

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION
JANE ELLISON USHER
PRESIDENT
WILLIAM ROSCHEN
VICE-PRESIDENT
DIEGO CARDOSO
REGINA M. FREER
ROBIN R. HUGHES
ANDRES F. IRLANDO
SABRINA KAY
FR. SPENCER T. KEZIOS
MICHAEL K. WOO
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271
EVA YUAN-MCDANIEL
ACTING DEPUTY DIRECTOR
(213) 978-1399
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.lacity.org/PLN

Decision Date: March 28, 2007

Appeal End Date: April 9, 2007

Venetian Place, LLC (A)(O)
P.O. Box 504
Santa Monica, CA 90406

Joseph H. Cahn (R)
904 Rose Avenue
Venice, CA 90201

RE: Vesting Tentative Tract No.: 67062
Related Case: None
Council District: 11
Community Plan: Palms-Mar
Vista-Del Rey
Existing Zone: R3-1
ENV-2006-6665-CE
Fish and Game: Exempt

In accordance with provisions of Section 17.03 and 12.95.2 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting Tentative Tract No. 67062 composed of 1-lot, located at 11852 W. Washington Place for a maximum 8-unit condominium conversion as shown on map stamp-dated July 28, 2006 in the Palms-Mar Vista-Del Rey Community Plan. For an appointment with the Advisory Agency or a City Planner call (213) 978-1330. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 2-foot wide strip of land be dedicated along Washington Place adjoining the subdivision to complete a 52-foot wide half right-of-way dedication in accordance with Major Highway Standards satisfactory to the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

2. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide a copy of affidavit AFF-89-235473-LT and AFF-463566. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked as per net lot area after street dedication.
 - c. Show zone boundaries on the map. No required yard or other open space around a building shall be located in a more restrictive zone than that of the property on which such building is located. Revise the map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - d. Provide a copy of building permit, associated plot plan and Certificate of Occupancy for the existing single family dwelling to confirm the required side yard. The minimum side yard in the R1 Zone is five feet plus one-foot for each increment of ten feet or fraction thereof above the first 18-foot height of the building.
 - e. The existing single-family dwelling does not comply with the minimum side yard requirement of the R1 Zone. Revise the map to show compliance with the above requirements or obtain approval from the Department of City Planning.

Notes: The subject map was checked for condominium conversion of a seven unit apartment building (under permit #1989VN59218 issued March 27, 1989) and a single family dwelling for a total of eight units. If the apartment building

contains more than seven units, a building permit is required for the addition of the eighth unit.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Pourhassan at (213) 482-6880 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

3. This project is subject to the Los Angeles Coastal Transportation Corridor Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOTs West LA/Coastal Development Review Section located at 7166 W. Manchester Avenue, Los Angeles, 90045.

FIRE DEPARTMENT

4. That the project be subject to any recommendations from the Fire Department.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING

6. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting and/or the following street lighting improvements shall be required. (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3. (c).)

INFORMATION TECHNOLOGY AGENCY

7. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 922-8363.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

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

- a. Limit the proposed development to a maximum of 8 dwelling units.
- b. Provide a minimum of 2 off-street parking spaces per dwelling unit.

In addition, prior to issuance of a building permit or certificate of occupancy, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 No. Spring Street, Room 750).

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

Not Applicable

- d. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

9. That prior to recordation of the final map, the subdivider shall apply to the Department of Building and Safety for a change of the certificate of occupancy from apartments to condominiums.
10. **Certified Parking Plan.** The subdivider shall submit two copies of a parking plan, certified by a licensed surveyor or registered civil engineer and approved by the Department of Building and Safety, to the satisfaction of the Advisory Agency prior to recordation of the final map, indicating the number of spaces required, driveways,

aisle widths, column locations or any other type of obstructions. New parking spaces, if any, are to be constructed in accordance with current codes.

11. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6771) in a form satisfactory to the Advisory Agency, binding the applicant and any successor in interest to provide relocation assistance in a manner consistent with Section 12.95.2G of the Los Angeles Municipal Code pertaining to rental subsidies for tenants evicted for condominium conversions and any additional ordinances that may provide greater relocation assistance. The covenant and agreement shall be executed and recorded within 10 days after expiration of appeal period (and final action thereon) and a copy provided to each tenant within five days of recordation of the covenant and agreement. **Failure to meet the requirement of this condition – including time limits – may be grounds to disapprove the final map.**
12. Certificate of Occupancy. The subdivider shall submit a copy of the Certificate of Occupancy for the existing single-family dwelling. The single-family dwelling shall comply with all yard requirements of the R1 Zone, otherwise the subdivider shall file for further discretionary action with the Office of Zoning Administration.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONVERSION CONDITIONS

- CC-1. That prior to final map recordation, the applicant shall execute and record a covenant and agreement stating that each tenant shall be given at least a 180-day written notice of intention to convert, prior to termination of tenancy, due to the conversion or proposed conversion. (200 North Spring Street, Room 750) Government Code section 66427.1(c) This notification supercedes L.A.M.C. 12.95.2 E 2.
- CC-2. That prior to final map recordation, the applicant execute a covenant and agreement stating that each tenant of the proposed condominium conversion project shall be given written notice of an exclusive right to contract for the purchase of the dwelling unit, occupied by the tenant, upon the same or more favorable terms and conditions than those initially offered to the general public. If a tenant's existing unit is to be combined with an adjacent unit, another unit of comparable size and amenities shall be offered to that tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the California Business and Profession Code, unless the applicant receives prior written notice of the tenant's intention not to exercise the right. (200 North Spring Street, Room 750) (LAMC 12.95.2 E3).

- CC-3. Prior to recordation of the final map, the subdivider shall pay a fee of \$500 for each unit, prior to the conversion. This fee shall be paid to the Rental Housing Production Account of the Housing Department in accordance with Section 12.95.2 K of the Municipal Code. (Room 101, City Hall).

NOTE: All fees collected pursuant to this LAMC 12.95.2 K. shall be deposited and held in the Rental Housing Production Account of the Community Development Department (currently the Housing Department), the account is established to be administered by the Community Development Department (currently the Housing Department) separately from all other money expended by the Department. Money in this account shall be used exclusively for the development of low and moderate income rental housing in the City, pursuant to guidelines carrying out this purpose prepared by the Department and approved by resolution of the City Council.

- CC-4. That prior to recordation of the final map, a Housing Inspection Report, prepared by a Licensed Engineer, shall be submitted to the Advisory Agency. The report shall be prepared by a registered civil or structural engineer, licensed general building contractor, licensed general engineering contractor or architect. As necessary, the inspection shall be conducted by a team of experts certified by the International Conference of Building Officials, with specialty in mechanical, electrical, plumbing and structural engineering. The report shall indicate the condition and estimated remaining useful life of the roof, foundation, plumbing, electrical, heating, air conditioning, other mechanical and structural systems. The report shall show substantial compliance with applicable provisions of Chapter IX of the Los Angeles Municipal Code for existing residential buildings, taking into account nonconforming rights. In addition, prior to inspecting the building, the subdivider or owner shall obtain from the tenants a list of defects and necessary repairs, which in their opinion exist on the site, common areas, unit or apartment structure. Prior to recordation of the final map, any deficiencies determined by the inspection shall be corrected and satisfactory evidence shall be submitted to the Advisory Agency that said corrections have been made. Form CP-6711 will not be prepared unless a list of deficiencies per the Housing Inspection Report Guidelines and a tenants' list of defects are submitted. A certified parking plan shall be required as a part of this condition and all spaces shall be in place prior to recordation. The Advisory Agency has Housing Inspection Report Guidelines available at 200 N. Spring Street in Room 750 for the preparation of Housing Inspection reports.

OR

Prior to the issuance of Certificate of Occupancy for condominiums or recordation of the Final Map, whichever occurs first, the Department of Building and Safety shall certify to the satisfaction of the Advisory Agency that the existing structure meets all applicable Codes to its satisfaction for a residential use.

- CC-5. That an acoustical report prepared by a licensed acoustical engineer be submitted to the Department of City Planning for approval prior to recordation of the final map or concurrently with any required Housing Inspection Report. The acoustical report shall indicate (a) the type of construction between dwelling units and the general sound attenuation. (Note: The acoustical report may be included in the Housing Inspection Report as a separate section.)

