

DEPARTMENT OF  
CITY PLANNING

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

May 7, 2020

Bryan Domyan (A)(O)  
DP006 Nelrose LLC  
1434 E Oak Avenue  
El Segundo, CA 90245

Saul Bolivar (R)  
Craig Fry and Associates  
1010 South Arroyo Pkwy  
Pasadena, CA 91105

RE: AA-2018-683-PMLA-SL  
1184 East Nelrose Avenue  
Venice Community Plan

Zone : RD1.5-1  
D.M. : 108-B-149  
C.D. : 11  
CEQA : ENV-2018-684-CE  
Legal Description: Lot 38, TR5930

**LETTER OF CORRECTION**

On May 5, 2020, the Bureau of Engineering issued a revised report to modify Condition No. 1 of the Advisory Agency decision. As such, Condition No. 1 is modified as follows:

1. That a 3-foot wide strip of land be dedicated **as a public sidewalk easement** along Penmar Avenue adjoining the subdivision ~~to complete a 33-foot wide half right-of-way~~ to provide a 13-foot wide sidewalk border in accordance with Collector Street Standards of LA Mobility Plan. In addition, a 20-foot radius property line return or 15-foot by 15-foot cut corner be dedicated **as a public sidewalk easement** at intersection with Nelrose Avenue adjoining the tract.

All other conditions of Parcel Map No. AA-2018-683-PMLA-SL shall remain as originally written.

VINCENT P. BERTONI, AICP  
Advisory Agency

  
\_\_\_\_\_  
Juliet Oh  
Deputy Advisory Agency

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: April 15, 2020

Appeal End Date: April 30, 2020

Bryan Domyan (A)(O)  
DP006 Nelrose LLC  
1434 E Oak Avenue  
El Segundo, CA 90245

Saul Bolivar (R)  
Craig Fry and Associates  
1010 South Arroyo Pkwy  
Pasadena, CA 91105

RE: AA-2018-683-PMLA-SL-M1  
1184 East Nelrose Avenue  
Venice Community Plan

Zone : RD1.5-1  
D.M. : 108-B-149  
C.D. : 11  
CEQA : ENV-2018-684-CE  
Legal Description: Lot 38, TR5930

## LETTER OF MODIFICATION

In accordance with Los Angeles Municipal Code (LAMC) Section 17.53, the Advisory Agency hereby **DENIES** the requested Modification of Condition Nos. 1, 2, and S-3 of Case No. AA-2018-683-PMLA-SL.

On June 5, 2019, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Parcel Map No. AA-2018-683-PMLA-SL, located at 1184 East Nelrose Avenue for three small lots as shown on the map stamp-dated December 17, 2018.

On January 21, 2020, the applicant filed for a Parcel Map Modification requesting that the Advisory Agency modify Condition Nos. 1, 2, and S-3. These conditions require the dedication of a 3-foot-wide strip of land along Penmar Avenue, a 2-foot-wide public sidewalk easement along Nelrose Avenue, and the construction of one new street light on Nelrose Avenue and Penmar Avenue.

LAMC Section 17.53-H provides that:

*The Advisory Agency may grant slight modifications to a Preliminary Parcel Map...where it is impractical to conform to the strict application of the requirements of this article for one or more of the following reasons relating to the property: (1) its size or shape; (2) title limitations of record; (3) topographical location or conditions,*

*or subsurface conditions; (4) the specific intended use; or (5) the application of provisions of Article 1 of this chapter.*

The subject site fronts Nelrose Avenue to the north, Penmar Avenue to the east, and an alley to the south. The property is located within a residential neighborhood, and is proximate to the Lincoln Boulevard corridor. The subject site is similar in size and shape to the lots in the area and is not subject to any specific physical conditions or limitations.

Penmar Avenue is designated as a Collector Street, requiring a 33-foot half right-of-way having an 8-foot-wide sidewalk and landscaping, a 2-foot-wide gutter, and 15-foot-by-15-foot corner cut at the intersection of Penmar Avenue and Nelrose Avenue. Condition No. 1 requires a 3-foot-wide dedication to extend the sidewalk area.

