100-foot frontage along the south side of Rose Avenue and north side of Rose Court, and a depth ranging between 131 to 132 feet. The site is developed with three (3) institutional buildings. According to SurveyLA, the existing structures are not considered historic resources.

The proposed project is the demolition of three (3) institutional buildings and the construction, use and maintenance of a four-story, 35-unit, permanent supportive housing complex with 2,610 square feet of ancillary administrative office. The project is four (4) stories (including one (1) level of at-grade parking) and 45 feet in height. The project includes 15 automobile parking spaces, and 40 long-term and six (6) short-term bicycle parking spaces. Access to the parking garage is from the Rose Court, at the rear of the property.

After reviewing the request, the Department of City Planning issued a Class 32 Infill Categorical Exemption which considered the physical characteristics of the site and the surrounding area. The development of the proposed project is consistent with existing development and urban character of the surrounding community. Surrounding uses are within the RD1.5-1, [Q]C2-1-CDO, C2-1, and [Q]P-1-CDO and are generally developed with a mix of residential and commercial uses. The property to the north, across Rose Avenue, is zoned [Q]C2-1-CDO and [Q]P-1-CDO, and is developed with a one-story shopping center. The properties to the east are zoned [Q]C2-1-CDO and C2-1, and are developed with a one- and two-story multi-family dwellings and one-story commercial uses. The properties to the south, across Rose Court, are zoned RD1.5-1, and are developed with a one- and two-story single- multi-family dwellings. The properties to the west are zoned C2-1, and are developed with a one-story single-family dwelling, a two-story multi-family dwelling and a one-story motel. Therefore, the 35-unit, mixed-use subdivision would be a compatible use.

The applicant has filed a concurrent application under Case No. CPC-2018-2140-CU- DB-CDP-SPP-MEL for a Conditional Use to allow 35 dwelling units; a Density Bonus to allow a height of 45 feet, a waiver of the "Stepback" provisions of the Venice Coastal Zone Specific Plan, and waiver of loading space requirements; a Project Permit Compliance for the Venice Coastal Zone Specific Plan; a Coastal Development Permit for a project within the California Coastal Zone, and a Mello Act Compliance Review for a project in the California Coastal Zone. Upon approval of Case No. CPC-2018-2140- CU-DB-CDP-SPP-MEL, the proposed project would be consistent with the General Plan and applicable Specific Plan. In addition, the site is not located in a very high fire hazard severity zone, flood zone, slope stability study area, methane hazard zone, high erosion hazard area, or Alquist-Priolo Fault Zone. The Department of Building and Safety, Grading Division will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Therefore, material evidence supports that 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 applying to the

sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth expected to occur. The subject property is zoned C2-1, corresponding to the Community Commercial land use designation, and permitted a maximum residential density of one (1) dwelling unit per 800 square feet of lot area. As such, a maximum of 18 residential units would be allowed on the 14,500 square-foot project site, by-right.

Surrounding properties include a mix of residential and commercial uses. The property to the north, across Rose Avenue, is zoned [Q]C2-1-CDO and [Q]P-1-CDO, and is developed with a one-story shopping center. The properties to the east are zoned [Q]C2-1-CDO and C2-1, and are developed with a one- and two-story multi-family dwellings and one-story commercial uses. The properties to the south, across Rose Court, are zoned RD1.5-1, and are developed with a one- and two-story single- multi- family dwellings. The properties to the west are zoned C2-1, and are developed with a one-story single-family dwelling, a two-story multi-family dwelling and a one-story motel.

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There are no known physical impediments or hazards that would 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 as a result of the project's proposed density. Therefore, the site is physically suitable for the proposed density of development.

- (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, as well as the surrounding area are presently developed with a mix of institutional, commercial and residential structures and do not provide a natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 32 for infill development; it would not result in significant impacts relating to biological resources. As such, the project will not cause substantial environmental damage or injury to 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 Los Angeles Municipal Code (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).