OR

Prior to the issuance of Certificate of Occupancy for condominiums or recordation of the Final Map, whichever occurs first, the Department of Building and Safety shall certify to the satisfaction of the Advisory Agency that the existing structure meets all applicable Codes to its satisfaction for a residential use for sound attenuation.

- CC-6. That within 10 days after expiration of the appeal period, the applicant shall execute and record a covenant and agreement, on a form satisfactory to the Deputy Advisory Agency (Form CP-6771), binding the applicant and any successor in interest to provide relocation assistance in a manner consistent with Section 47.06 of the Los Angeles Municipal Code and Planning Zoning Code Section 12.95.2G. Prior to final map recordation, proof (certified mail or signed affidavit) shall be submitted to the Advisory Agency that a copy of the Recorded Covenant was provided to each tenant within five days of recordation of the covenant and agreement. (200 North Spring Street, Room 750)

- CC-7. That prior to final map recordation, the applicant shall execute a covenant and agreement stating that proof shall be submitted (Certified mail or Affidavit) to the Advisory Agency, indicating that each tenant of the proposed condominium conversion project shall be given written notification of the condominium conversion within 10 days of final map approval.

Prior to issuance of any grading, demolition, building permit or B permit, proof shall be submitted to the Advisory agency that written notification of the condominium conversion within 10 days of final map approval was given to each tenant of the proposed condominium conversion project.

- CC-8. That prior to final map recordation, the applicant shall execute a covenant and agreement or provide a receipt, satisfactory to the Advisory Agency, in connection with this condominium conversion. The receipt that the subdivider provides shall show that a Park and Recreation fee, (or a \$200 per unit Dwelling Unit Construction tax, if a Certificate of Occupancy was issued more than 5 years before final map recordation) and a Residential Development Tax of \$300 per dwelling unit has been paid.

CC-9. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. 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 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

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 Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

- (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) No street lighting requirements.

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

Improve Washington Place being dedicated and adjoining the subdivision by the construction of a new concrete curb 2-foot concrete gutter and 7-foot concrete sidewalk adjacent to the property line and landscaping of the parkway including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.

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 number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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

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.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low-and moderate-income housing, per Section 12.39-A of the LAMC.

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 conversion of existing multiple family rental units into condominiums or stock cooperatives is categorically exempt from CEQA. This subdivision for condominium conversion, based on a Certificate of Occupancy issued April 26, 1990, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Class 1, Category 10 of the City of Los Angeles guidelines for implementation of CEQA. Categorical Exemption No. ENV-2006-6665-CE was issued on July 28, 2006.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In making the decision to approve Vesting Tentative Tract No. 67062, the Advisory Agency of the City of Los Angeles, pursuant to the State of California Government Code Sections 66427.1 and 66427.2 (the Subdivision Map Act) and Section 12.95.2 of the Los Angeles Municipal Code, makes the prescribed findings as follows:

- (a) THE PROPOSED MAP IS CONSISTENT WITH THOSE APPLICABLE GENERAL AND SPECIFIC PLANS WHICH CONTAIN A DEFINITE STATEMENT OF POLICIES AND OBJECTIVES EXPLICITLY APPLICABLE TO CONDOMINIUM CONVERSION PROJECTS.

The adopted Palms-Mar Vista-Del Rey-West Los Angeles Community Plan designates the subject property for Medium Residential and Low Residential land uses with the corresponding zones of R3 and RE9, RS, R1, RU, RD6, and RD5, respectively. The property contains approximately 0.263 net acres (11,382.8 net square feet after required dedication) and is presently zoned R3-1 and R1-1. No general or specific plans contain a definite statement of policies and objectives applicable to condominium conversion projects. Therefore, as conditioned, the proposed subdivision map is substantially consistent with the applicable general and specific plans.

- (b) THE PROPOSED MAP IS SUBSTANTIALLY CONSISTENT WITH THE APPLICABLE DENSITY PROVISIONS OF THE GENERAL PLAN AND SPECIFIC PLANS IN EFFECT AT THE TIME THE ORIGINAL BUILDING PERMIT WAS ISSUED.

This provision is not applicable as the building permit was applied for prior to July 1, 1978.

OR

This provision is not applicable as the application for map approval is filed five years or more from the date the original certificate of occupancy for this building was issued.

