



DEPARTMENT OF CITY PLANNING APPEAL RECOMMENDATION REPORT

West Los Angeles Area Planning Commission

Date: November 17, 2021
Time: After 4:30 p.m.
Place: Telephonically

Public Hearing: January 6, 2021
Appeal Status: Appealable to City Council
Expiration Date: November 19, 2021
Multiple Approval: No

Case No.: VTT-82077-SL
CEQA No.: ENV-2020-4774-CE
Related Cases: ADM-2020-4773-SLD
Council No.: 11-Bonin
Plan Area: Venice
Specific Plan: Los Angeles Coastal
Transportation Corridor
Certified NC: Venice
GPLU: Low Medium II Residential
Zone: [Q]RD1.5-1XL
Applicant: 1169 Palms LLC,
SHS Management
Representative: Nick Leathers & Tony
Russo, Crest Real Estate

PROJECT LOCATION: 1801-1821 South Penmar Avenue & 1169 East Palms Boulevard

PROPOSED PROJECT: The project involves the subdivision of one (1) lot into an eight-lot small lot small lot subdivision; seven (7) residential bungalow court lots and one (1) bungalow court lot for parking with a total of seven (7) parking spaces. All parking is provided within a covered garage accessed along the alley to the west. The small lot homes will be 27 feet and 1 inch in height at two (2) stories, ranging in size from 932 square feet to 1,009 square feet.

REQUESTED ACTION: An Exemption from CEQA pursuant to CEQA Guidelines Section 15301 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Appeal of the August 31, 2021 Advisory Agency approval of Vesting Tentative Tract Map No. 82077 for a maximum of seven (7) residential bungalow court lots and one (1) bungalow court lot for parking.

RECOMMENDED ACTIONS:

1. **Determine** that, based on the whole of the administrative record, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1, that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, and
2. **Deny** the appeal and **sustain** the decision of the Deputy Advisory Agency for the subdivision of a maximum of seven (7) residential bungalow court lots and one (1)

3. bungalow court lot pursuant to the provisions of Los Angeles Municipal Code Sections 17.03, 17.15 and 12.22-C,27.

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers, Deputy Advisory Agency



Oliver Netburn, City Planner
Associate

Alexander Truong

Alex Truong, City Planning

alexander.truong@lacity.org

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- A2 – Radius Map (required)
- A3 – Plan Map (optional)

B - Plans

- Site Plan
- Elevation Plan
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C – VTT-82077-SL Advisory Agency Decision Letter

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PROJECT ANALYSIS

Project Summary

Vesting Tentative Tract Map No. 82077 was approved by the Advisory Agency on August 31, 2021 for the subdivision of seven (7) residential bungalow court lots and one (1) lot for parking. The Vesting Tentative Tract Map approval was subsequently appealed by an aggrieved party.

Background

The project involves the subdivision of one (1) lot into an eight-lot small lot subdivision; seven (7) residential bungalow court lots and one (1) bungalow court lot for parking with a total of seven (7) parking spaces. All parking is provided within a covered garage accessed along the alley to the west. The small lot homes will be 27 feet and 1 inch in height at two (2) stories, ranging in size from 932 square feet to 1,009 square feet.

The subject project is a flat, irregular-shaped, 11,104 square-foot corner lot with an approximately 160-foot frontage along Penmar Avenue and 40 feet along Palms Boulevard. The site is currently improved with a 7-unit bungalow court and associated parking. There are 17 non-protected trees on-site.

The site is located within the Venice Community Plan area, in the City of Los Angeles, which designates the property for Low Medium II Residential land uses, with corresponding zones of R1.5, RD2, RW2, and RZ2.5. The property zoned [Q]RD1.5-1XL.

The property is located within the Urban Agriculture Incentive Zone. The property is located within 4.3km of the Santa Monica Fault, and within a liquefaction zone. The site is not located in a flood zone, or the Alquist-Priolo Fault Zone.

The surrounding properties consist of a mixture of single- and multi-family development. The properties to the north and east are zoned [Q]RD3-1XL and are developed with single-family uses. The abutting property to the south is zoned [Q]RD1.5-1XL and is developed with a duplex. The property to the west is zoned [Q]RD1.5-1XL and is developed with multi-family uses.

In accordance with L.A.M.C. Section 12.22-A,27 (Small Lot Subdivision Ordinance), parcels of land may be subdivided into lots provided that the density of the subdivision complies with the density and height requirement for each zone. The [Q]RD1.5-1XL Zone permits a density of one unit per 1,500 square feet of lot area. As such, the applicant would be permitted a maximum of seven (7) dwelling units on the subject property, based on the total lot area of 11,104 square feet. With seven (7) small lot homes proposed, the project's density does not exceed the maximum allowable density.

Public Hearing

On January 6, 2021, the Deputy Advisory Agency held a public hearing for the project. Those speaking in opposition of the project took issue with the recommended BOE conditions and the ongoing construction at the time. Concerns were raised with regard to the timing of the project's associated remodel permits in relationship to the subject project's small lot subdivision application.

The Deputy Advisory Agency instructed that the request be taken under advisement to allow for additional comment. On August 31, 2021, the Deputy Advisory Agency approved the requested subdivision for seven (7) residential bungalow court lots and one (1) lot for parking with a total of

seven (7) parking spaces. Subsequently, an appeal of the Deputy Advisory Agency decision was filed by the appellant on September 10, 2021.

In addition to the responses to the appeal points, the following correction to the letter of determination is submitted for your consideration.

Correction

Subsequent to the issuance of the Letter of Determination, staff recognized an error in the Conditions of Approval. Specifically, Condition Number 2 which is related to the dedication requirement. The correct dedication requirement is under Condition Number 3. Therefore, the Grant Clause hereby is clarified as follows (deletions in ~~strikeout~~ and additions in underline):

2. ~~That a 3-foot wide strip of land be dedicated along Palms Boulevard adjoining the subdivision and a suitable radius property line return at the intersection of Penmar Boulevard to complete 33-foot wide half right of way dedication in accordance with Collector Street standards of Mobility Plan 2035.~~

APPEAL ANALYSIS

Staff recommends that the West Los Angeles Area Planning Commission deny the appeal and sustain the Advisory Agency's approval of Vesting Tentative Tract Map No. 82077-SL for a maximum of seven (7) residential bungalow court lots and one (1) lot for parking.

On September 10, 2021, William Wood on behalf of the East Venice Neighborhood Association filed an appeal of the Advisory Agency's Vesting Tentative Tract Map No. 82077-SL. The main appeal points raised were related to the project's loss of RSO and the provision of engineering plans to the public.

Appeal Summary

The following is a summary of the statements from the appeal submitted by the appellant. The appeal in its entirety is attached for reference (see Exhibit D).

Appeal No. 1

The project has contributed to the loss of affordable housing and diversity in the East Venice neighborhood. The project contributes to the loss of seven RSO unit supply from the neighborhood.

Staff's Response

The project proposes the subdivision of one lot into seven (7) residential bungalow court lots and one (1) lot for parking in conjunction with the conversion of these apartment units into residential bungalow courts. Such a proposal is consistent with Los Angeles Municipal Code (LAMC) Section 12.22-C.27(b) which permits small lot subdivisions of existing dwelling units. The purpose is to facilitate fee-simple home ownership opportunities through the preservation of existing housing within the City. Additionally, with the reduced lot area associated with each lot, small lot units provide an affordable entry into home ownership. Thus, the project is consistent with the LAMC and this appeal point is unsubstantiated.

Appeal No. 2

No opportunity for public input was provided to comment on a new set of plans that would reflect the dedication and improvement conditions.

Staff's Response

This appeal point is related to a disagreement about the Subdivision process in general rather than the merits of the project and how there was abuse of discretion or how the decision maker erred in his or her decision.

Specifically, the appellant contends that plans were not made available to reflect the Conditions of Approval provided by the Bureau of Engineering within the Letter of Determination dated August 31, 2021. As with any letter of determination associated with planning entitlements, conditions of approval will be complementary to the case's project plans. In this case, specific dedications and improvements are provided as conditions of approval within the determination letter. There is no requirement to have these reflect on plan and distributed to the public for comment when the determination was issued on August 31, 2021. Despite this, and directly contrary to what the appellant claims, Planning staff provided plans upon request on September 2, 2021, three days after the issuance of

the determination, and within the appeal period, which ended on September 10, 2021.

To the extent that the appellant requests the provision of plans reflective of BOE's specific conditions related to dedications and improvements is no basis for denial of the Deputy Advisory Agency's determination that approved the project.

Conclusion

The appeal of the Tract Map does not challenge the findings made by the Deputy Advisory Agency in approving the Map. Instead, the appeal focuses primarily on the appellants contention that rental units need to remain as rental units and contrary to the Small Lot Ordinance objectives; one of which is to provide home ownership opportunities utilizing existing dwelling units. Furthermore, the appellant contends that the lack of plans reflective of the conditions of approval were not provided for comment; this is contrary to any entitlement. This second appeal point is based on an issue with procedure rather than challenging the requisite findings for approval of such a project. Based on the information submitted, the reports of other City agencies and departments, the surrounding land uses and zoning pattern, conformance with the General Plan, Los Angeles Municipal Code and Adjustment Findings, the Small Lot Subdivision Ordinance, and compliance with the Venice Community Plan, the Deputy Advisory Agency acted reasonably in approving the requested Tract Map. As conditioned, the project is in conformance with the Venice Community Plan.

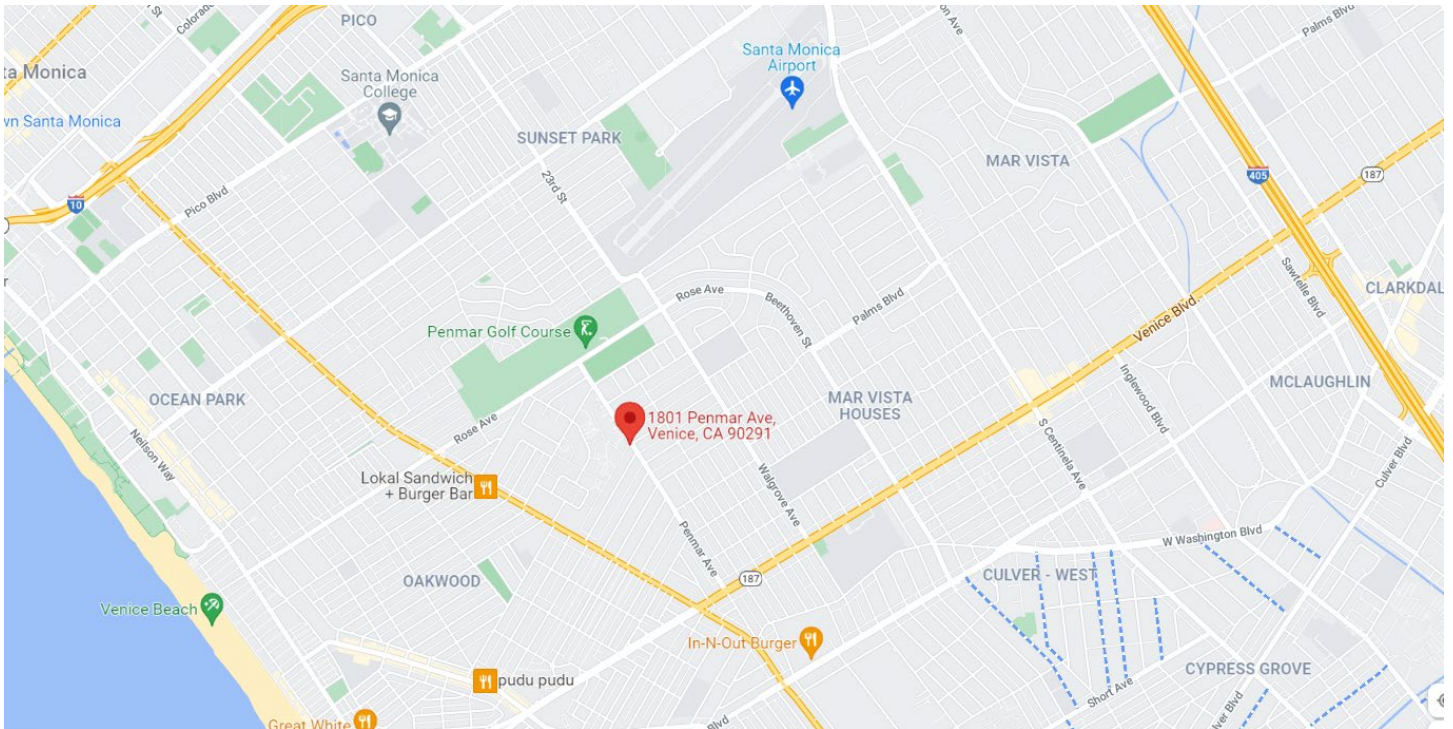
Therefore, since the Tract Map was approved pursuant to the provisions of State's Subdivision Map Act, the proposed project creates legal lots that are fully in conformance with all applicable provisions of the City's Municipal Code and the General Plan. The appeal raises no relevant issues regarding the legality of the subdivision or the resulting small lots where the Deputy Advisory Agency erred or abused its discretion. The appeal should be denied and the action of the Deputy Advisory Agency sustained.

