

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

January 5, 2021

Javid Moreh  
12400 Pacific Avenue Group LLC (A/O)  
5950 Canoga Ave. #500  
Woodland Hills, CA 91367

Shahpour Shajirat  
Design & Code Consultants (R)  
13725 Ventura Blvd. #200  
Sherman Oaks, CA 91423


RE: **Tract Map No. 73598**  
Address: 12400 West Pacific Avenue  
Community Plan Area: Palms – Mar Vista –  
Del Rey  
Zone : R3-1  
DM: 111B 153 374  
C.D.: 11  
CEQA: ENV-2015-2499-MND  
Legal: Block: BLK C ; Lot FR 1 ; Tract:  
Roseboro Villa Tract

**EXTENSION OF TIME**

On April 4, 2016 the Council conditionally approved **Tentative Tract Map No. 73598** to allow a maximum of five small lots for the development of 5 small lot homes in the R3 zone. In accordance with the provisions of Section 66452.66, Article 2, Chapter 3 of the Government Code and Section 17.07 A.1 of the Los Angeles Municipal Code Section, the Deputy Advisory Agency hereby grants an extension of time of six (6) years from the expiration date of for the recording of the final map for **TT-73598** located at 12400 W. Pacific Avenue in the Palms – Mar Vista – Del Rey Community Plan Area.

The new expiration date for the subject tract map is **April 4, 2025** and no further extension of time to record a final map can be granted.

VINCENT P. BERTONI, AICP  
Director of Planning

  
Marc Woerschling  
City Planner  
Deputy Advisory Agency  
VPB:GG:MW:lp  
cc:Councilperson Mike Bonin  
Eleventh Council District

NOTE: IF THERE IS A RELATED CASE WITH YOUR  
TRACT/PARCEL MAP, THIS EXTENSION WILL NOT  
EXTEND THE RELATED CASE APPROVAL.

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JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

March 13, 2017

12400 Pacific Avenue Group, LLC (A)  
550 South Hill Street #1450  
Los Angeles, CA 90013

Shapour Shajirat (R)  
13725 Ventura Boulevard #200  
Sherman Oaks, CA 91423

Becker and Miyamoto, Inc (E)  
2818 South Robertson Boulevard  
Los Angeles, CA 90034

RE Vesting Tentative Tract Map No. 73598-SL  
: Address: 12400 West Pacific Avenue  
Planning Area: Palms-Mar Vista-Del Rey  
Zone : R3-1  
D. M. : 111B 153 374  
C. D. : 11  
CEQA : ENV-2015-2499-MND

LETTER OF CLARIFICATION

On March 23, 2016 in accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 73598-SL, located at 12400 West Pacific Avenue for a maximum **five (5) small lot homes** in accordance with the Small Lot Ordinance as shown on map stamp-dated March 9, 2016 in the Palms-Mar Vista-Del Rey Community Plan.

On November 10, 2016, the applicant submitted a request for a clarification of the Setback Matrix and the approved width of the common access driveway. The requested changes are due to inconsistencies with the matrix shown on the approved map and the decision letter. Additionally, a six-foot block wall is required to be built in the rear portion of the subject site which will affect the width of the common access driveway. The requested clarification to the setback matrix and common access driveway width will not result in a material change to the project and meets the spirit and intent of the original grant. As such, the Deputy Advisory Agency finds just cause to clarify the original approval as follows:

Revised Setback Matrix:

- 1) Setbacks shall be permitted as follows:

Setbacks				
Lot No.	NE Front	SE Side	Rear	NW Side
1	5'	5'	5'	<del>5'</del> 0'
2	5'	0'	12'	0'
3	5'	0'	12'	0'
4	5'	0'	12'	0'
5	5'	0'	12'	<del>5'</del> 0'

- 2) The Advisory Agency has approved a minimum 11-foot, 6-inch wide common access strip for the approved subdivision.

All other conditions of Vesting Tentative Tract No. 73598-SL shall remain unchanged.

Vincent P. Bertoni, AICP  
Advisory Agency

A handwritten signature in black ink, appearing to read "Jordann Turner". The signature is fluid and cursive, with the first name "Jordann" being more prominent than the last name "Turner".