Nelrose Avenue is designated as a Limited Local Street, requiring a sidewalk border of 10 feet. The current sidewalk border is eight feet. Condition No. 2 requires a 2-foot-wide easement to extend the sidewalk area

The required dedication and improvements are necessary to conform to the Standard Street Dimensions that allow *for the safe and adequate movement of pedestrians, bicyclists, transit service and vehicular traffic, the increased retention and detention of stormwater, the installation of necessary utilities and for reasonable and proper access to abutting properties* (LAMC Section 17.05). The required dedications, easements, and improvements are necessary for safety movement of pedestrians, adjacent to the site, and is consistent with and conforms to the Street Design Standards and General Plan.

Therefore, the Advisory Agency denies the requested Modifications pursuant to Section 17.53-H of the Los Angeles Municipal Code.

All conditions and findings of Parcel Map No. AA-2018-683-PMLA-SL shall remain as originally written.

VINCENT P. BERTONI, AICP  
Advisory Agency

  
\_\_\_\_\_  
Juliet Oh  
Deputy Advisory Agency

VPB:JO

Note: If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's

Public Offices, located at:

**Metro Public Counter**  
201 N. Figueroa St., 4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

**Valley Public Counter**  
6262 Van Nuys Blvd.,  
2nd Floor  
Los Angeles, CA 91401  
(818) 374-5050

**West Los Angeles  
Public Counter**  
1828 Sawtelle Blvd.,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2901

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

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

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ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: June 5, 2019

Appeal End Date: June 20, 2019

**Applicant/Owner**

Bryan Domyan  
DP006 Nelrose LLC  
1434 E Oak Avenue  
El Segundo, CA 90245

**Representative**

Miles Hass  
Breakform Design  
104 Eucalyptus Drive  
El Segundo, CA 90245

**Case No.** AA-2018-683-PMLA-SL

**CEQA:** ENV-2018-684-CE

**Location:** 1184 East Nelrose Avenue

**Council District:** 11- Bonin

**Neighborhood Council:** Venice

**Community Plan Area:** Venice

**Land Use Designation:** Low Medium II Residential

**Zone:** RD1.5-1

**Legal Description:** Lot 38, Tract 5930

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorical Exempt, and issues ENV-2018-684-CE as the environmental clearance, and approves Parcel Map No. AA-2018-683-PMLA- SL, located at 1184 Nelrose Avenue, for a maximum **3 small lots**, pursuant to the LAMC Section 12.22-C,27, as shown on the map stamp-dated December 17, 2018, in the Venice Community Plan. This unit density is based on the RD1.5-1 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.) 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**

*Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 290. Any questions regarding these conditions should be directed to Julia Li (213) 808-8431.*

1. That a 3-foot wide strip of land be dedicated along Penmar Avenue adjoining the subdivision to complete a 33-foot wide half right-of-way in accordance with Collector Street Standards of LA Mobility Plan. In addition, a 20-foot radius property line return or 15-foot by 15-foot cut corner be dedicated at intersection with Nelrose Avenue adjoining the tract.
2. That a 2-foot wide public sidewalk easement be provided along Nelrose Avenue adjoining the subdivision to complete a 10-foot wide sidewalk border in accordance with Limited Local Street Standards of LA Mobility Plan.
3. That a 2.5-foot wide strip of land be dedicated along alley adjoining the subdivision to complete a 10-foot wide half right-of-way alley in accordance with Alley Standards of LA Mobility Plan.
4. That a Covenant and Agreement be recorded agreeing that a private sanitary sewer easement be granted within parcel "A" and parcel "B" for the benefit of parcel "B" and parcel "C" of parcel map.
5. That if this parcel 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.
6. 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, 12<sup>th</sup> Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

7. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated *March 20, 2018*, Log No. 101963-01 and attached to the case file for Map No. AA-2018-683-PMLA-SL.

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

*Building and Safety approvals are conducted by appointment only- contact Eric Wong at (213) 482-6876 to schedule an appointment for the issuance of a clearance letter.*

8. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards

to show completion of the demolition work.

- b. Show all street 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 dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
- c. Parcel C do not comply with the minimum 15 ft. front yard setback along Nelrose Avenue and minimum 5 ft. side yard along Penmar Avenue after required street dedication is taken as required for the RD1.5-1 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.
- d. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

**NOTES:**

This property is located in a Liquefaction Zone.