- (c) THE PROPOSED CONDOMINIUM CONVERSION DOES NOT CONTAIN ANY VIOLATIONS OF CHAPTER IX OF THE MUNICIPAL CODE THAT HAVE NOT BEEN CORRECTED OR FOR WHICH AN ADEQUATE PLAN TO CORRECT SUCH VIOLATIONS HAS NOT BEEN DEVELOPED OR ACCOMPLISHED. FOR PURPOSES OF THIS PROVISION, CHAPTER IX OF THE MUNICIPAL CODE MEANS THE CODE IN EFFECT WHEN THE BUILDING PERMIT WAS ISSUED AND OTHER SUBSEQUENTLY ENACTED REGULATIONS EXPLICITLY MADE APPLICABLE TO EXISTING STRUCTURES. THE BUILDING PROPOSED FOR CONVERSION IS NOT OF UNREINFORCED MASONRY FOR WHICH THE BUILDING PERMIT WAS ISSUED PRIOR TO OCTOBER 1, 1933, NOR IS IT MORE THAN THREE STORIES IN HEIGHT WITHOUT AN ELEVATOR.
- (d) THE VACANCY RATE OF THE PLANNING AREA IN WHICH THE PROPERTY IS LOCATED IS LESS THAN 5 PERCENT. HOWEVER, AS CONDITIONED, THE PROPOSED CONVERSION PROJECT WILL NOT HAVE A SIGNIFICANT

CUMULATIVE EFFECT ON THE RENTAL HOUSING MARKET IN THE PLANNING AREA IN WHICH THE PROPOSED PROJECT IS LOCATED.

Section 12.95.2 F.6 of the LAMC reads in pertinent part: "After considering the following criteria, the Advisory Agency may approve a tentative map or preliminary parcel map for a residential conversion project, unless it makes both of the following findings: (1) the vacancy rate of the planning area in which the property is located is five percent or less, and (2) the cumulative effect on the rental housing market in the planning area of successive residential...conversion projects (past, present and future) is significant." In determining whether there is a significant cumulative effect, the section requires the Advisory Agency to consider certain criteria, including "(d) the adequacy of the relocation assistance plan proposed by the subdivider".

Consistent with the requirements of LAMC Section 12.95.2 F.6, the Advisory Agency considered the criteria enumerated in this subsection. The Department of Water Power reports that the vacancy rate of the Palms-Mar Vista-Del Rey Community Plan is 3.3%, less than 5%. However, the Advisory Agency hereby determines that adequate tenant protections have been and will be provided consistent with established law as required by Condition Nos. CC-2 and CC-6. Those protections include: advanced notice of intent to convert, tenant's exclusive right to contract for the purchase of the dwelling unit occupied by the tenant, guaranteed periods of continued tenancy, monetary payments to offset moving expenses and potentially higher rent and assistance in finding replacement housing as specifically enumerated in the California State Subdivision Map Act, the Ellis Act, Rent Stabilization Ordinance and Los Angeles Municipal Code Sections 12.95.2 and 47.06. These established state and local regulations assure compliance with the criteria required to permit the condominium conversion.

The Advisory Agency has determined that it can not make the findings set forth in Section 12.95.2.F 6, and therefore, the condominium conversion may be approved.

- (e) 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)

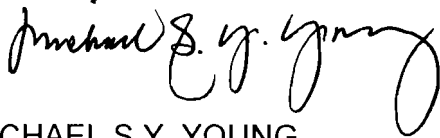
The requirements of this section do not apply to condominium projects, which consist of the subdivision of airspace in an existing building when no new structures are added.

- (f) THE OFF-STREET RESIDENT PARKING SPACES AND GUEST PARKING SPACES REQUIRED FOR THE PROPOSED CONDOMINIUM CONVERSION ARE REASONABLE AND FEASIBLE AND SUBSTANTIALLY CONSISTENT WITH THE PURPOSES OF THE MUNICIPAL CODE.

The parking provided of 16 resident parking spaces conforms to the Advisory Agency's Parking Requirements of two resident parking spaces per dwelling unit for projects more than five years from the issuance of a Certificate of Occupancy.

These findings shall apply to both the tentative and final maps for Tract No. 67062.