JORDANN TURNER  
Deputy Advisory Agency

JT:bk

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FAX: (213) 978-1275

INFORMATION  
<http://planning.lacity.org>

Decision Date: March 23, 2016

Appeal Period Ends: April 4, 2016

12400 Pacific Avenue Group, LLC (A)  
550 South Hill Street #1450  
Los Angeles, CA 90013

Shapour Shajirat (R)  
13725 Ventura Boulevard #200  
Sherman Oaks, CA 91423

Becker and Miyamoto, Inc (E)  
2818 South Robertson Boulevard  
Los Angeles, CA 90034C

RE: Vesting Tentative Tract Map No. 73598-SL  
Address: 12400 West Pacific Avenue  
Planning Area: Palms-Mar Vista-Del Rey  
Zone : R3-1  
D. M. : 111B 153 374  
C. D. : 11  
CEQA : ENV-2015-2499-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03. and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 73598-SL, located at 12400 West Pacific Avenue for a maximum of **five (5) small lots for five small lot homes** for the purposes of a Small Lot Subdivision as shown on map stamp-dated March 9, 2016 in the Palms-Mar Vista-Del Rey Community Plan. This unit density is based on the R3-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions::

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

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That a 5-foot wide strip of land be dedicated along Centinela Avenue adjoining the tract, including a 20-foot radius property line return at the intersection with Pacific Avenue. In addition a 2-foot wide public sidewalk easement be provided including a 20-foot radius easement line return at the intersection with Pacific Avenue.
2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That any fee deficit under Work Order No. EXT00620 expediting this project be paid.
7. That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any tree in the existing or proposed right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.

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

8. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider comply with any requirements with the Department of Building and Safety, Grading Division.

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

9. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard and side requirements shall be required to comply with current code as measured from new property lines after dedication.
  - b. The submitted Map does not comply with the minimum 15 ft. front yard setback along Centinela Avenue as required for the **R3 Zone**. Revise the

Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.

- c. The submitted Map does not comply with the minimum 5 ft. side yard setback for a two stories building along Pacific Avenue as required for the **R3 Zone**. For a building more than two stories in height, one foot shall be added to the width of such side yard for each additional story above the second story. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
- d. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for all the way to the public street for access purpose. No projections are allowed into the minimum 20 ft. wide common access strip. Revise the Map to show compliance with the above requirement or obtain approval from the City Planning Advisory Agency to allow projection into the common access strip.
- e. Back up aisle is not allowed to be less than 22 ft. (with a minimum 9'-10" standard stall and 8'-4" compact stall and a minimum 18'-4" garage door width). Revise the Map to show compliance with the above requirement or an approval from the City Planning is required for the reduced back up aisle width less than 22 ft. at the time of plan check.
- f. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

The 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.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements, with respect to the proposed property line. Compliance shall be to the satisfactory of LADBS at the time of plan check.

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

requirement.

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

#### **DEPARTMENT OF TRANSPORTATION**

10. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
  - b. This project is subject to the Coastal Transportation Corridor Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation at 7166 W. Manchester Blvd. for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety.

#### **FIRE DEPARTMENT**

11. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider comply with any requirements with the Fire Department.

#### **DEPARTMENT OF WATER AND POWER**

12. Satisfactory arrangements 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).)

Questions should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1120.

#### **BUREAU OF STREET LIGHTING**

13. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights;
  - a. One (1) on Pacific Avenue.
  - b. One (1) on Centinela Avenue.

#### **BUREAU OF SANITATION**

14. Satisfactory arrangements shall be made with the Bureau of Sanitation,

Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

#### **INFORMATION TECHNOLOGY AGENCY**

15. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12<sup>th</sup> Floor, Los Angeles, CA 90012, 213 922-8363.

#### **DEPARTMENT OF RECREATION AND PARKS**

16. That the Quimby fee be based on the R3-1 Zone.

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

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

Replacement by a minimum of 24-inch box trees in the parkway and four trees on the site to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency.

**Note:** Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

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

18. 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 VTT-73598-SL shall not be issued until after the final map has been recorded.
  - b. Limit the proposed development to a maximum of 5 (five) small lots.
  - c. Provide a minimum of 2 covered off-street parking spaces per lot. Tandem spaces maybe permitted.



- d. Guest parking is not required.
- e. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
- h. 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.