The project is not located on a hazardous materials site, flood hazard area. 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 area surrounding the property is fully developed with similar uses indicating that sewers and other services are available. 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 project site contains legally recorded lots identified by the Assessor Parcel Numbers: 4240-018-044 and 4240-018-045. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved to the specific requirements of the Los Angeles Municipal Code for providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract 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 the 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 parcels 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 lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

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 Tentative Tract Map No. 82253.

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

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COMMISSION OFFICE MANAGER
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**CITY OF LOS ANGELES
CALIFORNIA**



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<http://planning.lacity.org>

Decision Date: December 7, 2018

Appeal Period Ends: December 17, 2018

Becky Dennison (A)(O)
Venice Community Housing Corporation
720 East Rose Avenue
Los Angeles, CA 90291

Jonathan Lonner (R)
Burns & Bouchard, Inc.
9619 National Boulevard
Los Angeles, CA 90034

David Evans & Associates (E)
201 South Figueroa Street, Suite 240
Los Angeles, CA 90012

RE: Tentative Tract Map No.: 82253
Related Cases: CPC-2018-2140-CU-
DB-CDP-SPP-MEL
Address: 718-720 East Rose Avenue
Community Plan: Venice
Zone: C2-1
Council District: 11 – Bonin
CEQA No.: ENV-2018-2141-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03, the Advisory Agency approves Tentative Tract Map No. 82253 (map date-stamped June 1, 2018) located at 718-720 East Rose Avenue, **for the merger and re-subdivision of Block A, Lots 5 and 6 of Tract 4372 including land previously quitclaimed/deeded to the City for future street purposes**, in the Venice Community Plan. This unit density is based on the C2-1 Zone. (The subdivider is hereby advised that the LAMC may not permit his 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.) For an appointment with the Development Services Center call (213) 482-7077, (818) 374-5050, or (310) 231-2598. The Advisory Agency's consideration of the request 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 these conditions should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

1. That the City Department of Transportation in a letter to City Engineer shall determine that the proposed merger area is not necessary for current and future Public Street.
2. That Department of the City Planning in a letter to the City Engineer shall also determine that the proposed merger area is consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.
3. In the event that Department of Transportation and Department of City Planning have no objections to the proposed street merger then the portion of proposed merger area as shown on the tentative map dated June 1, 2018, and beyond 33-foot measured from centerline of **Rose Avenue**, (current collector street standards of LA Mobility plan) adjoining the tract be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
4. That any surcharge fee in conjunction with the street merger requests be paid.
5. That a 1.07-foot wide strip of land be dedicated along alley adjoining the subdivision to complete a 10-foot wide half right-of-way dedication.
6. That 3-foot wide public sidewalk easement be provided along Rose Avenue along the new property line within the 10-foot merger area to complete a 13-foot wide public sidewalk area in accordance with **Collector Street** Standards of LA Mobility Plans.
7. That any fee deficit under Work Order No. EXT00794 expediting this project be paid.
8. 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.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on 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. Comply with any requirement with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

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 Eric Wong at (213) 482-6876 to schedule an appointment.

10. 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.
11. Provide a copy of affidavit AFF-40689 and PKG-4123. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded.
12. Provide a copy of CPC case CPC-2018-2140-CU-DB-CDP-SPP-MEL. Show compliance with all the conditions/requirements of the CPC case as applicable.
13. Obtain Bureau of Engineering approval for the proposed street merger.
14. Show all street/alley dedication(s) 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/alley dedication. Front and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Notes:

This property is located in a Liquefaction Zone.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A.4(a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

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.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement.

DEPARTMENT OF RECREATION AND PARKS

Please contact RAP, Melinda Gejer at (213) 202-2657 for any questions regarding the following:

15. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

DEPARTMENT OF TRANSPORTATION

Please contact DOT, (213) 482-7024 for any questions regarding the following.

16. Vehicular access to the site shall be limited to Rose Court only.
17. 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 West Manchester Avenue, Los Angeles, CA. 90045. For an appointment, call (213) 485-1062.