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.

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 and existing property lines. Compliance shall be to the satisfaction of LADBS at the time of plan check.

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

**DEPARTMENT OF TRANSPORTATION**

*Transportation approvals are conducted at 201 North Figueroa Street, Suite 550, Station 3. Please call (213) 482-7024 for any questions.*

- 9. That 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 or to the satisfaction of the Department of Transportation or to the satisfaction of Los Angeles Department of Transportation (LADOT).
  - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
  - c. Driveways and vehicular access to projects shall be provided from the alley or as shall be determined to the satisfaction of the Department of Transportation.
  - d. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building

permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 550, Station 3.

- e. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

#### **FIRE DEPARTMENT**

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 220-8066 or (213) 220-6509. You should advise any consultant representing you of this requirement as well.*

10. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
  - b. Site plans shall include all overhead utility lines adjacent to the site.
  - c. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - d. 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.
  - e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - g. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
  - h. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

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

11. 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).)



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

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

#### **BUREAU OF SANITATION**

13. 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 structure or potential maintenance problem, as stated in the memo dated December 31, 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 Engineer clears Condition No. S-1. (d).)

#### **INFORMATION TECHNOLOGY AGENCY**

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

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

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

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

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

*Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.*

16. 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 plantings, the sub divider or contractor shall notify the Urban Forestry Division upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

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

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

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

- a. Limit the proposed development to a maximum of three small lots.
- b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2018-683-PMLA-SL shall not be issued until after the final map has been recorded.
- c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.  
Note: at least one space shall be a standard space.

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

d. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than 5 feet in width, pursuant to LAMC Section 12.22 C,27 effective on January 31, 2005 (Ordinance No. 176,354).

(i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot	Front (N)	Rear (S)	Side (W)	Side (E)
A	7"	*15'1"	6'	6'
B	7"	7"	6'	6'
C	Varies at the corner, no less than 5 feet at the corner	7"	6'	6'

\*The Lot A rear yard setback (15'1") includes the measurement of one-half the rear alley.

- e. That 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. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

#### h. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) 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).
- (v) 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. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

**DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS**

SL-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 Development Services Center 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 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. 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.

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 Los Angeles Municipal Code (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 Traffic 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 streets, 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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) IMPROVEMENT CONDITION: Construct new street lights:

One (1) on Nelrose Ave. and one (1) on Penmar Ave.

Notes:

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - a. Improve Penmar Avenue being dedicated and adjoining the subdivision by the removal of the existing curb and gutter, and sidewalk; and reconstruction of a new curb and 2-foot gutter at the same location, and an 8-foot wide concrete sidewalk and landscaping of the parkway, including any necessary removal and reconstruction of existing improvements.
  - b. Improve Nelrose Avenue including public sidewalk easement being provided and adjoining the subdivision by the removal of the existing curb and gutter, and sidewalk; and construction of a new curb and 2-foot gutter at the same location and a 7-foot wide concrete sidewalk and landscaping of the parkway, including any necessary removal and reconstruction of existing improvements.

- c. Improve the alley being dedicated and adjoining the subdivision by the removal and reconstruction of the existing improvements to provide a new full width alley with longitudinal concrete gutter, including the alley intersection with Penmar Avenue all satisfactory to the West Los Angeles District Engineering Office.
- d. Improve newly dedicated corner cut with concrete sidewalks and reconstruction of the existing curb ramp.
- e. Construct the necessary house connection sewers to serve each parcel and evaluate the efficiency of the existing house connection all satisfactory to the City Engineer.

**NOTES:**

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

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

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

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

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

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

**FINDINGS OF FACT (CEQA)**

The Advisory Agency determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections, 15303 (Class 3), 15315 (Class 15), and 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

A Categorical Exemption, ENV-2018-684-CE, has been prepared for the proposed project consistent with the provisions of the California Environmental Quality Act and State CEQA Guidelines. The project proposes the demolition of an existing single-family dwelling and detached garage and the construction of a four-story single-family dwelling with a roof deck on each newly subdivided lot, in conjunction with the subdivision of one 3,893.7 square-foot lot into three new small lots that are 1,367 (Parcel A), 1,657.5 (Parcel B) and 1,681.4 (Parcel C) square feet in lot area.