**19. Small Lot Standards**

- a. The common access driveway shall have a minimum width of 12-feet and shall be open to the sky.
- b. A utility easement with a minimum width of 5 feet shall be maintained open to the sky.
- c. Trash and recycling receptacles shall be located out of the public right-of-way and individual bins shall be stored privately in garages. Trash collection shall be coordinated and signed off satisfactory to the Bureau of Sanitation.
- d. A Maintenance Agreement shall be formed for the small lot portion of the project, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, public access way(s), walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land and including the remaining parcels. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
- e. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

**Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision

and the proposed development on the site. Approved Variations as follows:

- 1) Setbacks shall be permitted as follows:

Lot No.	Setbacks			
	NE Front	SE Side	Rear	NW Side
1	5'	5'	5'	5'
2	5'	0'	12'	0'
3	5'	0'	12'	0'
4	5'	0'	12'	0'
5	5'	0'	12'	0'

20. 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.

21. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out, in whole or in part, 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 the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from

responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

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

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions 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.

## **DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES**

- 22. 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:

- MM-1. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

- MM-2. The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
- MM-3. Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. on Saturday.
- MM-4. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- MM-5. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- MM-6. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- MM-7. Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.
- MM-8. The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
- MM-9. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

- MM-10. There shall be no staging or parking of construction vehicles to transport workers on any of the streets adjacent to the school.
- MM-11. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be stages or idled on these streets during school hours.
- MM-12. The developer and contractors shall maintain ongoing contact with the administrator of Grand View Boulevard Elementary School and McBride School. The administrative offices shall be contacted with demolition, grading, and construction activities begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch and guarantee that safe convenient pedestrian and bus routes to the school be maintained.
- MM-13. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc) from work space and vehicular traffic, and overhead protection, due to sidewalk closure or blockage, at all times.
- MM-14. Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- MM-15. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- MM-16. Applicant shall keep sidewalk open during construction until only when its absolutely required to close or block sidewalk construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

#### **DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS**

- SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
  2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with

satisfactory to the Department of Building and Safety.

SF-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall be prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site and shall include the following features.

- a. All areas of the property not covered by buildings, driveways, or walkways shall be landscaped with low-water, drought-tolerant, and non-invasive plant materials and ground cover, in place of turf grass.
- b. Any existing natural features and topography shall be incorporated into an proposed landscaping, where appropriate.
- c. Any proposed trees shall be shade bearing and spaced between 15- to 20-feet apart from each other.
- d. Landscape plans shall organize plants into groupings in accordance to proposed water needs.
- e. Landscape plans shall incorporate shade trees and ornamental landscaping that define an edge and increases visual interest in the public and private realms of the development.
- f. Shrubs located immediately adjacent to the public sidewalk shall maintain a height of less than four (4) feet.
- g. Fences and shrubbery shall be less than 3'6" tall in areas located adjacent to, or within five (5) feet of, the sidewalk and common public areas.
- h. Parkways shall be planted with ground cover, low-growing vegetation, or permeable materials that accommodate both pedestrian movement and clearance for car doors.
- i. Provide planting areas in private open spaces for residents to maintain.
- j. Landscape plans shall exhibit techniques that will be used to maintain privacy among all proposed dwelling units.
- k. Trees, shrubs, and vines shall be planted between property lines so as to screen building walls and enhance privacy.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

**BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements

constructed herein:

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

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Improve Centinela Avenue being dedicated adjoining the subdivision by the construction of the following:
  - 1) A concrete curb, a concrete gutter, and a 15-foot full-width concrete sidewalk with tree wells.
  - 2) Suitable surfacing to join the existing pavements and to complete a 35-foot half roadway.
  - 3) Any necessary removal and reconstruction of existing improvements.
  - 4) The necessary transitions to join the existing improvements.
- (d) Improve Pacific Avenue being dedicated adjoining the subdivision by construction of the following:



- 1) A construction of a 5-foot concrete sidewalk including any necessary removal and reconstruction of the existing.
  - 2) Reconstruction of the existing improvements satisfactory to the City Engineer.
- (e) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
- (f) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocated and upgrade street lights:
- a. One (1) on Pacific Avenue.
  - b. One (1) on Centinela Avenue.
- (g) 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 Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (h) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (i) Construct access ramps for the handicapped as required by the City Engineer.
- (j) Close any unused driveways satisfactory to the City Engineer.
- (k) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

**NOTES:**

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this density.