Exhibit A

Maps

Map 1

Vicinity Map



Map 2

Radius Map



Exhibit B

Plans

THE PALMS PENMAR RANCH

LOT SUBDIVISION

1169 E. PALMS BOULEVARD, LOS ANGELES, CA - 90291

Julie Hart Design
 Planning • design • development, Santa Monica
 310-450-5443

PROJECT SUMMARY

PROJECT ADDRESSES: 1169 E. PALMS BOULEVARD
LOS ANGELES, CA - 90291

SCOPE OF WORK: EXISTING DETACHED TWO-STORY SINGLE FAMILY DWELLING UNIT IN A BUNGALOW COURT CONFIGURATION. per LADBS PERMITS: 1937LA17253 1937LA25215 18014-20000-04833

BUILDING TYPE: SINGLE FAMILY DWELLING UNIT

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: V-B

NUMBER OF STORIES: Two Story (2)

ASSESSOR PARCEL No.: 4243-002-065

TRACT: TR 6250

BLOCK: -

LOT: 46

MAP SHEET: 111B149

LEGAL DESCRIPTION: TRACT NO. 6250 LOT 46

PROJECT DIRECTORY

OWNER:
STEVEN SCHWARTZ
1910 MONTANA AVENUE
SANTA MONICA, CA 90403
PHONE: (310) 000-0000
EMAIL: EMAIL@EMAIL.COM

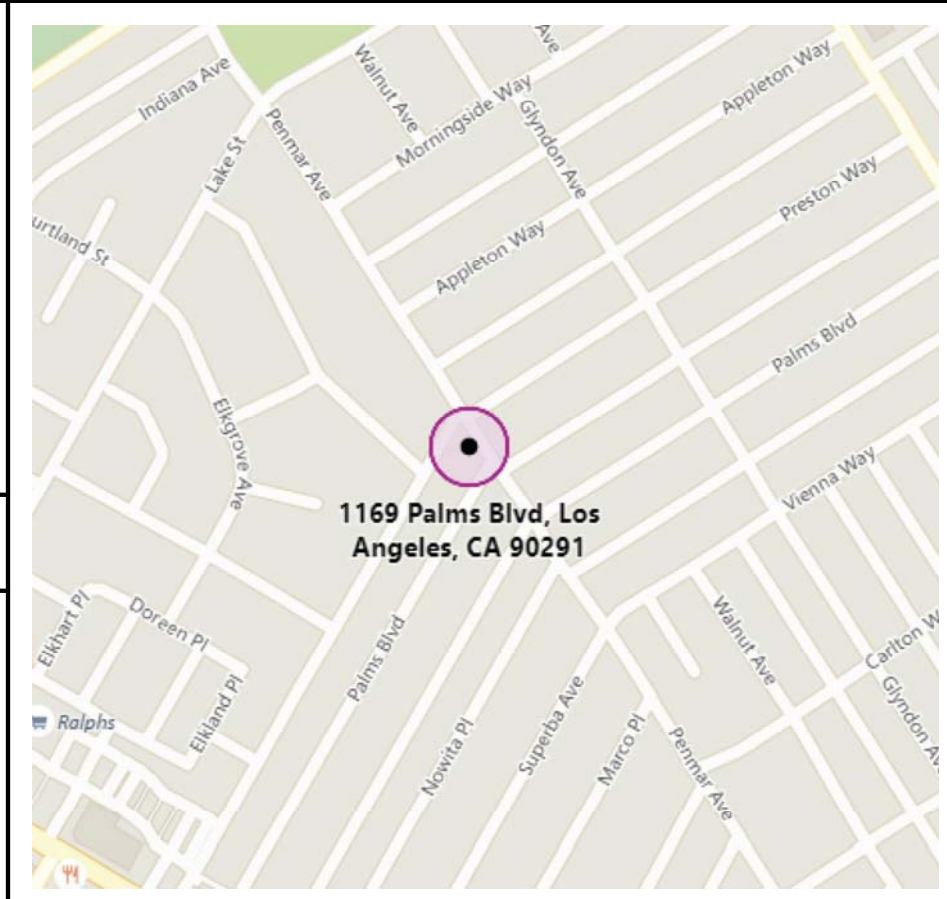
SURVEYOR & CIVIL ENGINEERING
HARVEY A. GOODMAN CIVIL ENGINEER
834 17th STREET,
SANTA MONICA, CA 90403
CONTACT: SHERI GOULD
PHONE: (310) 829-1037

BUILDING DESIGNER
JULIE HART DESIGN
3200 AIRPORT AVENUE, SUITE #18
SANTA MONICA, CA 90405
CONTACT: JULIE HART
PHONE: (310) 450-5443
EMAIL: JAHDESIGN310@AOL.COM

CODES AND REGULATIONS

2017 CITY OF LOS ANGELES MUNICIPAL AND ZONING CODES,
2017 CITY OF LOS ANGELES RESIDENTIAL CODE (LARC),
2016 CALIFORNIA RESIDENTIAL CODE (CRC),
2016 CALIFORNIA BUILDING CODE (CBC),
2016 CALIFORNIA MECHANICAL CODE (CMC),
2016 CALIFORNIA PLUMBING CODE (CPC),
2016 CALIFORNIA ELECTRICAL CODE (CEC),
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE,
2016 TITLE 24 ENERGY CONSERVATION,
2016 NEC WITH STATE OF CALIFORNIA,
2016 NFPA 13: STANDARD FOR INSTALL. OF SPRINKLER SYSTEMS

VICINITY MAP



ZONING INFORMATION

ZONING: [Q]RD1.5-1XL
COASTAL ZONE: NONE
V.H.F.H.S.Z.: NO
METHANE HAZARD SITE: NONE
SPECIAL GRADING AREA: NO
LOT AREA: 11,490 SQ.FT.

PROJECT MATRIX

UNIT TYPE / ADDRESS	BUILDING FLOOR AREA		RESIDENTIAL FLOOR AREA		PARKING	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
UNIT A1 - 1801 S. PENMAR AVE.	932.60	N/A	861.65	N/A	1 STALL	1 STALL
UNIT A2 - 1805 S. PENMAR AVE.	941.90	N/A	871.15	N/A	1 STALL	1 STALL
UNIT A3 - 1817 S. PENMAR AVE.	941.90	N/A	871.15	N/A	1 STALL	1 STALL
UNIT A4 - 1821 S. PENMAR AVE.	933.55	N/A	857.05	N/A	1 STALL	1 STALL
UNIT A5 - 1169 E. PALMS BLVD.	1,009.25	N/A	928.30	N/A	1 STALL	1 STALL
UNIT A6 - 1813 S. PENMAR AVE.	978.45	N/A	896.90	N/A	1 STALL	1 STALL
UNIT A7 - 1809 S. PENMAR AVE.	978.45	N/A	896.90	N/A	1 STALL	1 STALL
7-CAR GARAGE	1,241.25	N/A	1,153.10	N/A	N/A	N/A
TOTAL	7,957.35	N/A	7,336.20	N/A	1 STALL	1 STALL
GRAND TOTAL	7,957.35 SQ.FT.		7,336.20 SQ.FT.		7 STALLS	

THE SPECIFIC SYMBOLS, DIMENSIONS AND GENERAL NOTES RELATED TO THIS SHEET HAVE BEEN EXTRACTED FROM THE MASTER SET OF DRAWINGS. THESE SYMBOLS, DIMENSIONS AND GENERAL NOTES ARE EXTRACTED FROM THE MASTER SET OF DRAWINGS. THE INFORMATION SHOWN ON THIS SHEET APPLIES TO THE WORK AT LARGE AND IS APPLICABLE TO ALL PARTS OF THE WORK DESCRIBED WHETHER EXTRACTED HERE OR NOT.

ISSUE	DATE	DESCRIPTION

THE PALMS PENMAR RANCH
LOT SUBDIVISION
UNIT TYPE A5
1169 E. PALMS BOULEVARD
VENICE, CA 90291

Steven Schwartz
SHS Management
1910 MONTANA AVENUE
SANTA MONICA, CA 90403

DESCRIPTION:
UNIT A5 COVER SHEET

PROJECT:	2020-02	DATE:	2020.08.03
DRAWN:	PSouza	CHECKED:	
SCALE:			
SHEET NO.	A005		

SITE PLAN NOTES

1. ALL SITE PLAN DIMENSIONS ARE TO THE FINISHED FACE OF THE STRUCTURES.
2. CONTRACTORS TO VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK, AND SHALL NOTIFY THE DESIGNER AND/OR ENGINEER IF ANY DISCREPANCIES ARE FOUND.
3. SEE SITE PLAN AND SURVEY FOR LOT DIMENSIONS, SETBACKS, AND MORE INFORMATION.

Julie Hart Design
 310-450-5443
 planning • design • development, Santa Monica

THE THESE SYMBOLS, DIMENSIONS, AND GENERAL NOTES RELATED TO THIS SHEET (AND OTHER SHEETS) ARE TO BE USED IN CONJUNCTION WITH THE PREVIOUS SHEETS AND SHALL BE USED AS A GUIDE ONLY. THESE SYMBOLS, DIMENSIONS, AND GENERAL NOTES ARE EXTRACTED FROM THE MASTER SET OF THE PROJECT'S ARCHITECTURAL DRAWINGS. THE INFORMATION PROVIDED ON THIS SHEET IS NOT TO BE USED AS A BASIS FOR ANY OTHER WORK AND IS AVAILABLE TO ALL PARTS OF THE WORK DESCRIBED HEREIN EXCEPT WHERE NOTED.



EXISTING STRUCTURES per CBC 2019 SECTION 202 DEFINITIONS

LADBS PERMITS:

1801 PENMAR AVE. 1937LA17246	1937LA25209	18014-20000-04834
1805 PENMAR AVE. 1937LA17247	1937LA25210	18014-20000-04858
1809 PENMAR AVE. 1937LA17248	1937LA25211	18014-20000-04859
1813 PENMAR AVE. 1937LA17249	1937LA25212	18014-20000-04860
1817 PENMAR AVE. 1937LA17250	1937LA25213	18014-20000-04861
1821 PENMAR AVE. 1937LA17251	1937LA25214	18014-20000-04862
1169 PALMS BLVD. 1937LA17253	1937LA25215	(OLD 1169 RIALTO AVE.) 18014-20000-04833
7-CAR GARAGE 1937LA17252		(1809 PENMAR AVE.) 18014-20000-04861

LEGEND

- EXISTING BUILDING OUTLINE (1st LEVEL)**
per LADBS PERMIT:
1937LA17246 / 1937LA25209
1937LA17247 / 1937LA25210
1937LA17248 / 1937LA25211
1937LA17249 / 1937LA25212
1937LA17250 / 1937LA25213
1937LA17251 / 1937LA25214
1937LA17252
1937LA17253 / 1937LA25215
18014-20000-04833
- EXISTING BUILDING OUTLINE (2nd LEVEL)**
per LADBS PERMIT:
18014-20000-04833
18014-20000-04834
18014-20000-04858
18014-20000-04859
18014-20000-04860
18014-20000-04861
18014-20000-04862
- EXISTING L.I.D. RAIN TANK**

ISSUE	DATE	DESCRIPTION

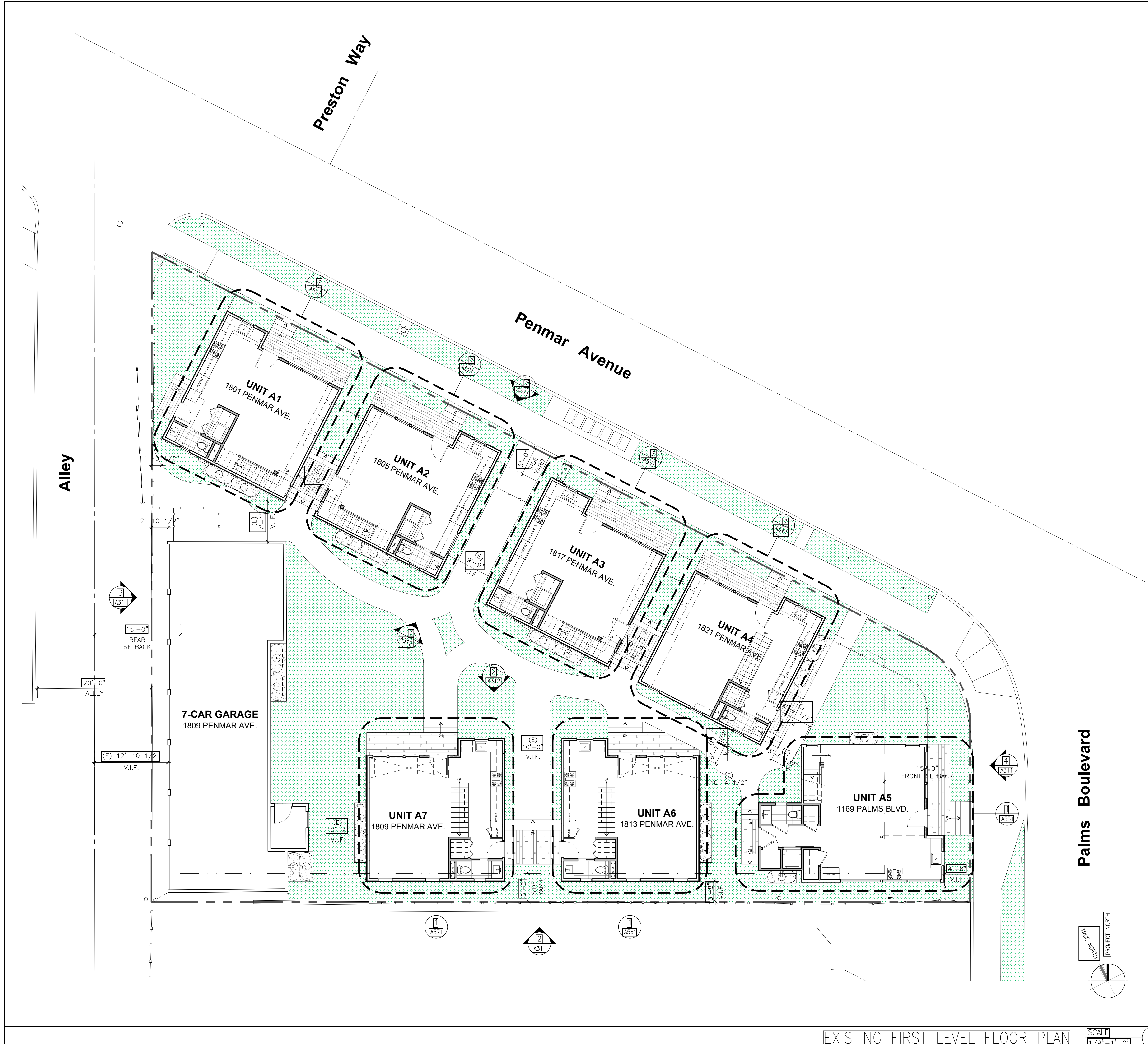
THE PALMS PENMAR RANCH
 LOT SUBDIVISION
 VENICE, CA 90291

Steven Schwartz
 SHS Management
 1910 MONTANA AVENUE
 SANTA MONICA, CA 90403

DESCRIPTION:
 EXISTING SITE PLAN 2018

PROJECT:	2020-02	DATE:	2020.08.03
DRAWN:	PSouza	CHECKED:	
SCALE:	1/8" = 1'-0"		
SHEET NO.	1		

A111



FLOOR PLAN NOTES

1. ALL SITE PLAN DIMENSIONS ARE TO THE FINISHED FACE OF THE STRUCTURES.
2. CONTRACTORS TO VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK, AND SHALL NOTIFY THE DESIGNER AND/OR ENGINEER IF ANY DISCREPANCIES ARE FOUND.
3. SEE SITE PLAN AND SURVEY FOR LOT DIMENSIONS, SETBACKS, AND MORE INFORMATION.