FIRE DEPARTMENT

The applicant is 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.

18. The Fire Department has no objection to Merger and Re-subdivision.
19. Access for Fire Department apparatus and personnel to and into all structures shall be required.
20. 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).
21. 505.1 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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 150 feet horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.
27. Entrance to the main lobby shall be located off the address side of the building.
28. Any required Fire Annunciator panel or Fire Control Room shall be located within 20 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
29. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
30. 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.
31. Site plans shall include all overhead utility lines adjacent to the site.
32. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
33. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

34. The applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch, phone no. (213) 580-2950. (This condition may be cleared by a written communication from the LAUSD Transportation Branch and to the satisfaction of the Advisory Agency).

DEPARTMENT OF WATER AND POWER

35. Satisfactory arrangement shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. 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

36. Prior to the recordation of the final map, 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.

BUREAU OF SANITATION

37. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structures or potential maintenance problem, as stated in the memo dated February 5, 2018. 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 Engineers clears Condition No. S-1(d).).

INFORMATION TECHNOLOGY AGENCY

38. To assure that cable television facilities will be installed in the same manner as other required improvements, please email 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 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

39. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Tentative Tract Map No. TT-82253 shall not be issued until after the final map has been recorded.
 - b. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - c. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - d. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
40. Prior to the issuance of a building permit or the recordation of the final map, a copy of the Letter of Determination for Case No. CPC-2018-2140-CU-DB-CDP-SPP-MEL shall be submitted to the satisfaction of the Advisory Agency.
41. That the subdivider shall record and execute a Covenant and Agreement to comply with the Venice Coastal Zone Specific Plan and the Los Angeles Coastal Transportation Corridor Specific Plan prior to the issuance of a building permit, grading permit and the recordation of the final tract map.
42. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
43. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:

- a. Defend 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 judgment 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 (b).
- 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 (b).
- e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. 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 that 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 include

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 one-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 one-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 one-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 percent.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.

- 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) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Rose Avenue.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. 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 Americans with Disabilities Act (ADA) of 2010.
 - (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. Improve the alley adjoining the tract by the removal and reconstruction of the existing improvements to provide a new approximately 18.93-foot wide alley with 2-foot wide longitudinal concrete gutter. In the event that proposed project will take vehicular access from the alley, then improve the alley by the removal and reconstruction of the existing full-width alley from the tract boundary to 7th Avenue including an alley intersection, all satisfactory to the West Los Angeles District Engineering Office.
- b. Improve Rose Avenue adjoining the subdivision including the public sidewalk easement area by the removal of existing sidewalk and construction of a new 13-foot wide full-width concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements.

NOTES:

The Advisory Agency approval does not establish a number of units permitted under the tract action, nor parking requirements.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 LAMC Section 17.05-N.

The final map must record 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 OF FACT (CEQA)

On August 22, 2018, the City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. The analysis found the proposed project Categorical Exempt from environmental review pursuant to Article 19, Section 15332 (Class 32) of the CEQA Guidelines.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract Map No. 82253 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 WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The project site is a rectangular lot consisting of approximately 14,500 square feet of lot area (after merger). The project site is located within the Venice Community Plan Area with a Community Commercial land use designation which corresponds to the CR, C2, C4, RAS3 and RAS4 zones. The property is zoned C2-1 and is thus consistent with the existing land use designation. The property is also located within the Oakwood- Milwood-Southeast Venice subarea of the Venice Coastal Zone Specific Plan and the Los Angeles Coastal Transportation Corridor Specific Plan. As such, the Tentative Tract Map has been conditioned to comply with both Specific Plans and is thus consistent with both Specific Plans.