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 17.05N.

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)**

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2015-2499-MND on October 29, 2015. The Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (glare, light);
- Noise (Demolition, construction)
- Public Services (fire protection, police protection, construction near schools)
- Transportation/Traffic

The Deputy Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2015-2499-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 22 and 23 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Landscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 20. The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract Map No. 73394-SL, 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 requested Small Lot Subdivision allows for the subdivision of underutilized land in multi-family and commercial areas for fee-simple homes. Intended as an infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions, small lot homes have smaller lot areas with compact building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space. As such, small lot subdivisions oftentimes create parcels with a unique set of design and spatial complexities.

The adopted Palms-Mar Vista-Del Rey Community Plan designates the subject property for Medium Residential land use with a corresponding zone of R3. The project will provide new home ownership opportunities within the Palms-Mar Vista-Del Rey Community Plan area. The Community Plan text includes the following relevant land use goals, objectives, policies and programs:

Objective 1-1: "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010."

Policy 1-4.1: "Promote greater individual choice in type, quality, price and location of housing."

The project will meet the intent of the aforementioned Community Plan language and will provide new home ownership opportunities for the Palms-Mar Vista-Del Rey Community Plan area. The proposed project will provide five additional dwelling units, helping to increase the supply and variety of housing available within the Plan area. The proposed density and height are permitted by the site's Medium Residential land use designation and the existing R3-1 zoning.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the subject site is not located within a flood zone. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The project is located within the Palms - Mar Vista - Del Rey Community Plan and is also located within the boundaries of the Los Angeles Coastal Transportation Corridor. Washington Place is currently designated as an Avenue I. Centinela

Avenue is dedicated to a width of 86 feet at the project's eastern frontage and is improved with sidewalk, curb, and gutter. The Bureau of Engineering (BOE) is requiring the applicant to dedicate a 5-foot wide strip of land be dedicated along Centinela Avenue adjoining the tract, including a 20-foot radius property line return at the intersection with Pacific Avenue. In addition a 2-foot wide public sidewalk easement be provided including a 20-foot radius easement line return at the intersection with Pacific Avenue.

In addition, the subdivision will require removal and reconstruction of the existing improvements within the right-of-way as necessary, the construction of necessary mainline sewer in the provided sewer easement, including house connections to serve each parcel, or any other arrangement acceptable to the West Los Angeles Engineering District Office. The approval of the driveway and circulation plan by the Department of Transportation will be required prior to the recordation of the final map.

The project's density is less than the maximum permitted by the existing R3-1 Zone. The development of five small lot homes is proper at the subject location. The surrounding area is improved with single-family dwellings, multi-family dwellings and small commercial uses. As conditioned, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The project site consist of one parcel approximately 6,750 square feet in area and is presently vacant. The project site is located on the southwest corner of Centinela Avenue and Pacific Avenue, one block south of Venice Boulevard and is zoned R3-1. Commercial zoning and uses are centered on Venice Boulevard and Centinela Avenue. Properties to the north are developed with multi-family uses two-three stories in height along Pacific Avenue in the R3-1 Zone and (T)(Q)C2-1 Zone. Properties directly east of the subject site are developed with surface parking for a commercial use. Properties to the south are developed with a one-story single-family dwellings in the R3-1 and R1-1 Zones. Developments to the west are developed with two and three story multi-family developments in the R3-1 Zone.

The project site is currently vacant and is considered an infill development in a neighborhood that has a mix of single- and multi-family uses and is consistent with the density and height district of the R3-1 Zone.

The Vesting Tentative Tract Map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

**DEVELOPMENT.**

Adjacent land uses consist of single- and multi-family dwellings. The project proposes the development of five small lot homes consistent with the density of the R3-1 Zone.

The proposed project will comply with all LAMC requirements for parking, yards, and open space in accordance with Ordinance No. 176,354. As conditioned, the site is physically suitable for the proposed density of the 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 vacant, but was previously developed with structures and does not provide a natural habitat for fish. On October 29, 2015 the City Planning Department issued Mitigated Negative Declaration No. ENV-2015-2499-MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (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.**

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract.

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

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

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

The 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 Vesting Tentative Tract Map No. 73598-SL.