Julie Hart Design
 310-450-5443
 planning • design • development, Santa Monica

THE SHEETS, PERMITS, REVIEWS, AND GENERAL NOTES RELATED TO THIS SHEET (AND SIMILAR) FOLLOWING OR PRECEDING SHEETS IN THIS PROJECT ARE CONSIDERED INCORPORATED HEREIN BY REFERENCE TO THESE SHEETS. CONTRACTORS AND SPECIALISTS ARE ADVISED TO CHECK THE MASTER LIST OF THE PROJECT FOR ANY SYMBOLS OR REVISIONS USED BUT NOT LISTED ON THIS SHEET. INFORMATION PROVIDED ON THIS SHEET IS THE PROPERTY OF THE DESIGNER AND IS AVAILABLE TO ALL PARTS OF THE WORK DESCRIBED HEREIN EXCEPTED WORK OF SOLE.

EXISTING STRUCTURES per CBC 2019 SECTION 202 DEFINITIONS

LADBS PERMITS:

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1805 PENMAR AVE. 1937LA17247	1937LA25210	18014-20000-04858
1809 PENMAR AVE. 1937LA17248	1937LA25211	18014-20000-04859
1813 PENMAR AVE. 1937LA17249	1937LA25212	18014-20000-04860
1817 PENMAR AVE. 1937LA17250	1937LA25213	18014-20000-04861
1821 PENMAR AVE. 1937LA17251	1937LA25214	18014-20000-04862
1169 PALMS BLVD. 1937LA17253	1937LA25215 (OLD 1169 RIALTO AVE.)	18014-20000-04833
7-CAR GARAGE 1937LA17252	(1809 PENMAR AVE.)	

ISSUE	DATE	DESCRIPTION

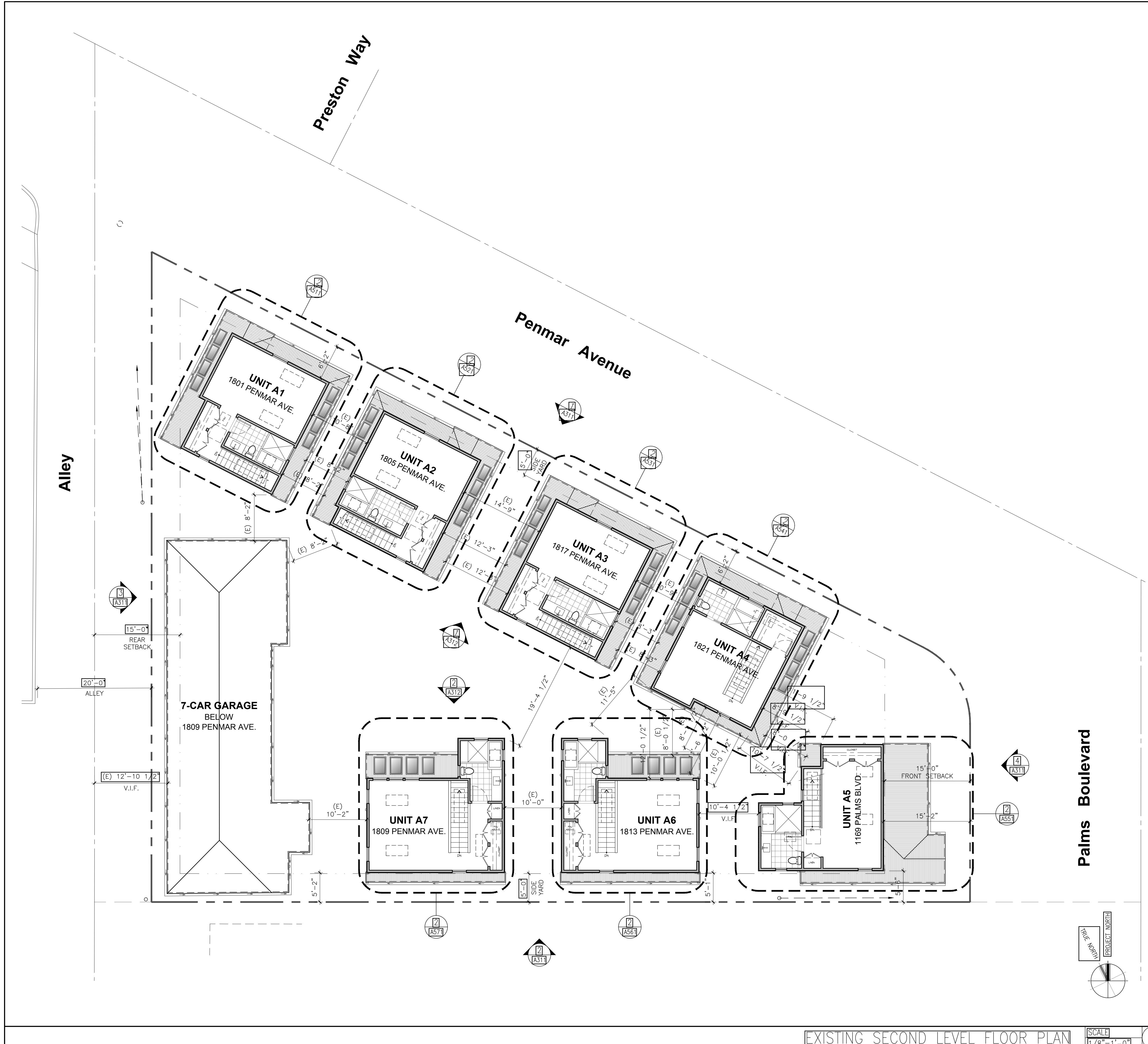
THE PALMS PENMAR RANCH
 LOT SUBDIVISION
 VENICE, CA 90291

Steven Schwartz
 SHS Management
 1910 MONTANA AVENUE
 SANTA MONICA, CA 90403

DESCRIPTION:
 EXISTING OVERALL FIRST LEVEL FLOOR PLAN

FLOOR PLAN LEGEND

- EXISTING WALL per LADBS PERMIT:
 1937LA17246 / 1937LA25209
 1937LA17247 / 1937LA25210
 1937LA17248 / 1937LA25211
 1937LA17249 / 1937LA25212
 1937LA17250 / 1937LA25213
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 1937LA17252 / 1937LA25215
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 18014-20000-04858
 18014-20000-04859
 18014-20000-04860
 18014-20000-04861
 18014-20000-04862
- ONE-HOUR WALL



FLOOR PLAN NOTES

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3. SEE SITE PLAN AND SURVEY FOR LOT DIMENSIONS, SETBACKS, AND MORE INFORMATION.

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THE THESE SYMBOLS, DIMENSIONS AND GENERAL NOTES RELATED TO THIS SHEET (AND SIMILAR) FOLLOWING OR PRECEDING SHEETS IN THIS PROJECT ARE CORRECTLY RECORDED AND SHOWN HERE AS THEY APPEAR ON THE ORIGINAL RECORD DRAWINGS. THESE SYMBOLS, DIMENSIONS AND GENERAL NOTES ARE EXTRACTED FROM THE MASTER SETS IN THE HAND OF THE ARCHITECTURAL ENGINEER. THE INFORMATION PROVIDED ON THIS MASTER SET SHEET APPLIES TO THE WORK AS SHOWN AND IS AVAILABLE TO ALL PARTS OF THE WORK DESCRIBED HEREIN EXCEPTED WORK OF NOE.

EXISTING STRUCTURES per CBC 2019 SECTION 202 DEFINITIONS

LADBS PERMITS:

1801 PENMAR AVE. 1937LA17246	1937LA25209	18014-20000-04834
1805 PENMAR AVE. 1937LA17247	1937LA25210	18014-20000-04858
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7-CAR GARAGE 1937LA17252	(1809 PENMAR AVE.)	

ISSUE	DATE	DESCRIPTION

THE PALMS PENMAR RANCH
 LOT SUBDIVISION
 VENICE, CA 90291

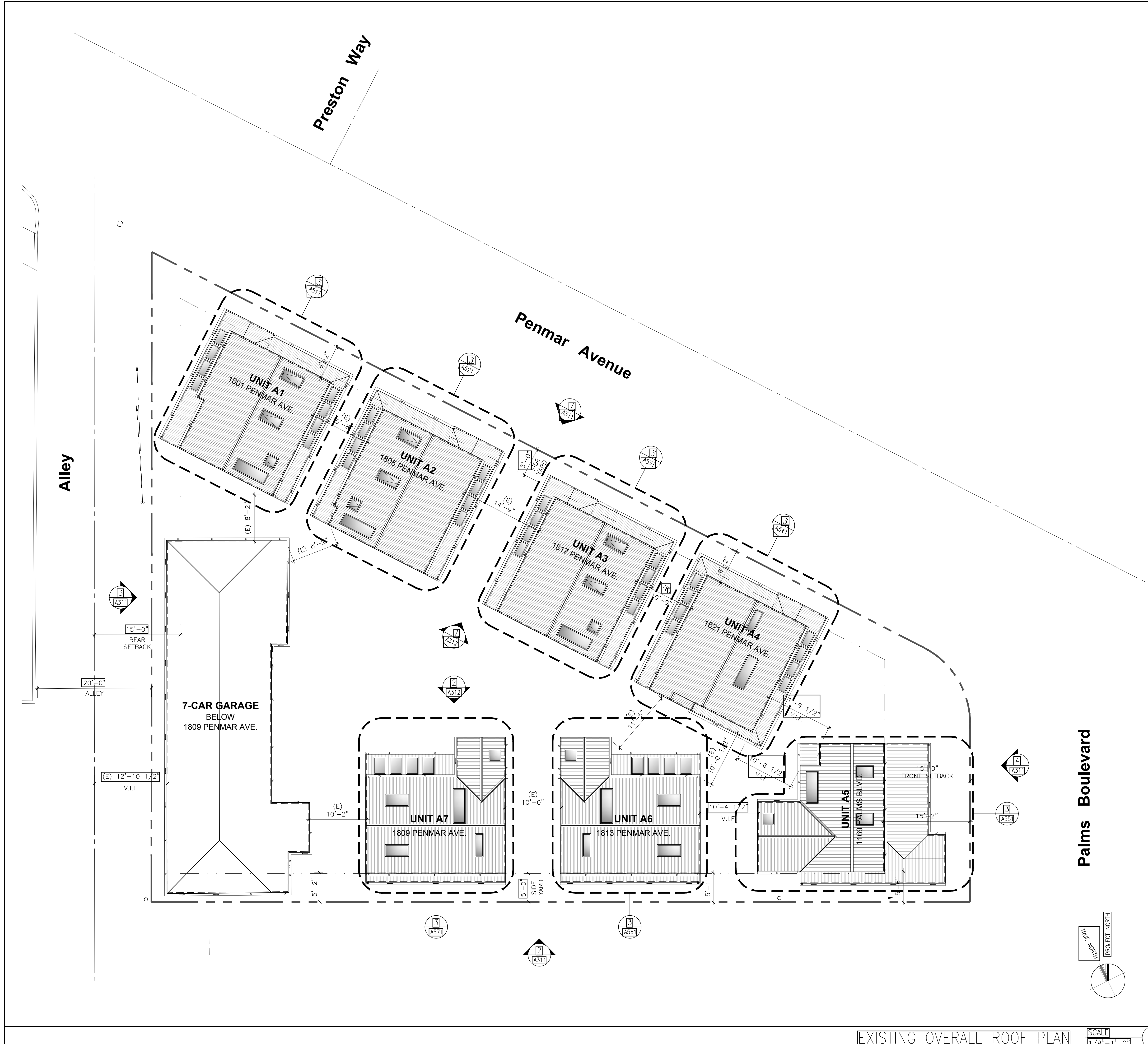
Steven Schwartz
 SHS Management
 1910 MONTANA AVENUE
 SANTA MONICA, CA 90403

DESCRIPTION:
 EXISTING OVERALL SECOND LEVEL FLOOR PLAN

FLOOR PLAN LEGEND

- EXISTING WALL per LADBS PERMIT:
 1937LA17246 / 1937LA25209
 1937LA17247 / 1937LA25210
 1937LA17248 / 1937LA25211
 1937LA17249 / 1937LA25212
 1937LA17250 / 1937LA25213
 1937LA17251 / 1937LA25214
 1937LA17252 / 1937LA25215
- EXISTING WALL per LADBS PERMIT:
 18014-20000-04833
 18014-20000-04834
 18014-20000-04858
 18014-20000-04859
 18014-20000-04860
 18014-20000-04861
 18014-20000-04862
- ONE-HOUR WALL

PROJECT:	2020-02	DATE:	2020.08.03
DRAWN:	PSouza	CHECKED:	
SCALE:	1/8" = 1'-0"		
SHEET NO.	01 2 4 6 8 10		



ROOF PLAN NOTES

1. ALL SITE PLAN DIMENSIONS ARE TO THE FINISHED FACE OF THE STRUCTURES.
2. CONTRACTORS TO VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK, AND SHALL NOTIFY THE DESIGNER AND/OR ENGINEER IF ANY DISCREPANCIES ARE FOUND.
3. SEE SITE PLAN AND SURVEY FOR LOT DIMENSIONS, SETBACKS, AND MORE INFORMATION.