The Class 3 categorical exemption allows for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications

are made in the exterior of the structure. This includes one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family dwellings may be constructed under this exemption. The proposed project qualifies for a Class 3, categorical exemption because it consists of the construction of two single-family residences.

The Class 15 categorical exemption allows for minor subdivisions in urban areas. A project qualifies for a Class 15 Categorical Exemption if it is a division of property in an urbanized area and meets the six (6) conditions as described in this section. The project must a) be a subdivision of four or fewer parcels; b) conform with the General Plan and Zoning; c) require no variances or exceptions; d) have all services and access available per local standards; e) not be involved in a division of a larger parcel within the last two years; and f) not have a slope greater than 20 percent. Preliminary Parcel Map No. AA-2018-683-PMLA-SL satisfies all six conditions and therefore qualifies for the Class 15 Categorical Exemption. Based on the facts herein, the project meets the conditions of the Class 15 categorical exemption.

- a. The project proposes to subdivide one parcel to create three new parcels.
- b. The site currently is developed with a single-family dwelling. The site is zoned RD1.5-1 and has a General Plan Land Use Designation of Low Medium II Residential. The project proposes the construction of three single-family dwellings on three new lots and is in conformance with the General Plan and Zoning designation.
- c. No variances or exceptions are requested or required as part of this project.
- d. The project site will be adequately served by all public utilities and services given that the property is located in an urban tract with water supply, sewage and waste disposal infrastructure, and power lines installed. Nelrose Avenue is an improved street with existing utilities and infrastructure to serve residences in the area. The street and alley are accessible to emergency vehicles. Since there is a minor net gain in the number of units on the subject site, no significant increase in population or density is anticipated. There will be no significant impact on the capacity of existing utilities and services.
- e. There is no record of any previous subdivisions in the last two years on record for the subject site.
- f. No slope greater than 20% is indicated on the parcel map or topographic survey.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following five (5) criteria: a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) The project site has no value as habitat for endangered, rare or threatened species; d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and e) The site can be adequately served by all required utilities and public services. The project qualifies for a Class 32 Categorical Exemption as an infill project, as evidenced below:

The site currently is developed with one single-family dwelling and a detached garage. The site is zoned RD1 .5-1 and has a General Plan Land Use Designation of Low Medium II Residential. Since the project is for the construction of three new single-family dwellings, the project is conformance with the General Plan and Zoning designation.

- a. The site - located at 1184 Nelrose Avenue - is wholly within the City of Los Angeles. Lots



surrounding the subject site are developed with single-family and multi-family dwellings.

- b. The site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. The area around the site is urbanized and surrounded by residential use. NavigateLA shows that the subject site is not located in a Significant Ecological Area.
- c. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water quality to less than significant. The creation of noise is limited to certain decibels, restricted to specific hours. The proposed project is not adjacent to any water sources and does not involve excavations that may have an impact on the water table. Because the project results in a minor net gain in the number of residential units, impacts to public services and air quality are deemed insignificant. Traffic congestion will not be impacted by the project; the number of trips generated by the development will not result in a net increase because the area's density and population will not change significantly. Likewise, air quality will not worsen as a result of the proposed project.
- d. The project site will be adequately served by all public utilities and services given that the property is located in an urban tract with water supply, water treatment, sewage and waste disposal infrastructure, and power lines. Nelrose Avenue is an improved street with existing utilities that service the various other dwellings in the area. The street and alley are accessible to emergency vehicles. Since there is a minor net gain in the number of units on the subject site, no significant increase in population or density is anticipated. As such, no significant impact on the capacity of existing utilities and services is anticipated.

Further, the Exceptions outlined in the State CEQA Guidelines Section 15300.2 do not apply to the project:

- a. Location. The project is not located in a sensitive environment. The subject property and its surrounding residential neighborhood are not identified as an environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The subject site is not located in a fault or flood zone, nor is it within a landslide area. Although the project is located within a Liquefaction Area, the project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for residential construction.
- b. Cumulative Impact. The project is consistent with the type of development permitted for the area zoned RD1 .5-1 and designated Low Medium II Residential use. The proposed construction of two dwelling units will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.
- c. Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project consists of work typical in a residential neighborhood and, as such, no unusual circumstances are present or foreseeable.
- d. Scenic Highways. The project site is not located on or near a designated state scenic highway.
- e. Waste Sites. The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. Historical Resources. The subject site and existing structure have not been identified as a

historic resource or within a historic district (SurveyLA, 2015), the project is not listed on the National or California Register of Historic Places, or identified as a Historic Cultural Monument (HCM).