Vincent P. Bertoni, AICP  
Advisory Agency



NICHOLAS HENDRICKS  
Deputy Advisory Agency

NH:JT:jq

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 West 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:

Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213 482-7077

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

**Forms are also available on-line at <http://cityplanning.lacity.org/>.**

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 or (818) 374-5050.

LOS ANGELES DEPT. of CITY PLANNING  
SUBMITTED FOR FILING  
☐ TENTATIVE MAP

# **VESTING TENTATIVE TRACT MAP NO. 73598**

FOR SMALL LOT SUBDIVISION PURPOSES

LOT 1, BLOCK C

OF ROSEBORO VILLA TRACT, M.B. 6-72

ADDRESS: 12400 PACIFIC AVE, LOS ANGELES, CA

MAR 09 2016

☒ REVISED MAP ☐ FINAL MAP UNIT

☐ TIME EXTENSION

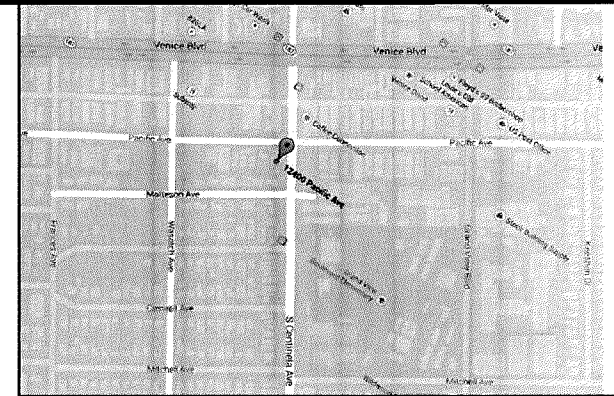
DEPUTY ADVISORY AGENCY

FILING FEE: \_\_\_\_\_ DIVISION OF LAND

#12412 PACIFIC AVENUE

ZONE: R3-1

LAND USE: MEDIUM RESIDENTIAL



VICINITY MAP

## LOT AREA INFORMATION

LOT	AREA	INFO
LOT 1	1,525.1	(GROSS)
	1,380.5	(NET)
LOT 2	1,243.5	(GROSS)
	1,125.0	(NET)
LOT 3	1,243.5	(GROSS)
	1,250.0	(NET)
LOT 4	1,243.5	(GROSS)
	1,250.0	(NET)
LOT 5	1,469.6	(GROSS)
	1,324.7	(NET)

STREET DEDICATION 645 SQ.FT.

TOTAL 6,725.2 SQ.FT. (GROSS)  
6,080.2 SW.FT. (NET)