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ISSUE	DATE	DESCRIPTION

THE PALMS PENMAR RANCH
 LOT SUBDIVISION
 VENICE, CA 90291

Steven Schwartz
 SHS Management
 1910 MONTANA AVENUE
 SANTA MONICA, CA 90403

EXISTING STRUCTURES per CBC 2019 SECTION 202 DEFINITIONS

LADBS PERMITS:

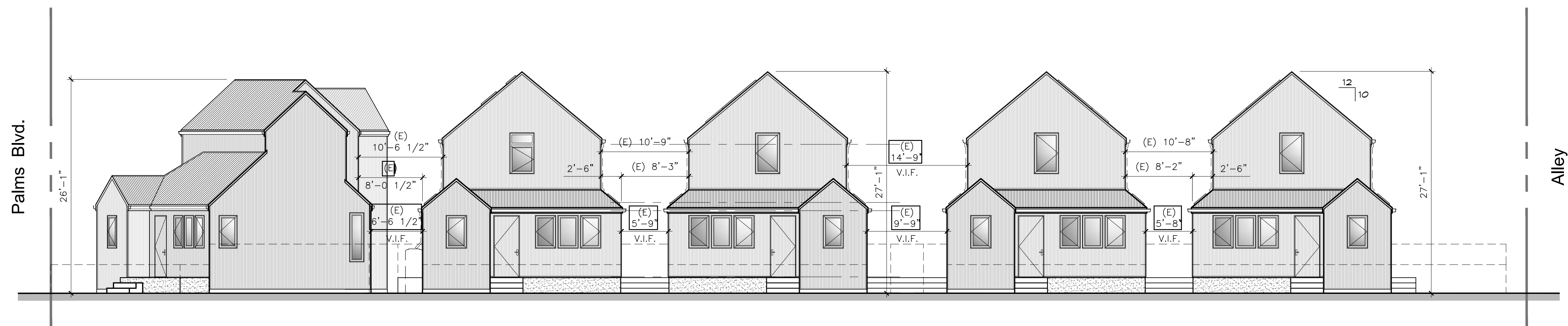
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1169 PALMS BLVD. 1937LA17253	1937LA25215	(OLD 1169 RIALTO AVE.) 18014-20000-04833
7-CAR GARAGE 1937LA17252		(1809 PENMAR AVE.)

DESCRIPTION:
 EXISTING OVERALL ROOF PLAN

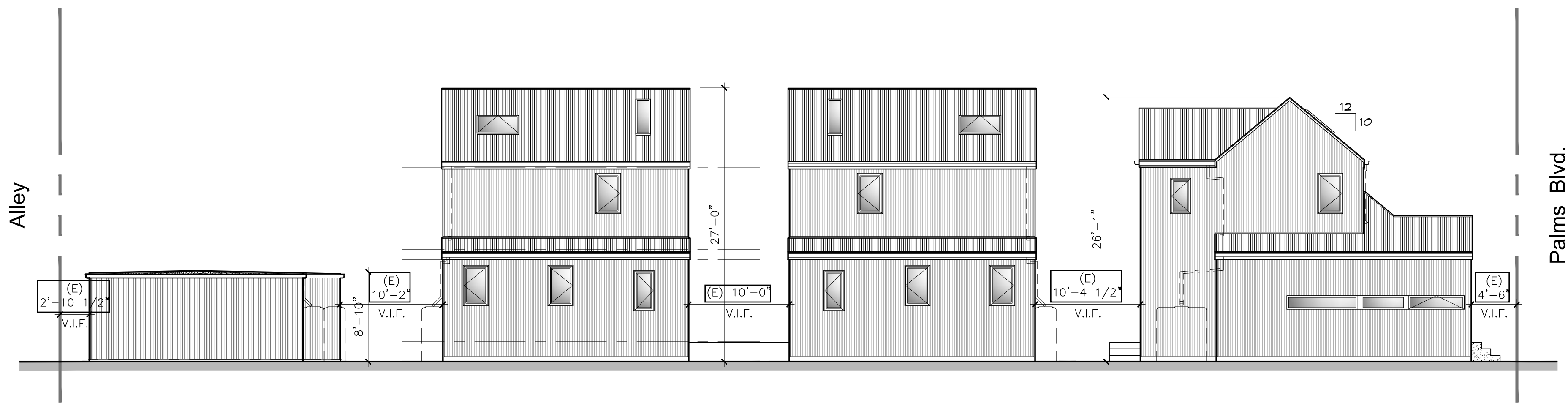
PROJECT:	2020-02	DATE:	2020.08.03
DRAWN:	PSouza	CHECKED:	
SCALE:	1/8" = 1'-0"		
SHEET NO.	1		

Julie Hart Design 310-450-5443
 planning • design • development, Santa Monica

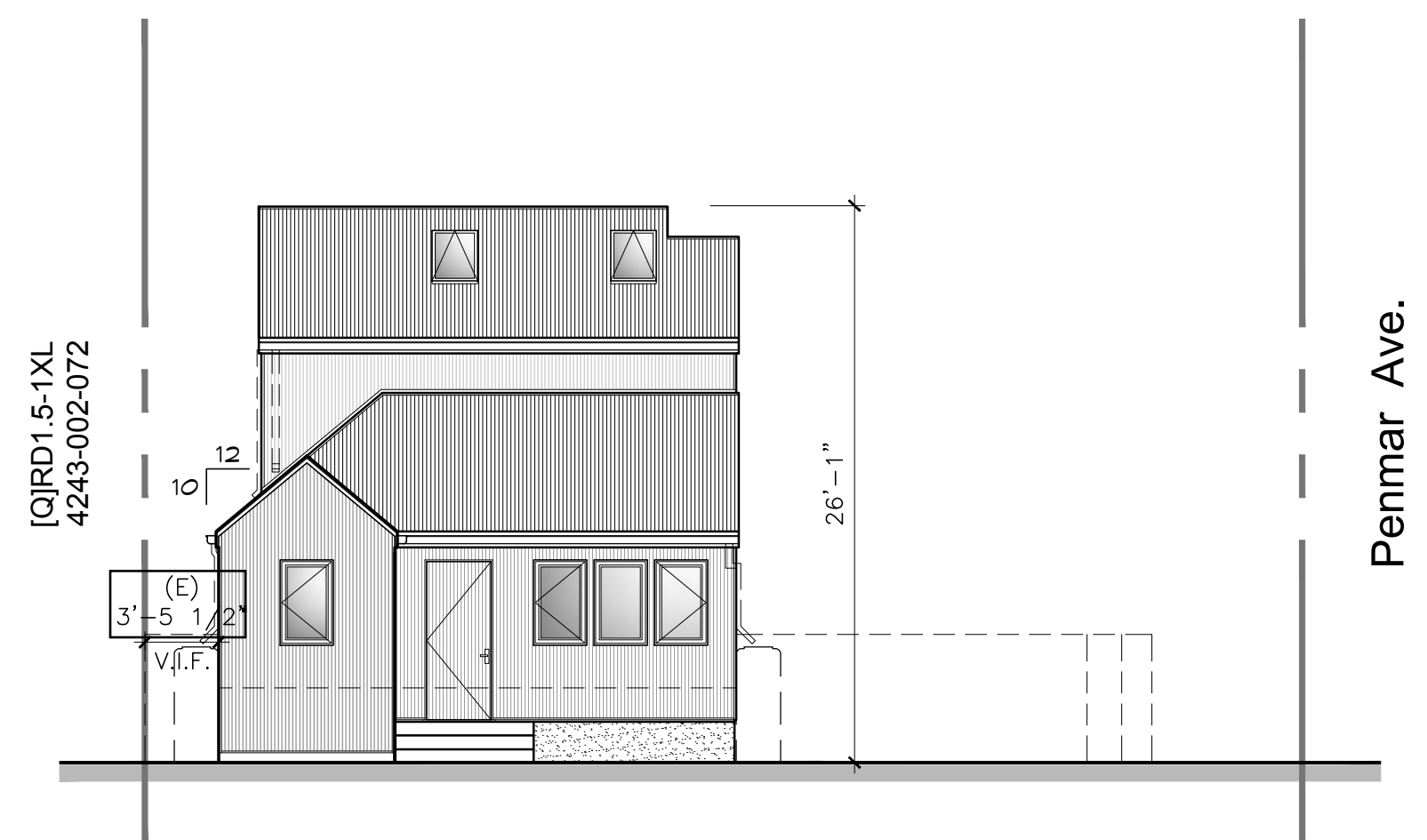
A231



PENMAR AVE - ELEVATION SCALE 1/8"=1'-0" 1



REAR - ELEVATION SCALE 1/8"=1'-0" 2



PALMS BLVD. - ELEVATION SCALE 1/8"=1'-0" 4

NOT USED SCALE N.T.S. 3

ELEVATION NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
2. CONTRACTORS TO VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK, AND SHALL NOTIFY THE DESIGNER AND/OR ENGINEER IF ANY DISCREPANCIES ARE FOUND.
3. SEE SITE PLAN AND SURVEY FOR LOT DIMENSIONS, SETBACKS, AND MORE INFORMATION.

Julie Hart Design 310-450-5443
 planning • design • development, Santa Monica

THE SHEETS, PERMITS, REVISED AND GENERAL NOTES RELATED TO THIS SHEET (AND OTHER FOLLOWING OR PRECEDING SHEETS) IN REGARDS ARE CONSIDERED INCORPORATED AND SHALL BE AS IF THEY WERE SPECIFIC SYMBOLS, DIMENSIONS AND GENERAL NOTES ARE EXTRACTED FROM THE MASTER LISTS IN THE FRONT OF THE ARCHITECTURAL DRAWINGS.

ISSUE	DATE	DESCRIPTION

THE PALMS PENMAR RANCH
 LOT SUBDIVISION
 VENICE, CA 90291

Steven Schwartz
 SHS Management

1910 MONTANA AVENUE
 SANTA MONICA, CA 90403

DESCRIPTION:
 EXISTING OVERALL ELEVATIONS

EXISTING STRUCTURES per CBC 2019 SECTION 202 DEFINITIONS

LADBS PERMITS:

1801 PENMAR AVE. 1937LA17246	1937LA25209	18014-20000-04834
1805 PENMAR AVE. 1937LA17247	1937LA25210	18014-20000-04858
1809 PENMAR AVE. 1937LA17248	1937LA25211	18014-20000-04859
1813 PENMAR AVE. 1937LA17249	1937LA25212	18014-20000-04860
1817 PENMAR AVE. 1937LA17250	1937LA25213	18014-20000-04861
1821 PENMAR AVE. 1937LA17251	1937LA25214	18014-20000-04862
1169 PALMS BLVD. 1937LA17253	(OLD 1169 RIALTO AVE.) 1937LA25215	18014-20000-04833
7-CAR GARAGE 1937LA17252	(1809 PENMAR AVE.)	

PROJECT:	2020-02	DATE:	2020.08.03
DRAWN:	PSouza	CHECKED:	
SCALE:	1/8" = 1'-0"		
SHEET NO.	0 1 2 3 4 5 6 7 8 9 10		

A311



COURTYARD ELEVATION - NORTH SCALE 1/8"=1'-0" 1



COURTYARD ELEVATION - SOUTH SCALE 1/8"=1'-0" 2

NOT USED SCALE N.T.S. 3

ELEVATION NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
2. CONTRACTORS TO VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK, AND SHALL NOTIFY THE DESIGNER AND/OR ENGINEER IF ANY DISCREPANCIES ARE FOUND.
3. SEE SITE PLAN AND SURVEY FOR LOT DIMENSIONS, SETBACKS, AND MORE INFORMATION.

Julie Hart Design 310-450-5443
 planning • design • development, Santa Monica

THE SPECIFIC SYMBOLS, DIMENSIONS, AND GENERAL NOTES RELATED TO THIS SHEET (AND OTHER SHEETS) ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND NOTES ON THE DRAWING. THESE SPECIFIC SYMBOLS, DIMENSIONS, AND GENERAL NOTES ARE EXTRACTED FROM THE MASTER LIST IN THE BOOK OF THE ARCHITECTURAL DRAWING. THE INFORMATION PROVIDED ON THE MASTER LIST SHEETS APPLIES TO THE WORK AS SHOWN AND IS AVAILABLE TO ALL PARTS OF THE WORK DESCRIBED THEREIN EXCEPT WHERE NOTED.