The Tentative Tract Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Community Commercial and C2 zoning of the site. The proposed project is the construction, use and maintenance of a four-story, 35- unit, permanent supportive housing complex with 2,610 square feet of ancillary administrative office. The project is four (4) stories (including one (1) level of at-grade parking) and 45 feet in height. The project includes 15 automobile parking spaces, and 40 long-term and six (6) short-term bicycle parking spaces. The applicant has filed a concurrent application under Case No. CPC-2018-2140-CU-DB-CDP-SPP-MEL for a Conditional Use to allow 35 dwelling units; a Density Bonus to allow a height of 45 feet, a waiver of the "Stepback" provisions of the Venice Coastal Zone Specific Plan, and waiver of loading space requirements; a Project Permit Compliance for the Venice Coastal Zone Specific Plan; a Coastal Development Permit for a project within the California Coastal Zone, and a Mello Act Compliance Review for a project in the California Coastal Zone. Upon approval of Case No. CPC-2018-2140-CU-DB-CDP- SPP-MEL, the proposed project would be consistent with the General Plan and applicable Specific Plans.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The 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 ("LAMC"). The Tentative Tract Map has been filed for the merger and re-subdivision of Block A, Lots 5 and 6 of Tract 4372 including land previously quitclaimed/deeded to the City for future street purposes.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and the subdivision of land. The adopted Venice Community Plan does not address subdivision explicitly, however, the plan does provide for land designations with corresponding zones. The subject project site is designated for Community Commercial land uses which corresponds to the CR, C2, C4, RAS3 and RAS4 zones. The project site is zoned C2-1, consistent with the zone under the site's land use designation. Upon approval of Case No. CPC-2018-2140-CU-DB-CDP-SPP-MEL, the proposed project would be consistent with the applicable zoning of the site.

The Tentative Tract Map for the proposed development, upon approval of Case No. CPC-2018-2140-CU-DB-CDP-SPP-MEL, is allowable under the current adopted zone and the land use designation, consistent with the General and Community Plans and the request is consistent with Article 7 (Division of Land Regulations) of the Los Angeles Municipal Code.

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

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements 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. In addition, 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 LAMC enumerates design standards for Subdivisions and requires that each subdivision 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 Tentative Tract Map. The project site is not located in a flood zone, very high fire hazard severity zone, or a landslide area. The project site is located within a liquefaction zone, nevertheless the proposed project is required to comply with any requirement with the Department of Building and Safety, Grading Division

The design and layout of the Tentative Tract 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 Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General and Specific Plans.

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

The subject property is a flat, rectangular, 13,165 square-foot interior lot with a 100-foot frontage along the south side of Rose Avenue and north side of Rose Court, and a depth ranging between 131 to 132 feet. The site is developed with three (3) institutional buildings. According to SurveyLA, the existing structures are not considered historic resources.

The proposed project is the demolition of three (3) institutional buildings and the construction, use and maintenance of a four-story, 35-unit, permanent supportive housing complex with 2,610 square feet of ancillary administrative office. The project is four (4) stories (including one (1) level of at-grade parking) and 45 feet in height. The project includes 15 automobile parking spaces, and 40 long-term and six (6) short-term bicycle

parking spaces. Access to the parking garage is from the Rose Court, at the rear of the property.

After reviewing the request, the Department of City Planning issued a Class 32 Infill Categorical Exemption which considered the physical characteristics of the site and the surrounding area. The development of the proposed project is consistent with existing development and urban character of the surrounding community. Surrounding uses are within the RD1.5-1, [Q]C2-1-CDO, C2-1, and [Q]P-1-CDO and are generally developed with a mix of residential and commercial uses. The property to the north, across Rose Avenue, is zoned [Q]C2-1-CDO and [Q]P-1-CDO, and is developed with a one-story shopping center. The properties to the east are zoned [Q]C2-1-CDO and C2-1, and are developed with a one- and two-story multi-family dwellings and one-story commercial uses. The properties to the south, across Rose Court, are zoned RD1.5-1, and are developed with a one- and two-story single- multi-family dwellings. The properties to the west are zoned C2-1, and are developed with a one-story single-family dwelling, a two-story multi-family dwelling and a one-story motel. Therefore, the 35-unit, mixed-use subdivision would be a compatible use.