S. Gail Goldberg, AICP
Advisory Agency



MICHAEL S.Y. YOUNG
Deputy Advisory Agency

MSYY:FT:JV:jh

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 City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Bl., Room 251
Van Nuys, CA 91401
818.374.5050

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

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

If you have any questions, please call Subdivision staff at (213) 978-1330.

VESTING
TENTATIVE TRACT MAP NO. 67062

BEING A SUBDIVISION OF PORTIONS OF LOTS 55, 56 AND 57 OF TRACT NO. 928
RECORDED IN BOOK 20 PAGES 82 TO 83 IN THE CITY OF LOS ANGELES, COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ TENTATIVE MAP

OWNER:

VENETIAN PLACE LLC
P.O. BOX 504
SANTA MONICA, CA 90406-0504
(310)828-2518

JUL 28 2006

☐ REVISED MAP ☐ FINAL MAP UNIT
☐ TIME EXTENSION
DEPUTY ADVISORY AGENCY
DIVISION OF 10'

ENGINEER:

JOSEPH H. CAHN
904 ROSE AVENUE
VENICE, CA 90291
(310)395-5690



SITE ADDRESS:

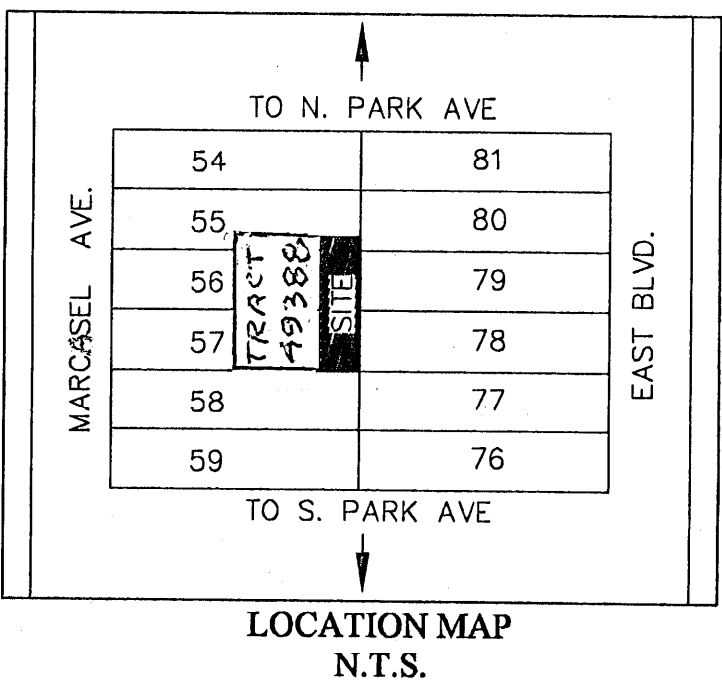
11852 WASHINGTON PL.
LOS ANGELES, CA
THOMAS GUIDE: 672 D4

NOTES:

ZONE PROPOSED AND EXISTING: R3-1
APN # 4233-009-005
NUMBER OF UNITS: 8
TOTAL LOT AREA: 11,464 S.F. = 0.263 AC
ADJACENT LOT USE = RESIDENTIAL
SITE CONTAINS NO OAK TREES
SITE CONTAINS NO CALIFORNIA BLACK WALNUT TREES
SITE CONTAINS NO WESTERN SYCAMORE TREES
SITE CONTAINS NO CALIFORNIA BAY TREES
EXISTING TREES TO REMAIN