ISSUE	DATE	DESCRIPTION

THE PALMS PENMAR RANCH
 LOT SUBDIVISION
 VENICE, CA 90291

Steven Schwartz
 SHS Management
 1910 MONTANA AVENUE
 SANTA MONICA, CA 90403

DESCRIPTION:
 EXISTING OVERALL ELEVATIONS

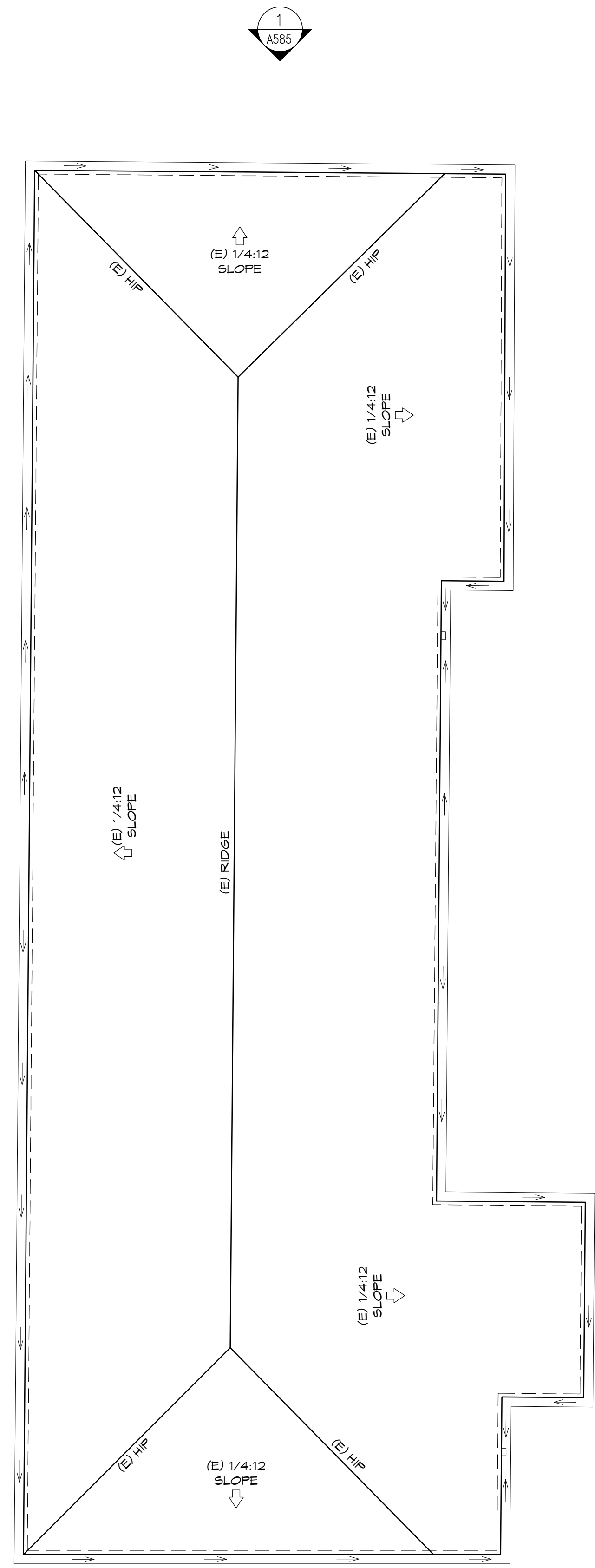
EXISTING STRUCTURES per CBC 2019 SECTION 202 DEFINITIONS

LADBS PERMITS:

1801 PENMAR AVE. 1937LA17246	1937LA25209	18014-20000-04834
1805 PENMAR AVE. 1937LA17247	1937LA25210	18014-20000-04858
1809 PENMAR AVE. 1937LA17248	1937LA25211	18014-20000-04859
1813 PENMAR AVE. 1937LA17249	1937LA25212	18014-20000-04860
1817 PENMAR AVE. 1937LA17250	1937LA25213	18014-20000-04861
1821 PENMAR AVE. 1937LA17251	1937LA25214	18014-20000-04862
1169 PALMS BLVD. 1937LA17253	1937LA25215	(OLD 1169 RIALTO AVE.) 18014-20000-04833
7-CAR GARAGE 1937LA17252		(1809 PENMAR AVE.)

PROJECT:	2020-02	DATE:	2020.08.03
DRAWN:	PSouza	CHECKED:	
SCALE:	1/8" = 1'-0"		
SHEET NO.	0 1 2 3 4 5 6 7 8 9 10		

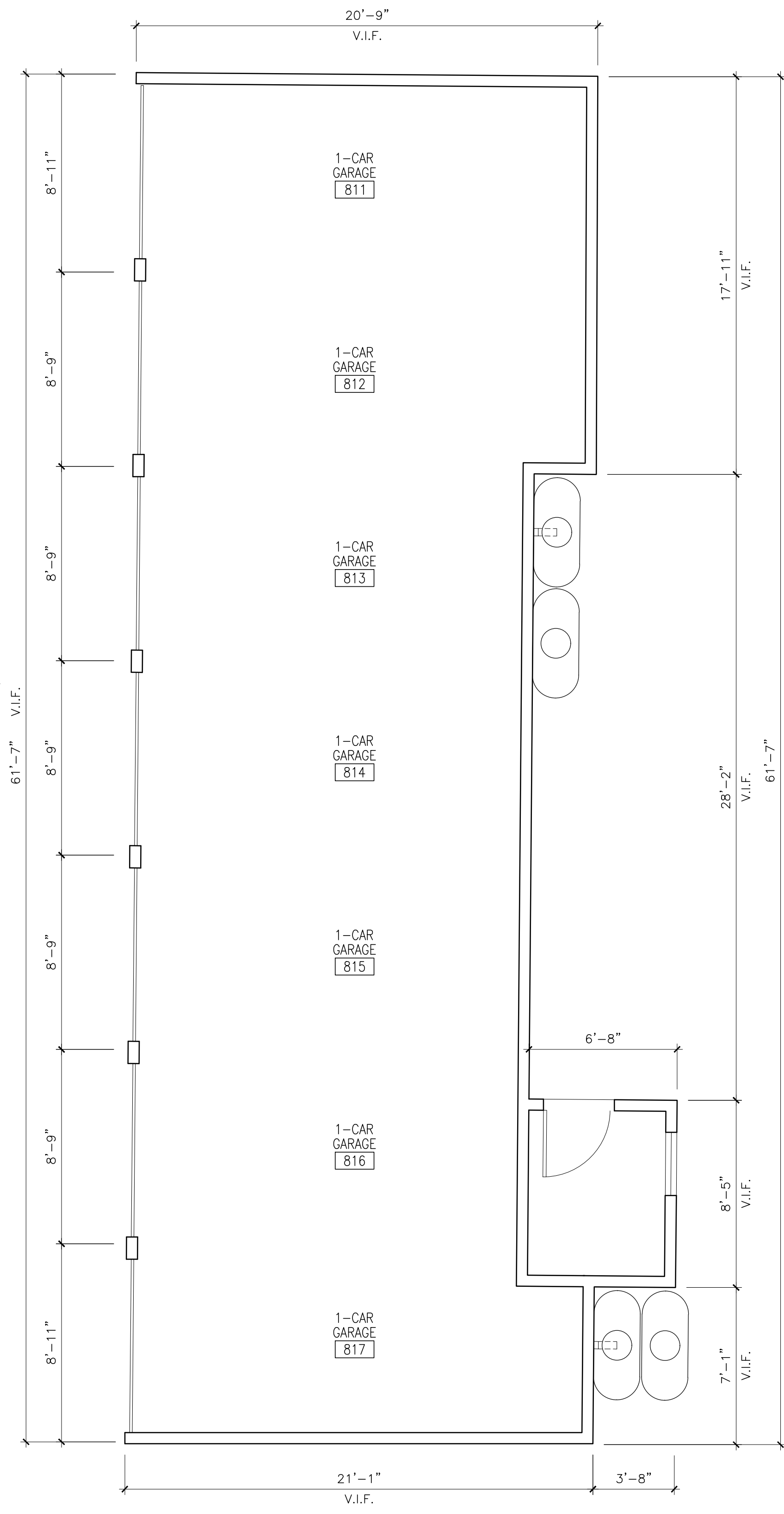
A312



7-CAR GARAGE – EXISTING ROOF PLAN

SCALE
1/4"=1'-0"

2



7-CAR GARAGE – EXISTING FIRST LEVEL FLOOR PLAN

SCALE
1/4"=1'-0"

1

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
2. CONTRACTORS TO VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK, AND SHALL NOTIFY THE DESIGNER AND/OR ENGINEER IF ANY DISCREPANCIES ARE FOUND.
3. SEE SITE PLAN AND SURVEY FOR LOT DIMENSIONS, SETBACKS, AND MORE INFORMATION.

THE SPECIFIC SYMBOLS, DIMENSIONS AND GENERAL NOTES RELATED TO THIS SHEET (AND OTHER FOLLOWING OR PRECEDING SHEETS) ARE ESSENTIALLY SECURED AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THESE SPECIFIC SYMBOLS, DIMENSIONS AND GENERAL NOTES ARE EXTRACTED FROM THE MASTER SETS IN THE POSSESSION OF THE ARCHITECTURAL FIRM. THE INFORMATION CONTAINED ON THIS SHEET IS THE PROPERTY OF THE ARCHITECTURAL FIRM AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTURAL FIRM.

ISSUE	DATE	DESCRIPTION

THE PALMS PENMAR RANCH
LOT SUBDIVISION
VENICE, CA 90291

Steven Schwartz
SHS Management
1910 MONTANA AVENUE
SANTA MONICA, CA 90403

DESCRIPTION:
7-CAR GARAGE EXISTING FLOOR & ROOF PLANS

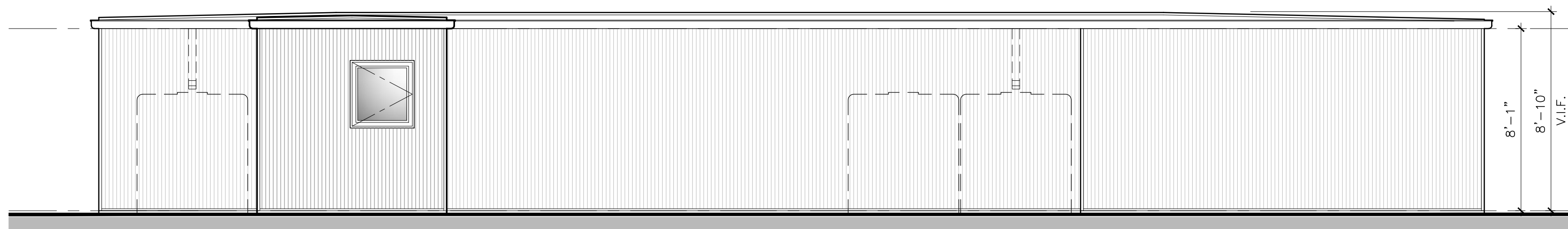
FLOOR PLAN LEGEND

— EXISTING WALL per LADBS PERMIT: 1987LA117252

PROJECT:	2020-02	DATE:	2020.08.03
DRAWN:	PSouza	CHECKED:	
SCALE:	1/4" = 1'-0"		
SHEET NO.			

A581

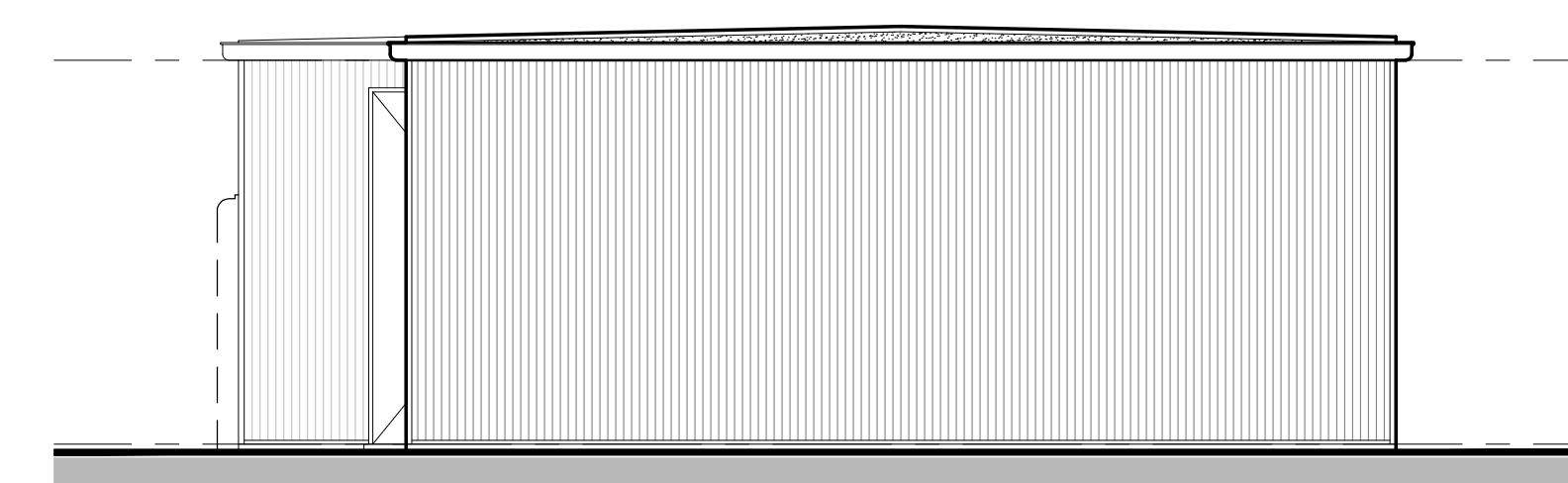
Julie Hart Design
 310-450-5443
 planning • design • development, Santa Monica