The applicant has filed a concurrent application under Case No. CPC-2018-2140-CU- DB-CDP-SPP-MEL for a Conditional Use to allow 35 dwelling units; a Density Bonus to allow a height of 45 feet, a waiver of the "Stepback" provisions of the Venice Coastal Zone Specific Plan, and waiver of loading space requirements; a Project Permit Compliance for the Venice Coastal Zone Specific Plan; a Coastal Development Permit for a project within the California Coastal Zone, and a Mello Act Compliance Review for a project in the California Coastal Zone. Upon approval of Case No. CPC-2018-2140- CU-DB-CDP-SPP-MEL, the proposed project would be consistent with the General Plan and applicable Specific Plan. In addition, the site is not located in a very high fire hazard severity zone, flood zone, slope stability study area, methane hazard zone, high erosion hazard area, or Alquist-Priolo Fault Zone. The Department of Building and Safety, Grading Division will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Therefore, material evidence supports that 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 applying to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth expected to occur. The subject property is zoned C2-1, corresponding to the Community Commercial land use designation, and permitted a maximum residential density of one (1) dwelling unit per 800 square feet of lot area. As such, a maximum of 18 residential units would be allowed on the 14,500 square-foot project site, by-right.

Surrounding properties include a mix of residential and commercial uses. The property to the north, across Rose Avenue, is zoned [Q]C2-1-CDO and [Q]P-1-CDO, and is developed with a one-story shopping center. The properties to the east are zoned [Q]C2-1-CDO and C2-1, and are developed with a one- and two-story multi-family dwellings and one-story commercial uses. The properties to the south, across Rose Court, are zoned RD1.5-1, and are developed with a one- and two-story single- multi- family dwellings. The properties to the west are zoned C2-1, and are developed with a one-story single-family dwelling, a two-story multi-family dwelling and a one-story motel.

The applicant has filed a concurrent application under Case No. CPC-2018-2140-CU- DB-CDP-SPP-MEL for a Conditional Use to allow 35 dwelling units; a Density Bonus to allow a height of 45 feet, a waiver of the "Stepback" provisions of the Venice Coastal Zone Specific Plan, and waiver of loading space requirements; a Project Permit Compliance for the Venice Coastal Zone Specific Plan; a Coastal Development Permit for a project within the California Coastal Zone, and a Mello Act Compliance Review for a project in the California Coastal Zone. Based on the density calculation and land uses in the vicinity, and upon approval of Case No. CPC-2018-2140-CU-DB-CDP-SPP-MEL, the proposed project would be consistent with the general provisions and area requirements of the Planning and Zone Code.

There are no known physical impediments or hazards that would 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 as a result of the project's proposed density. Therefore, the site is physically suitable for the proposed density of development.

- (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, as well as the surrounding area are presently developed with a mix of institutional, commercial and residential structures and do not provide a natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 32 for infill development; it would not result in significant impacts relating to biological resources. As such, the project will not cause substantial environmental damage or injury to 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 Los Angeles Municipal Code (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).

The project is not located on a hazardous materials site, flood hazard area. 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 area surrounding the property is fully developed with similar uses indicating that sewers and other services are available. 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 project site contains legally recorded lots identified by the Assessor Parcel Numbers: 4240-018-044 and 4240-018-045. The site is surrounded by private properties that adjoin improved public streets and sidewalks

designed and improved to the specific requirements of the Los Angeles Municipal Code for providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract 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 the 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 parcels 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.

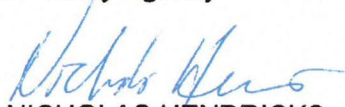
The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

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 Tentative Tract Map No. 82253.

VINCENT P. BERTONI, AICP
Advisory Agency



NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:ON:bk

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the Central Los Angeles Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Downtown
Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

San Fernando Valley
Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2598

Forms are also available on-line at www.lacity.org/pln.

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.

If you have any questions, please call Development Services Center staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