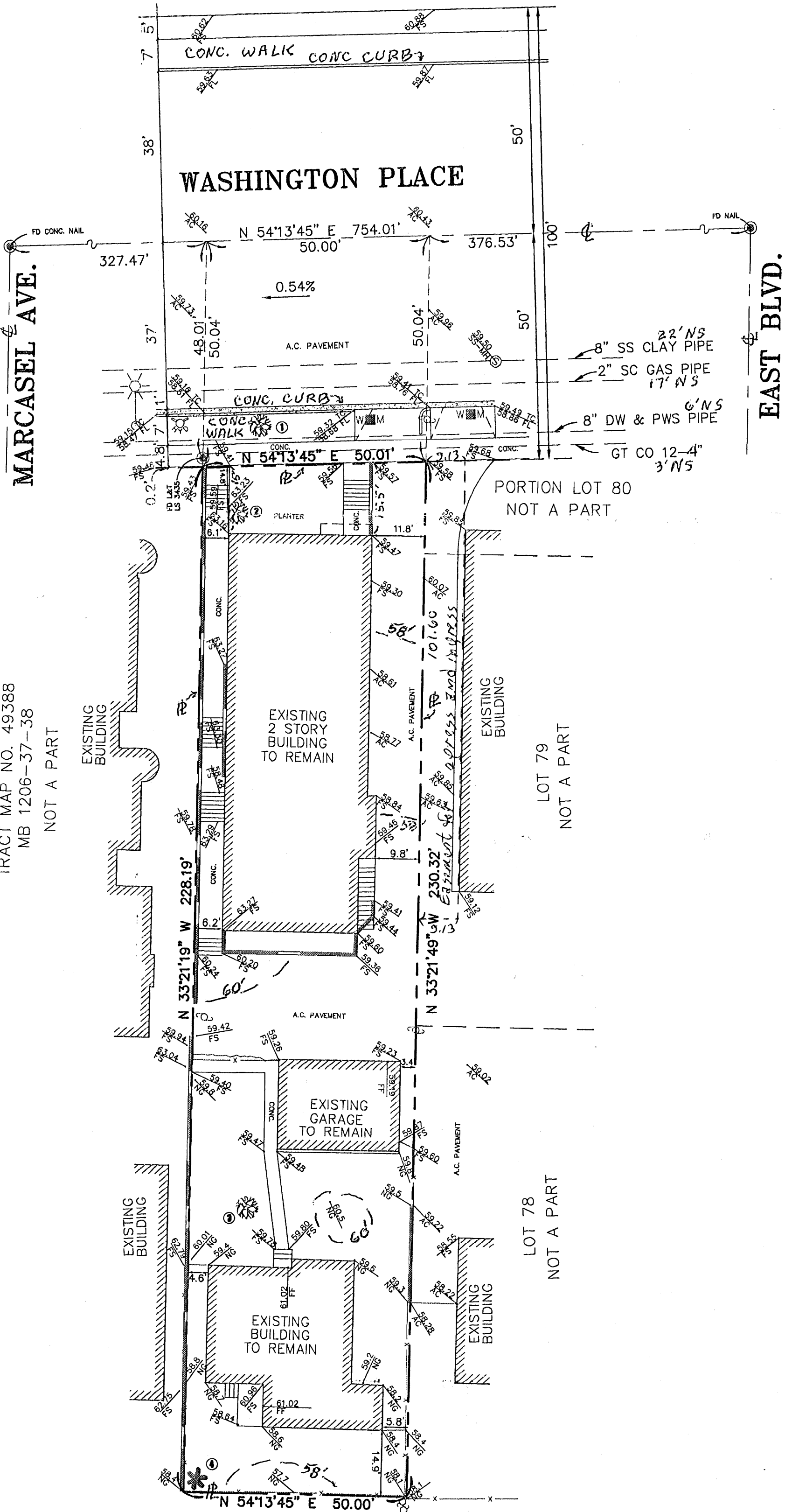
PROJECT SUMMARY:

8-UNIT CONDOMINIUM CONVERSION
HABITABLE ROOMS:
1 UNIT - 3 BEDROOMS, 2 BATHROOMS, 1 LIVING ROOM
1 UNIT - 2 BEDROOMS, 3 BATHROOMS, 1 LIVING ROOM,
1 LOFT
3 UNITS - 2 BEDROOMS, 2 1/4 BATHROOMS,
1 LIVING ROOM, 1 DINING ROOM
1 UNIT - 2 BEDROOMS, 2 1/4 BATHROOMS,
1 LIVING ROOM
1 UNIT - 2 BEDROOMS, 2 BATHROOMS, 1 LIVING ROOM,
1 DINING ROOM
1 UNIT - 2 BEDROOMS, 2 BATHROOMS, 1 LIVING ROOM
PARKING SPACES: 16
CONTOUR INTERVAL 2'



TREE LEGEND

#	DIA.	CANOPY R	TYPE
1	18"	17'	FICUS
2	22"	12'	EUCALYPTUS
3	12"	8'	ORNAMENTAL PEAR
4	36"	12'	PALM



NOT A PART
LOT 58