7-CAR GARAGE – EAST ELEVATION

SCALE
1/4"=1'-0"

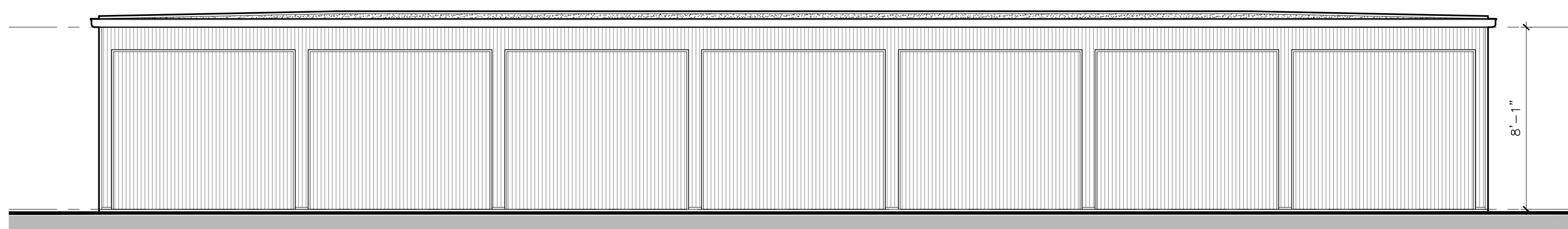
2



7-CAR GARAGE – NORTH ELEVATION

SCALE
1/4"=1'-0"

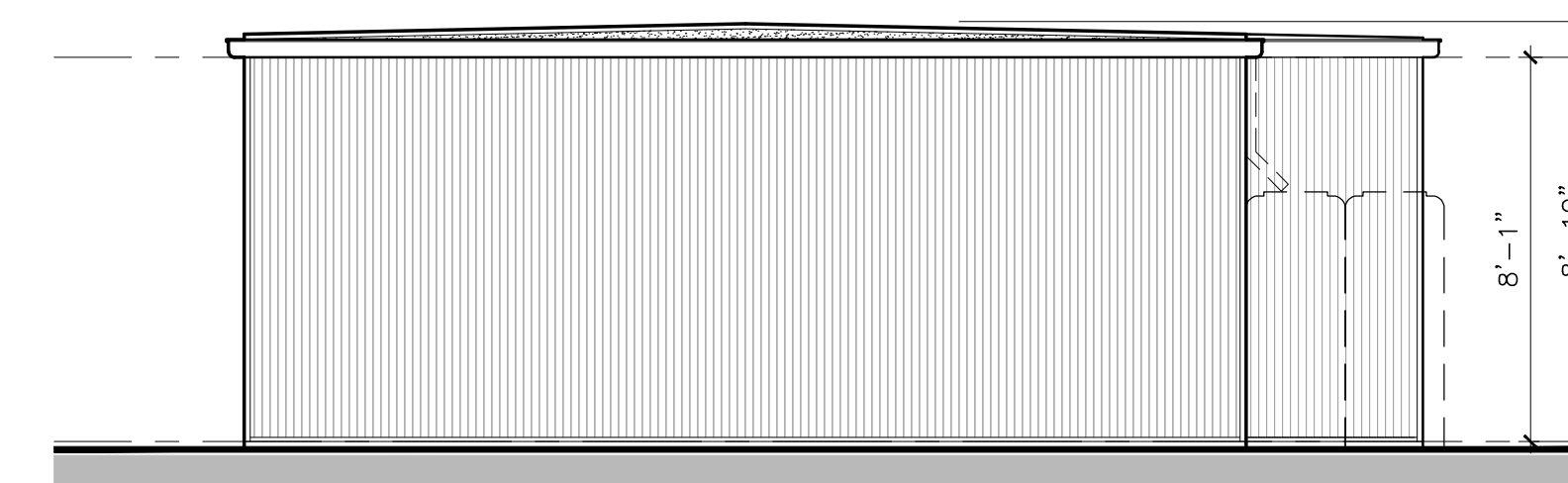
1



7-CAR GARAGE – WEST ELEVATION

SCALE
1/4"=1'-0"

4



7-CAR GARAGE – SOUTH ELEVATION

SCALE
1/4"=1'-0"

3

THE SPECIFIC SYMBOLS, DIMENSIONS AND GENERAL NOTES RELATED TO THIS SHEET (AND OTHER DRAWINGS OR PRECEDING SHEETS, IN EXCESSIVE ARE SPECIFICALLY IDENTIFIED AND SHOWN HERE AS AN INDICATION OF THE LOCATION OF THE DIMENSIONS. THESE SPECIFIC SYMBOLS, DIMENSIONS AND GENERAL NOTES ARE EXTRACTED FROM THE MASTER LIST IN THE FRONT OF THE ARCHITECTURAL DRAWING. THE INFORMATION PROVIDED ON THE MASTER LIST SHEETS APPLIES TO THE WORK AS SHOWN AND IS AVAILABLE TO ALL PARTS OF THE WORK DESCRIBED WHETHER EXTRACTED HERE OR NOT.

ISSUE	DATE	DESCRIPTION

THE PALMS PENMAR RANCH
 LOT SUBDIVISION
 VENICE, CA 90291

Steven Schwartz
 SHS Management
 1910 MONTANA AVENUE
 SANTA MONICA, CA 90403

DESCRIPTION:
 7-CAR GARAGE
 EXISTING
 ELEVATIONS

PROJECT: 2020-02	DATE: 2019.08.03
DRAWN: PSouza	CHECKED:
SCALE: 1/4" = 1'-0"	
SHEET NO.	

A585

Julie Hart Design
 310-450-5443
 planning • design • development, Santa Monica

Exhibit C

Determination Letter

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN LEUNG
KAREN MACK

DANA M. PERLMAN
YVETTE LOPEZ-LEDESMA
JENNA HORNSTOCK
RENEE DAKE WILSON
VACANT

**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
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: August 31, 2021

Appeal Period Ends: September 10, 2021

1169 Palms LLC (A)(O)
SHS Management
1910 Montana Avenue
Santa Monica, CA 90403

Nick Leathers and Tony Russo (R)
Crest Real Estate
11150 West Olympic Boulevard #700
Los Angeles, CA 90064

RE: Case No. VTT-82077-SL
Address: 1801-1821 South Penmar Avenue
& 1169 East Palms Boulevard
Community Plan: Venice
Existing Zone: [Q]RD1.5-1XL
Council District: 11 – Bonin
CEQA No.: ENV-2020-4774-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03, 17.15, and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 82077-SL, located at 1801-1821 South Penmar Avenue & 1169 East Palms Boulevard, for a maximum of **seven (7) residential bungalow court lots and one (1) bungalow court lot for parking** for the purposes of a Small Lot Subdivision, as shown on map stamp-dated August 13, 2020, in the Venice Community Plan. This unit density is based on the [Q]RD1.5-1XL 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 or (310) 231-2598. 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 the City Planning Department and Department of Building and Safety Zoning verify the legal lot frontages for Lots 6, 7, and 8.
2. That a 3-foot wide strip of land be dedicated along Palms Boulevard adjoining the subdivision and a suitable radius property line return at the intersection of Penmar Boulevard to complete 33-foot wide half right-of-way dedication in accordance with Collector Street standards of Mobility Plan 2035.

3. That a 0.25-foot wide strip of land be dedicated along Palms Boulevard adjoining the subdivision and a suitable radius property line return at the intersection of Penmar Boulevard.
 - a. That a 2.75-foot public sidewalk easement be provided along Palms Boulevard adjoining the subdivision including suitable radius easement line returns at the intersection with Penmar Avenue.
 - b. Construct and maintain a new 2.75-foot-wide concrete sidewalk within the property along the Palms Boulevard property line in conformance with Exhibit A. The sidewalk shall be designed and maintained in conformance with the Americans with Disabilities Act (ADA). No change to the sidewalk design will be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning.
 - c. Improve Palms Boulevard adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway or a new full width concrete sidewalk (including in the easement areas) with tree wells; the construction of new concrete curb and gutter and any necessary removal and reconstruction of existing improvements.
 - d. Prior to the issuance of any permits relative to this matter, the applicant shall record a Covenant and Agreement with the Los Angeles County Registrar-Recorder for a 2.75-foot wide public sidewalk easement along Palms Boulevard for the entire length of the Palms Boulevard frontage for public sidewalk purposes. The easement shall be open and accessible to the public at all times. The Agreement shall to waive any right of the applicant or future owner to make or prosecute any claims or demands against the City for any damage or injury which may occur within the sidewalk easement.
 - e. Should the Bureau of Engineering or other city agency seek the installation of public infrastructure, or street furniture or amenities, they may consider the easement as public sidewalk for the purposes of providing required clearances.
 - f. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
4. That if this tract map is approved as "small lot subdivision" then the final map be labeled as "Small Lot Subdivision per Ordinance No. 185462" satisfactory to the City Engineer.
5. That all common access easements including the vehicular access and pedestrian access easements be part of the adjoining lots.
6. That common access easements for all lots should extend or intersect with Palms Boulevard or Penmar Avenue and be shown on the final map.
7. Proposed Lot 8 shall not be a separate lot and the area shall be incorporated as part of the adjoining proposed Lot 1 or Lot 7 and shall be delineated as a common access

easement area on the final map on a layout satisfactory to the City Engineer and Department of City Planning.

8. The existing structures to remain precludes the required dedication on Penmar Avenue.
9. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by West Los Angeles Engineering District Office.
10. That the subdivier make a request to the West Los Angeles Engineering District Office of the Bureau of Engineering to determine the capacity of the existing sewers in this area.
11. That all pedestrian common access easements be shown on the final map.
12. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve Palms Boulevard adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway or a new full width concrete sidewalk with tree wells; the construction of new concrete curb and gutter and any necessary removal and reconstruction of existing improvements.
 - b) Improve Penmar Avenue adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway, including the construction of new concrete curb and gutter and any necessary removal and reconstruction of existing improvements.
 - c) Repair or replace all broken alley pavement, longitudinal concrete gutter and reconstruct the alley intersection at Penmar Avenue satisfactory to the City Engineer.
 - b) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

BUREAU OF SANITATION

12. The Wastewater Collection Systems Division of the Bureau of Sanitation has reviewed the sewer/storm drain lines serving the subject tract/area and found no potential problems to their structures or potential maintenance problems, as stated in the memo dated September 17, 2020. 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).).

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

14. Prior to recordation of the final map, a clearance letter will be issued by the Department of Building and Safety, Zoning Division stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied:
- a. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - b. Provide and dimension the reciprocal private easement for pedestrian (3 ft. wide open from ground to sky for lots 1-8) 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.

DEPARTMENT OF TRANSPORTATION

15. That the project be subject to any recommendations from the Department of Transportation.

DEPARTMENT OF WATER AND POWER

16. 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).)

FIRE DEPARTMENT

17. 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 comply with the following:

- a. Access for Fire Department apparatus and personnel to and into all structure shall be required.

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 email **lafdhhydrants@lacity.org**. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF RECREATION AND PARKS

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

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

19. 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 at: (213) 847-3077 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.

BUREAU OF STREET LIGHTING

20. 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.

INFORMATION TECHNOLOGY AGENCY

21. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

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:

- a. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract No. 82077-SL shall not be issued until after the final map has been recorded.
- b. Limit the proposed development to a maximum of eight (8) small lots, including seven (7) residential bungalow court lots and one (1) bungalow court lot for parking purposes.
- c. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high fence or wall made of slumpstone, decorative masonry, or other comparable-quality material shall be constructed adjacent to neighboring properties, if no such wall already exists, except in required front yard.
- d. No vehicular gates shall be permitted within the development.
- e. 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.
- f. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
- g. A Covenant and Agreement to run with the land shall be recorded that a Homeowner’s Association will be formed and that this Association shall own and maintain Lot 8 and all other common areas. The Homeowner’s Association’s monthly assessment shall include necessary property taxes for Lot 8.
- h. 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 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.

Setbacks shall be permitted as follows:

Setbacks (in feet and inches)				
Lot No.	Front	Side (West)	Side (East)	Rear
1	3.19'	1.8'	2.82'	8.19'
2	3.13'	2.91'	5.00'	4.34'
3	3.15'	4.92'	2.03'	1.93'
4	3.20'	3.86'	2.74'	2.54'
5	7.42'	3.60'	4.49'	5.63'
6	2.56'	5.43'	3.66'	3.63'
7	9.22'	5.24'	4.36'	3.7'
8	5.3'	0' (N)	1.63' (S)	2.77'

23. The small lot subdivision shall conform to the plans stamped Exhibit "A" under Case No. ADM-2020-4773-SLD. In the event the Advisory Agency modifies Vesting Tentative Tract Map No. 82077-SL to be inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency prior to the issuance of a building permit.
24. Existing structures that are nonconforming as to use, density, yards, or parking may be subdivided provided that the subdivision does not further increase the density nor reduce the yards, and that existing required parking be maintained, respectively. A nonconforming building, structure, or improvements may be maintained or repaired or structurally altered provided it conforms to Section 12.23 A. of this Code.
25. 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.
26. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

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

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

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 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.
- SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency following the instructions of Form 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.

SL-3 Small Lot Map Standard

1. A **Utility Easement** shall be provided per Department of Water and Power or similar agency requirements.
2. All **Trash Pick-Up** and recycling pick-up shall be conducted on-site. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.