ZONING: R3-1

OWNER/SUBDMR

12400 PACIFIC AVENUE GROUP U  
550 S HILL STREET, STE. 1450  
LOS ANGELES, CA 90013

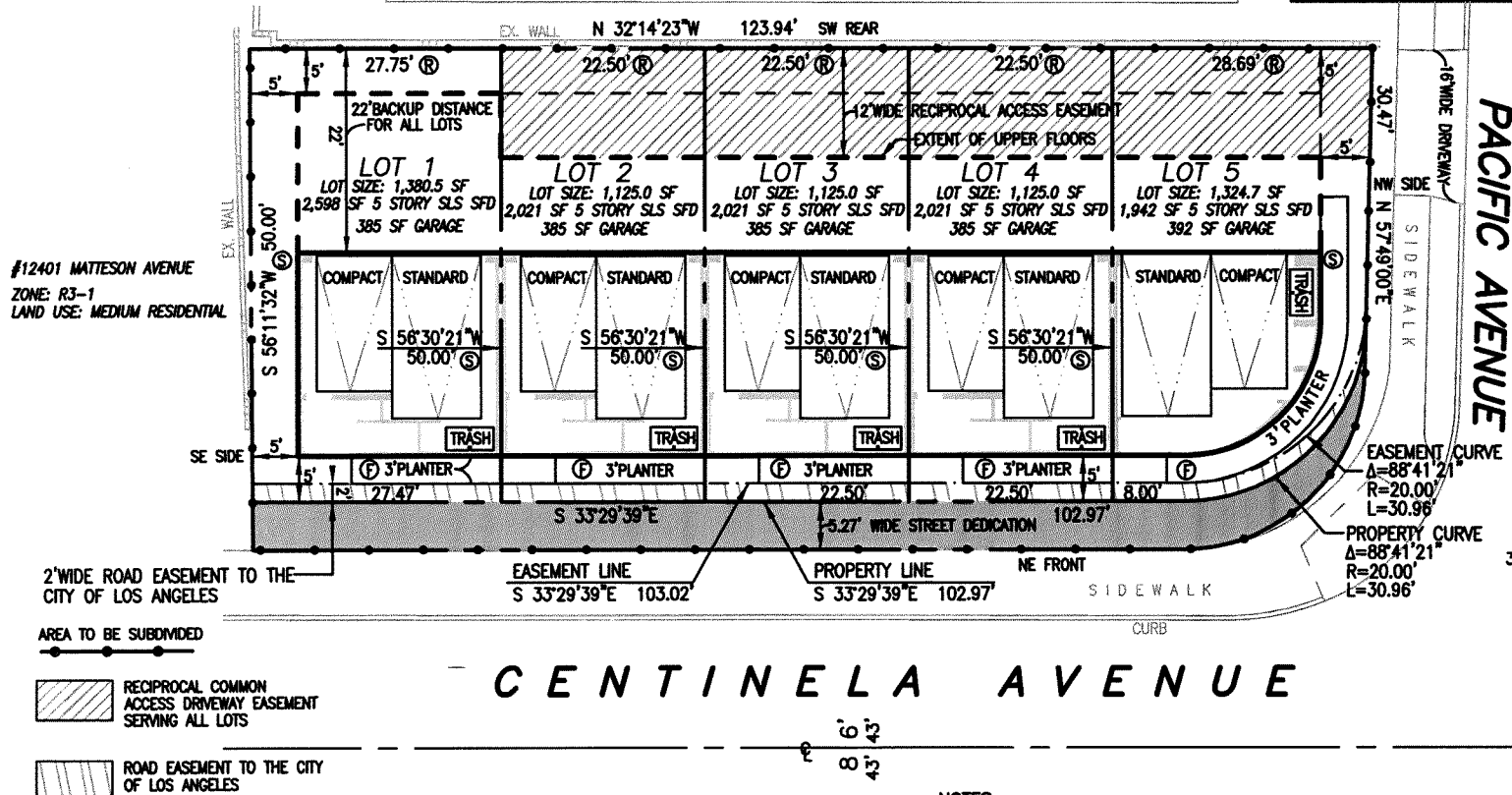
LAND USE CONSULTANT

DCC  
13725 VENTURA BLVD, STE. 200  
LOS ANGELES, CA 91423  
818-755-9000

PREPARED BY

YOSHI MIYAMOTO, PLS 4825  
BECKER & MIYAMOTO, INC.  
2816 ROBERTSON BLVD.  
LOS ANGELES, CA 90034

DATE: 5-1-15



## **CENTINELA AVENUE**

### 12400 PACIFIC SETBACK MATRIX

LOT	NE FRONT	SE SIDE	SW REAR	NW SIDE
1	5'-0"	5'-0"	5'-0"	0'-0"
2	5'-0"	0'-0"	5'-0"	0'-0"
3	5'-0"	0'-0"	5'-0"	0'-0"
4	5'-0"	0'-0"	5'-0"	0'-0"
5	5'-0"	0'-0"	5'-0"	5'-0"

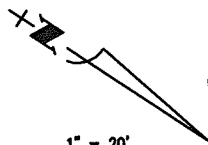
### NOTES:

1. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1 ZONE, PER ORDINANCE NO. 176,354
2. TOTAL LOT AREA: 6,725.2 SQ. FT.
3. PARKING SPACES: 5 STANDARD, 5 COMPACT
4. SITE HAS NO STRUCTURES TO BE REMOVED - VACANT LOT
5. NO OAK, WESTERN SYCAMORE, CALIF. BAY OR S.C. BLACK WALNUT TREES ON PROPERTY.
6. PROPERTY IS NOT IN LIQUEFACTION ZONE
7. PROPERTY IS NOT IN METHANE HAZARD ZONE
8. NO HAZARDS OR HAZARDOUS MATERIALS ON PROPERTY
9. 45' MAXIMUM HEIGHT OF PROPOSED BUILDINGS

AREA TO BE SUBDIVIDED

RECIPROCAL COMMON ACCESS DRIVEWAY EASEMENT SERVING ALL LOTS

ROAD EASEMENT TO THE CITY OF LOS ANGELES



1" = 20'