The proposed project is determined to be categorically exempt and does not require mitigation or monitoring measures.

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

In connection with the approval of Parcel Map No. AA-2018-683-PMLA-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 CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Venice Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the RD1.5, RD2, RW2 and RZ2.5 Zone as the corresponding zones. The Project Site is zoned RD1.5-1 which is consistent with the land use designation. The project site has approximately 3,893.7 square feet of lot area, which would permit a maximum of 3 dwelling units. As shown on the parcel map, the Project proposes to subdivide the project site into 3 small lots, pursuant to LAMC Section 12.22 C,27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer; however, Parcel Map No. AA-2018-683-PMLA-SL was prepared by a licensed surveyor, Christopher W. Vassalo (P.L.S 8418). Pursuant to LAMC Section 17.51 A, a preliminary parcel is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. In addition the proposed small lot development conforms to LAMC Section 12.22 C,27: each small lot will have a width of greater than 16 feet, lot percent coverage of less than 80%, and minimum setbacks of five feet along the sides and rear of the subject site. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C,27 and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RD1.5-1, and would permit a maximum of 3 dwellings on the approximately 3,893.7 square-foot site. As the map is proposed for a three single family, small lot subdivision, it is consistent with the density permitted by the zone.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedications or improvements to the public right-of-way along Penmar and Nelrose, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is a relatively flat exterior lot with a width of 40 feet and a depth of 110 feet, for an approximate square footage of 4,400 feet, abuts Penmar Ave to the east, Nelrose Avenue to the north and an unnamed alley to the south. The site is developed with a one-story, single-family dwelling and a detached garage. The subdivision will provide three single-family dwellings, each four stories in height. The project site is located within the 5.29 km from the Santa Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, or landslide area. The site is located within the liquefaction, methane, tsunami inundation zones and will be required to comply with all applicable development regulations. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone X, areas outside of a flood zone.

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division (Soils Report Approval Letter dated 3/20/2018 Log Number 101963-01) 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.

The properties to the north and south are zoned RD1.5-1, and the properties to the east are zoned [Q]R4-1XL1 and have a land use designation of Low Medium II Residential. The properties to the east, west, and south have a land use designation of Medium Residential and are zoned [Q]R3-1XL. The properties to the west are zoned [Q]C2-1-CDO and developed with commercial and residential structures. The surrounding area includes single or multi-family residential and commercial structures that range from one to four stories in height. The project site is developed with a single-family dwelling and a detached garage. The Project proposes to construct three small lot homes, which would be four stories with a maximum height of 45 feet. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of three dwelling units and a height of 45 feet. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The project site is currently developed with a single-family dwelling and detached garage. There are no protected trees on the project site or within the public right-of-way adjacent to the project site. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage.

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along insert street name(s), which is a public street. The project site consists of a parcel identified as Lot No.38 of Tract 5930 and is identified by the Assessor Parcel Map No. 4236-002-021. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel 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 SHALL 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 Parcel Map No. AA-2018-683-PMLA-SL.

**THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:**

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

Note: The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the Central Area Planning Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-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 North Figueroa Street  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

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

West Los Angeles  
Development Service Center

1828 Sawtelle Boulevard, 2nd Floor  
Los Angeles, CA 90025  
(310) 231-2901

**\*Please note the cashiers at the public counters close at 3:30 PM.  
Appeal forms are available on-line at [www.planning.lacity.org](http://www.planning.lacity.org).**

Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

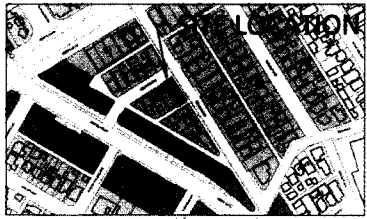
No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP  
Advisory Agency