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 2010.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- a. Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - b. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - c. All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - d. All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - e. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall 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. Construct new street light: one (1) on Penmar Avenue.
 - d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.
 - e. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
 - f. Construct access ramps for the handicapped as required by the City Engineer.

- g. Close any unused driveways satisfactory to the City Engineer.
- h. Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.
- i. That a 0.25-foot wide strip of land be dedicated along Palms Boulevard adjoining the subdivision and a suitable radius property line return at the intersection of Penmar Boulevard.
 - a. That a 2.75-foot public sidewalk easement be provided along Palms Boulevard adjoining the subdivision including suitable radius easement line returns at the intersection with Penmar Avenue.
 - b. Construct and maintain a new 2.75-foot-wide concrete sidewalk within the property along the Palms Boulevard property line in conformance with Exhibit A. The sidewalk shall be designed and maintained in conformance with the Americans with Disabilities Act (ADA). No change to the sidewalk design will be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning.
 - c. Improve Palms Boulevard adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway or a new full width concrete sidewalk (including in the easement areas) with tree wells; the construction of new concrete curb and gutter and any necessary removal and reconstruction of existing improvements.
 - d. Prior to the issuance of any permits relative to this matter, the applicant shall record a Covenant and Agreement with the Los Angeles County Registrar-Recorder for a 2.75-foot wide public sidewalk easement along Palms Boulevard for the entire length of the Palms Boulevard frontage for public sidewalk purposes. The easement shall be open and accessible to the public at all times. The Agreement shall to waive any right of the applicant or future owner to make or prosecute any claims or demands against the City for any damage or injury which may occur within the sidewalk easement.
 - e. Should the Bureau of Engineering or other city agency seek the installation of public infrastructure, or street furniture or amenities, they may consider the easement as public sidewalk for the purposes of providing required clearances.
 - f. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

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

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

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

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

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

FINDINGS OF FACT (CEQA)

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 82077-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.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC").

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and the subdivision of land. The Venice Community Plan does not address subdivision explicitly, however, the plan does provide for land designations with the corresponding zones.

The subject project is a flat, irregular-shaped, 11,104 square-foot corner lot with approximately 160-foot frontage along Penmar Avenue and 40 feet along Palms Boulevard. The site is currently improved with a 7-unit bungalow court and associated parking.

The site is located within the Venice Community Plan area, in the City of Los Angeles, which designates the property for Low Medium II Residential land uses, with corresponding zones of R1.5, RD2, RW2, and RZ2.5. The property zoned [Q]RD1.5-1XL. Residential uses are permitted in [Q]RD1.5-1XL zoned lots with a development density of 1,500 square feet per dwelling unit. Thus, the project would allow for seven (7) dwelling units. The proposed project would be comprised of seven (7) residential bungalow court units.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the proposed zoning and General Plan land use designation. Multi-family and single-family uses are permitted in the [Q]RD1.5-1XL Zone and Low Medium II Residential land use designation. Therefore, the Vesting Tentative Tract Map for the subdivision of seven (7) residential bungalow court lots and one (1) bungalow court lot for parking allowable under the proposed zone and the land use designation, and will be consistent with the General and Community Plans and the request is consistent with Article 7 (Division of Land Regulations) of the Los Angeles Municipal Code. The project site is governed by the Los Angeles Coastal Transportation Corridor Specific Plan; however, the subdivision is not considered a project and thus subject to the Specific Plan's provisions according to the signed Geographic Planning Referral Form dated April 18, 2018.

b. The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects."

Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). LAMC Section 17.06-B lists the map requirements for a tentative tract map. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC. In addition, Section 12.22-C,27 of the LAMC (as amended by Ordinance No. 185,462, which became effective on April 18, 2018) details requirements for small lot subdivisions. For the request herein, the LAMC requires that the proposed small lot subdivision with regard to bungalow courts

and existing structures that are nonconforming as to use, density, yards, or parking may be subdivided provided that the subdivision does not further increase the density nor reduce the yards, and that existing required parking be maintained, respectively.

The proposed project complies with the requirements of both the tentative tract map and a small lot subdivision.

In addition, the amended ordinance requires all small lot subdivision maps to comply with the established Small Lot Map Standards, as well as compliance with established design standards. The conditions incorporated herein will ensure that the project adhere to the standards set forth by the ordinance and requires the development to include, among other things, a pedestrian pathway and common access driveway.

The design and layout of the vesting tentative tract map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Bureau of Engineering, Building and Safety, Department of Recreation and Parks, Fire Department, and Bureau of Street Lighting) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval.

The project site is governed by the Los Angeles Coastal Transportation Corridor Specific Plan; however, the subdivision is not considered a project and thus subject to the Specific Plan's provisions according to the signed Geographic Planning Referral Form dated April 18, 2018.

Therefore, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the applicable General and Specific Plans.

c. The site is physically suitable for the proposed type of development.

The subject project is a flat, irregular-shaped, 11,104 square-foot corner lot with approximately 160-foot frontage along Penmar Avenue and 40 feet along Palms Boulevard. The site is currently improved with a 7-unit bungalow court and associated parking.

The project involves the subdivision of one (1) lot into an eight-lot small lot small lot subdivision; seven (7) residential bungalow court lots and one (1) bungalow court low for parking with a total of seven (7) parking spaces. All parking is provided within a covered garage accessed along the alley to the west.

The [Q]RD1.5-1XL Zone permits a density of one (1) unit per 1,500 square feet of lot area. As such, the applicant would be permitted to construct a maximum of seven (7) dwelling units on the subject property, based on the lot area of 11,104 square feet. With seven (7) residential bungalow court lots proposed, the project's density is below the maximum allowable for the [Q]RD1.5-1XL Zone.

The property is located within the Urban Agriculture Incentive Zone. The property is located within 4.3km of the Santa Monica Fault, and within a liquefaction zone. The site is not located in a flood zone, or the Alquist-Priolo Fault Zone. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles

Municipal Code. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per the requirements of the Bureau of Street Services, Urban Forestry Division.

Multi-family and single-family land uses in the [Q]RD1.5-1XL, [Q]R2-1XL, [Q]RD3-1XL, and R1V2 Zones make up the general character of the surrounding neighborhood. The subdivision of one (1) lot into eight (8) Small Lots is an allowed use on the site under the [Q]RD1.5-1XL Zone and would be a compatible use with the existing mixed use density of the neighborhood. Therefore, the project site is physically suitable for the proposed type of development.

d. The site is physically suitable for the proposed density of development.

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and where future population growth is expected to occur.

The proposed project includes a subdivision of one (1) lot to create eight (8) small lots for seven residential (7) bungalow court lots and one (1) bungalow court lot for parking. Each home will be two-stories tall with a maximum height of 27 feet and 1 inch. Provided on-site parking will include seven (7) covered spaces within an existing garage.

The site is not located within a Hillside Area, a Very High Fire Hazard Severity Zone, a Special Grading Area, or on land prone to landslide.

The RD1.5-1 Zone would permit a density of one (1) dwelling unit per 1,500 square feet of lot area. The property provides a net lot area of 11,104 square feet which would allow for the development of seven (7) Small Lot homes. The project has been conditioned for a maximum of seven (7) Small Lot homes.

Multi-family and single-family land uses in the [Q]RD1.5-1XL, [Q]R2-1XL, [Q]RD3-1XL, and R1V2 Zones make up the general character of the surrounding neighborhood. The subdivision of one (1) lot into eight (8) Small Lots for seven (7) residential bungalow court lots and one (1) bungalow court lot for parking is an allowed use on the site under the [Q]RD1.5-1XL Zone and, as such, 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 and the surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide a natural habitat for either fish or wildlife. Therefore, the proposed project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or the United States Fish and Wildlife Services, and no impacts would occur. As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

f. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

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

The project is not located on a hazardous materials site, flood hazard area, nor is it located on a site having unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The area surrounding the property is fully developed with similar uses indicating that sewers and other services are available. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

g. The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

h. The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. (Ref. Section 66473.1)

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

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

The 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.



HEATHER BLEEMERS
Deputy Advisory Agency

HB:ON:AT:bk

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

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

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

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

Forms are also available on-line at <http://planning.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, (818) 374-5050, or (310) 231-2598.

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



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

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check. **Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment.** On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

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

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

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

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

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

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

Exhibit D

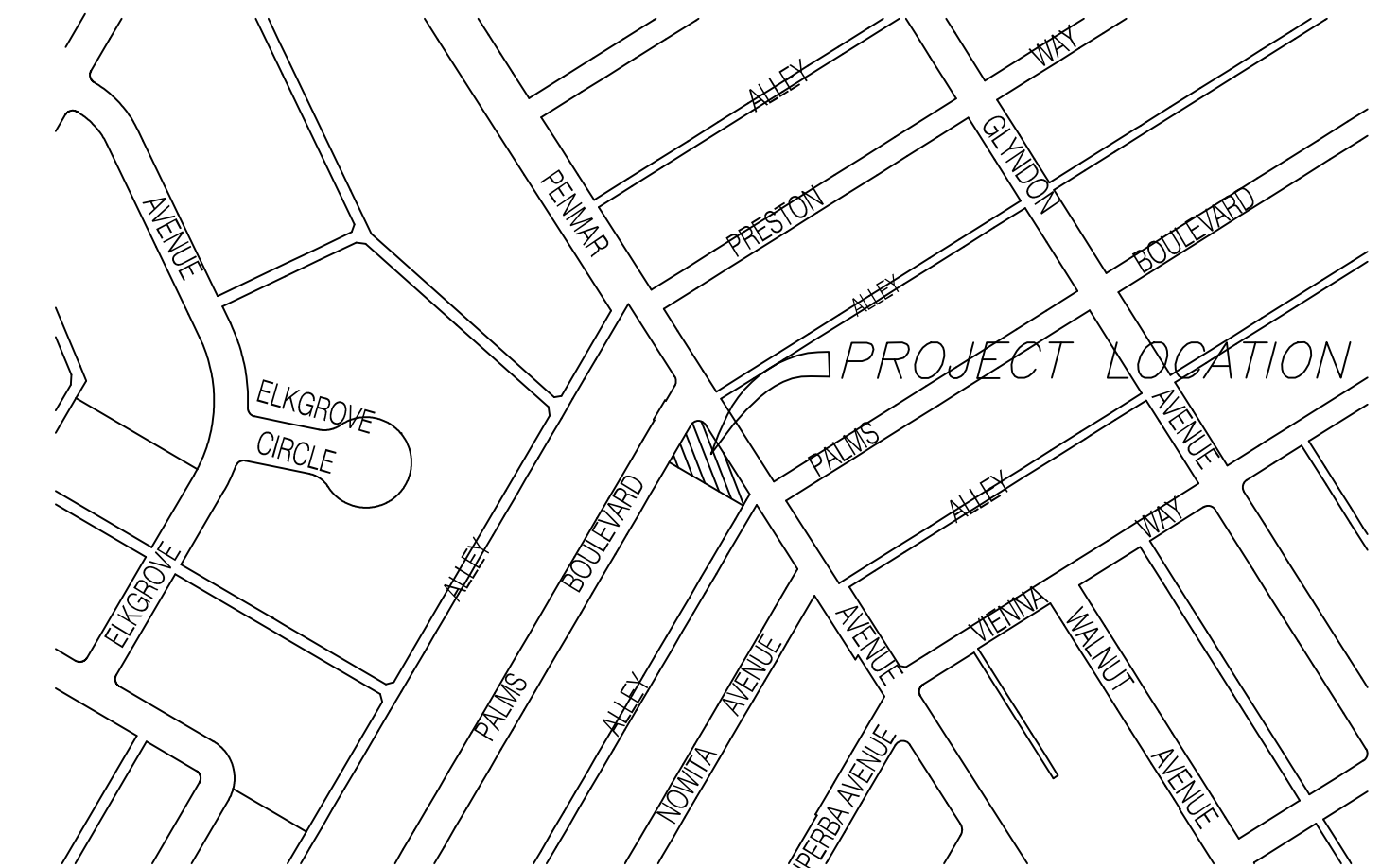
Vesting Tentative Map

VESTING TENTATIVE TRACT NO. 82077

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A PROPOSED SUBDIVISION OF LOT 46, TRACT NO. 6250,
AS PER MAP RECORDED IN BOOK 65, PAGE 68 OF MAPS,
RECORDS OF LOS ANGELES COUNTY,

FOR SMALL LOT SUBDIVISION PURPOSES AS A BUNGLOW COURT



1" = 400'
TENT TR NO. 82077

LOT MATRIX						
LOT NO.	AREA SF	FY	(W) SY	(E) SY	RY	LOT COV. %
1	1280	3.19	1.8	2.82	8.19	41.7
2	1322	3.13	2.91	5.00	4.34	42.2
3	1188	3.15	4.92	2.03	1.93	47.0
4	1037	3.20	3.86	2.74	2.54	53.9
5	1720	7.42	3.6	4.49	5.63	32.6
6	1048	2.56	5.43	3.66	3.63	53.4
7	1451	9.22	5.24	4.36	3.7	38.5
8	2058	5.3	(N) 0	(S) 1.63	2.77	62.0

OWNER AND SUBDIVIDER
STEVEN H. SCHWARTZ, GREGORY D. SCHWARTZ,
SHIRLEY WOLFENDEN, TRUSTEE OF THE
ROBERT H. SCHWARTZ TRUST, PENMAR/PALMS LLC,
C/O SHS MANAGEMENT
1910 MONTANA AVENUE
SANTA MONICA CA 90403-1912
TEL: (310) 453-4255

NOTES:

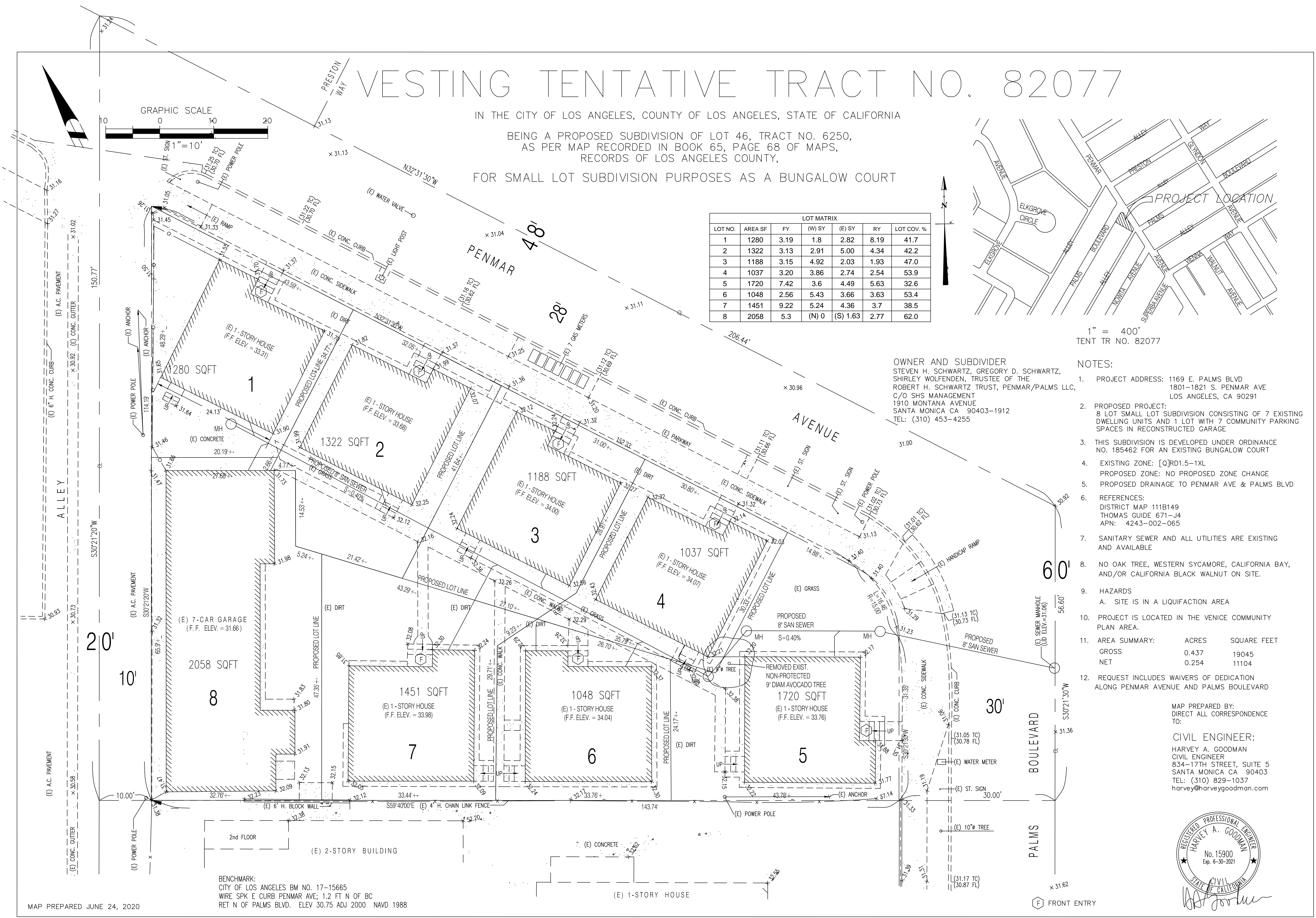
- PROJECT ADDRESS: 1169 E. PALMS BLVD
1801-1821 S. PENMAR AVE
LOS ANGELES, CA 90291
- PROPOSED PROJECT:
8 LOT SMALL LOT SUBDIVISION CONSISTING OF 7 EXISTING
DWELLING UNITS AND 1 LOT WITH 7 COMMUNITY PARKING
SPACES IN RECONSTRUCTED GARAGE
- THIS SUBDIVISION IS DEVELOPED UNDER ORDINANCE
NO. 185462 FOR AN EXISTING BUNGLOW COURT
- EXISTING ZONE: [Q]RD1.5-1XL
PROPOSED ZONE: NO PROPOSED ZONE CHANGE
- PROPOSED DRAINAGE TO PENMAR AVE & PALMS BLVD
- REFERENCES:
DISTRICT MAP 111B149
THOMAS GUIDE 671-J4
APN: 4243-002-065
- SANITARY SEWER AND ALL UTILITIES ARE EXISTING
AND AVAILABLE
- NO OAK TREE, WESTERN SYCAMORE, CALIFORNIA BAY,
AND/OR CALIFORNIA BLACK WALNUT ON SITE.
- HAZARDS
A. SITE IS IN A LIQUIFACTION AREA
- PROJECT IS LOCATED IN THE VENICE COMMUNITY
PLAN AREA.
- AREA SUMMARY: ACRES SQUARE FEET
GROSS 0.437 19045
NET 0.254 11104
- REQUEST INCLUDES WAIVERS OF DEDICATION
ALONG PENMAR AVENUE AND PALMS BOULEVARD

MAP PREPARED BY:
DIRECT ALL CORRESPONDENCE
TO:

CIVIL ENGINEER:
HARVEY A. GOODMAN
CIVIL ENGINEER
834-17TH STREET, SUITE 5
SANTA MONICA CA 90403
TEL: (310) 829-1037
harvey@harveygoodman.com



Harvey A. Goodman



BENCHMARK:
CITY OF LOS ANGELES BM NO. 17-15665
WIRE SPK E CURB PENMAR AVE; 1.2 FT N OF BC
RET N OF PALMS BLVD. ELEV 30.75 ADJ 2000 NAVD 1988

MAP PREPARED JUNE 24, 2020

Exhibit E

Appeal Documents



APPLICATIONS:

APPEAL APPLICATION

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- Area Planning Commission City Planning Commission City Council Director of Planning
- Zoning Administrator

Regarding Case Number: _____

Project Address: _____

Final Date to Appeal: _____

2. APPELLANT

Appellant Identity:
(check all that apply)

- Representative Property Owner
- Applicant Operator of the Use/Site

Person, other than the Applicant, Owner or Operator claiming to be aggrieved

Person affected by the determination made by the **Department of Building and Safety**

- Representative Owner Aggrieved Party
- Applicant Operator

3. APPELLANT INFORMATION

Appellant's Name: _____

Company/Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self Other: _____

b. Is the appeal being filed to support the original applicant's position? Yes No

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

5. JUSTIFICATION/REASON FOR APPEAL

a. Is the entire decision, or only parts of it being appealed? Entire Part

b. Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

6. APPLICANT’S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: /s William Wood Date: September 10, 2021

GENERAL APPEAL FILING REQUIREMENTS

B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

1. Appeal Documents

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- Appeal Application (form CP-7769)
- Justification/Reason for Appeal
- Copies of Original Determination Letter

b. Electronic Copy

Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
- Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)

1. Density Bonus/TOC

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.

- Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING

1. Tentative Tract/Vesting - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

- 1.** Appeal of the Department of Building and Safety determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement

- Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

- 2.** Appeal of the Director of City Planning determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement

- Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

- Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee

- Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.
- Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

Please note that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

BOARD MEMBERS

Lawrence Szabo
Kate Scanlon-Double
David Ewing
Paola Pini
William Wood

September 10, 2021

Los Angeles City Planning Commission

RE: 1801-1821 S. Penmar Avenue & 1169 E. Palms Blvd – Case No. VTT-82077-SL **Appeal Justification**

Honorable Commissioners:

The East Venice Neighborhood Association (EVNA) submits this appeal of the Advisory Agency's approval of Vesting Tentative Tract Map No. 82077-SL, located at 1801-1821 South Penmar Avenue & 1169 East Palms Boulevard, for a maximum of 7 residential bungalow court lots and 1 bungalow court lot for parking.

EVNA's purpose is to preserve and promote East Venice's neighborhood character and diversity including affordable housing, health and safety, and the compatibility of new development with the neighborhood's-built environment.

Our appeal is based on both substantive and procedural deficiencies:

1. The loss of RSO and the equitable typology of housing available to renters
2. The failure to provide the public with engineering plans regarding the dedications and right-of way, and its coordination and impacts on the neighboring properties and the neighborhood.

This project has contributed to the ongoing loss of affordable housing and diversity (economic, racial, etc.) in the East Venice neighborhood. Seven RSO units were removed from the neighborhood's housing supply, ostensibly to provide entry-level housing as was the Small Lot Subdivision Ordinance's intention. However, the developer plans to sell the 7 houses at per-square-foot prices that far exceed the average in the City of Los Angeles, as well as the average in Venice and East Venice where housing has become increasingly unaffordable.

The lack of plans for the dedication and for the easement prevents meaningful public input, it prevents the coordination of public space improvements that can be made impossible by the location of water meters, electrical lines, streetlights, oversize sidewalks and so forth.

It is our experience with two SLS in the immediate neighborhood, that the lack of coordination between City's Departments prevented optimal improvements of these rights-of-way. By the time the community was able to be

involved the placement of various utilities and the sidewalk configuration had severely limited options for street tree planting, a squandered opportunity for the environment, the neighborhood, and the project itself.

This appeal is in part an effort to address these issues. To that end, EVNA challenges the approval as erroneous and an abuse of discretion because plans were not made available regarding various specific conditions listed in the August 31, 2021 Letter of Determination (hereinafter the “LOD”), including, inter alia, the 3-foot wide strip of land to be dedicated along Palms Boulevard (Condition 2); the 0.25-foot wide strip of land to be dedicated along Palms Boulevard (Condition 3); the 2.75-foot wide public sidewalk easement along Palms Boulevard (Conditions 3a and 3d); the 2.75-foot-wide concrete sidewalk within the property along the Palms Boulevard property line (Condition 3b); the 5-foot wide concrete sidewalk and landscaping on Palms Boulevard (Conditions 3c and 12b); and the 5-foot wide concrete sidewalk and landscaping on Penmar Avenue (Condition 12b).

Moreover, Exhibit A was not provided as part of the LOD, in either the electronic LOD delivery or the LOD that was mailed at the request of an EVNA board member. To the extent Exhibit A is described in the LOD, it does not indicate any of the Bureau of Engineering’s specific conditions, especially those listed above. Also, the proposed tentative tract map should, but does not, indicate nor provide dimensions for all potential elements of the proposed project including but not limited to street lighting, fire hydrants, curb cuts, ADA access ramps, and street trees.

EVNA challenges the approval as erroneous and an abuse of discretion for the above reasons. EVNA respectfully asks that the Commissioners deny the Vesting Tentative Tract Map No. 82077-SL and require appropriate planning with timely provision to the public of plans regarding the specific conditions listed above, and a tentative tract map that indicates and provides dimensions of all potential elements of the proposed project.

Sincerely,

William Wood
Board Member, East Venice Neighborhood Association
EVNA.Venice@gmail.com

cc.: Director of City Planning Vincent Bertoni (vincent.bertoni@lacity.org); Executive Officer Kevin Keller (kevin.keller@lacity.org); Deputy Director of Community Planning Shana Bonstin (shana.bonstin@lacity.org); Deputy Director of Citywide Policy Planning Arthi Varma (arthi.varma@lacity.org); Deputy Director of Project Planning Lisa Webber (lisa.webber@lacity.org); Heather Bleemers, Senior Planner Deputy Advisory Agency – heather.bleemers@lacity.org; LA City Staff Planner Alexander Truong (alexander.truong@lacity.org); Councilmember Mike Bonin (councilmember.bonin@lacity.org); Tristan Marler (tristen.marler@lacity.org); Jason Douglas (jason.p.douglas@lacity.org); James Murez (president@venicenc.org); Alix Gucovsky (chair-clupc@venicenc.org)

Exhibit F

Environmental Clearance

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21187 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 11
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PROJECT TITLE Ω VTT 0820 77	LOG REFERENCE ENV
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PROJECT LOCATION Ω 1801 - 1821 S. Penmar Ave & 1169 E. Palms Blvd 90291

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: Ω 8 Lot small lot subdivision, bungalow court (Ordinance No. 185462)
--

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: Ω

CONTACT PERSON Ω Harvey Goodman Civil Eng.	AREA CODE Ω 310	TELEPHONE NUMBER Ω 829-1037	EXT.
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EXEMPT STATUS: (Check One)		
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
9 MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
9 DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
9 EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
Y CATEGORICAL EXEMPTION	Sec. 15300 et seq.	Art. III, Sec. 1
Class <u>1</u> Category <u>1</u> (City CEQA Guidelines)		
9 OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)	

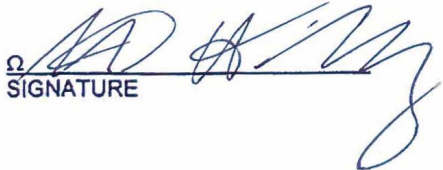
A JUSTIFICATION FOR PROJECT EXEMPTION: Interior or exterior alterations, remodeling, or minor construction where there will be negligible or no expansion of use. **Bungalow Court Subdivision with remodeling of structures**

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE Alexander Truong	TITLE City Planning Associate	DATE
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:
Ω **Steven H. Schwank**
NAME (PRINTED)

Ω 
SIGNATURE

Ω **7/24/2020**
DATE