  
\_\_\_\_\_  
Juliet Oh  
Deputy Advisory Agency

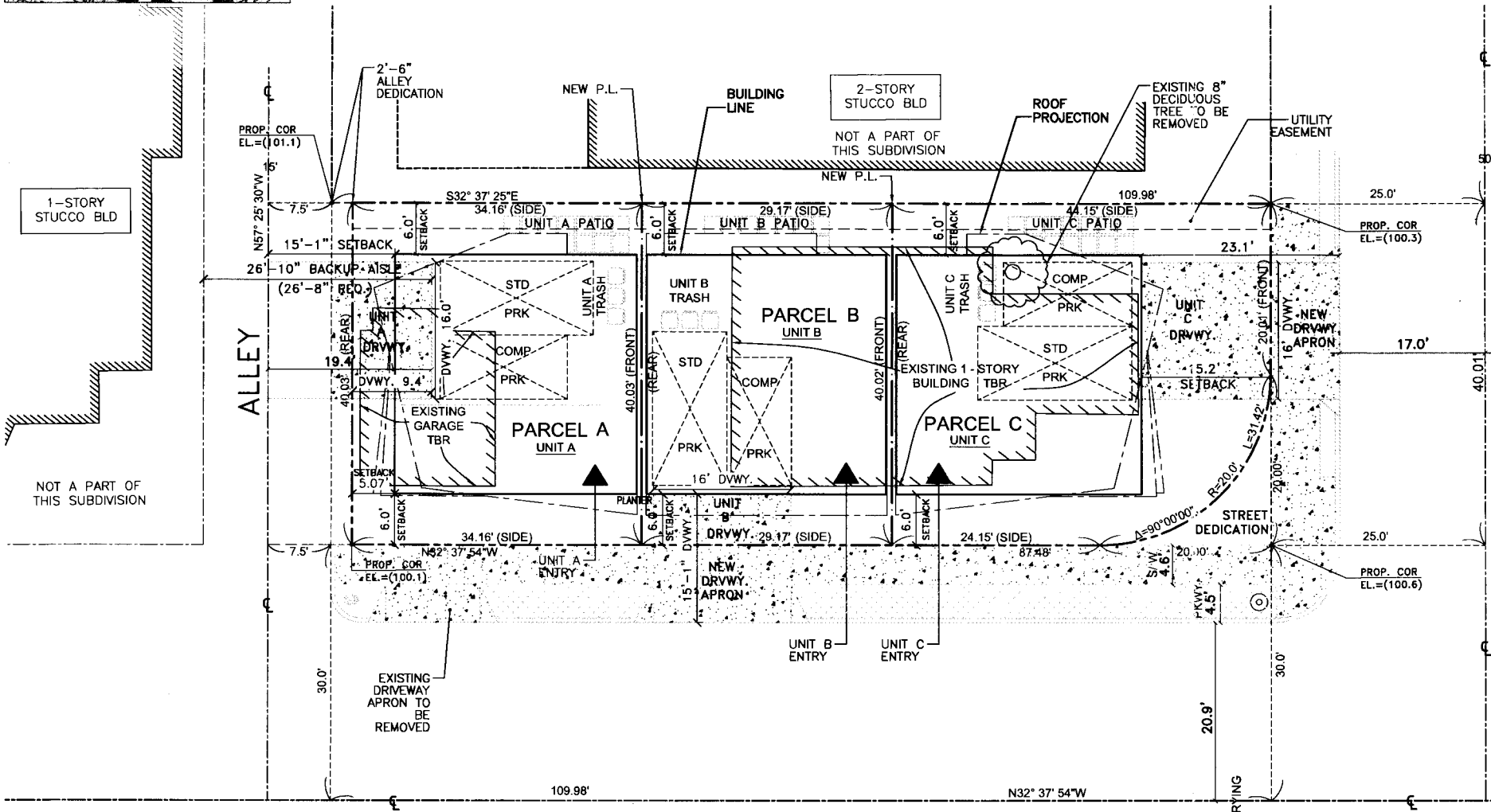
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VICINITY MAP



# PRELIMINARY PARCEL MAP LA NO. AA 2018-0683

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA  
 PARCEL MAP FOR SMALL LOT SUBDIVISION PURPOSES



NELROSE AVENUE

PENMAR AVENUE

PARCEL	LOT AREA	LOT COVERAGE	SIDEYARD (WEST)	REAR (SOUTH)	SIDEYARD (EAST)	FRONT (NORTH)	STANDARD PARKING SPACES	COMPACT PARKING SPACES
A	1,367.0 SF	58.30 %	6'-0"	15'-1"	6'-0"	7"	1	1
B	1,167.5 SF	67.12 %	6'-0"	7"	6'-0"	7"	1	1
C	1,681.4 SF	47.54 %	6'-0"	7"	6'-0"	VARIABLES @ CORNER	1	1

LOS ANGELES DEPT. OF CITY PLANNING  
 SUBMITTED FOR FILING  
 PARCEL MAP

DEC 17 2018

REVISED MAP  EXTENSION OF TIME  
 FINAL MAP UNIT  MODIFIED  
 DEPUTY ADVISORY AGENCY

LEGEND

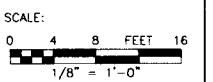
- EASEMENT LIMIT
- EXISTING PROP. LINE
- NEW PROP. LINE

NOTES:

- OWNER / SUBDIVIDER: DP006NELROSE, L.L.C. BRYAN DOMYAN 1434 E. OAK AVENUE EL SEGUNDO, CA 90245
- FILED BY: BREAKFORM DESIGN 109 EUCALYPTUS DRIVE, EL SEGUNDO, CA 90245
- SURVEYOR: PACIFIC LAND CONSULTANTS, INC. 28441 HIGHRISE ROAD, SUITE 230 ROLLING HILLS ESTATES, CA 90274 CHRISTOPHER W. VASSALLO, P.L.S.
- SITE ADDRESS: 1184 E. NELROSE AVE. VENICE, CA 90291
- LEGAL DESCRIPTION: LOT 38, TRACT 5930, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 4236-002-021.
- SITE GROSS AREA: 4,401.2 SQ. FT. ± (0.101 AC ±) SITE NET AREA: 3,893.7 SQ. FT. ± (0.089 AC ±)
- PROPOSED PROJECT: SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1 ZONE, COMPRISED OF THE SUBDIVISION OF ONE LOT INTO THREE SMALL LOTS, PURSUANT TO ORDINANCE NO. 176,354.  
 PROJECT DESCRIPTION: DEMOLITION OF EXISTING SINGLE FAMILY HOME AND DETACHED GARAGE AND CONSTRUCTION OF 3 NEW 4 STORY SINGLE FAMILY HOMES.
- EXISTING ZONE & PROPOSED ZONING RD1.5-1
- THERE ARE NO EXISTING OAK, CALIF. BAY, WESTERN SYCAMORE, OR BLACK WALNUT TREES ON THE SITE.
- ONE NON-PROTECTED TREE ON-SITE IS TO BE REMOVED
- SITE IS NOT IN A FLOOD HAZARD AREA
- STRUCTURES TO BE REMOVED ARE SHOWN AS TBR.
- THERE ARE NO HAZARDOUS CONDITIONS ON SITE
- REQUESTED BUILDING HEIGHT IS 45 FEET.
- CITY SEWER IS AVAILABLE
- THERE ARE NO WELLS ON THE PROPERTY
- NO VARIANCES ARE REQUESTED
- 2.5 FOOT WIDE STREET DEDICATION IS REQUIRED FOR ALLEY SAO NELROSE AND A 20 FOOT RADIUS IS REQUIRED AT INTERSECTION OF PENMAR AVENUE AND NELROSE AVENUE.



*Christopher W. Vassallo*  
 CHRISTOPHER W. VASSALLO P.L.S. 8418 DATE: 12/14/2018  
 REGISTRATION EXPIRES 12-31-2020



PACIFIC LAND CONSULTANTS, INC.  
 28441 HIGHRISE RD. SUITE 230  
 ROLLING HILLS ESTATES, CA 90274  
 (310) 544-8689

FILE NAME: 17095-TPM.DWG  
 DATE: 9-13-2018  
 REV: 12-13-2018  
 SCALE: 1" = 8'

DRAWN BY: JCM PROJECT SITE: 1184 NELROSE AVENUE VENICE, CA  
 JOB NO. 17095-TPM  
 SHEET 1 OF 1