

**DEPARTMENT OF
CITY PLANNING**

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CALIFORNIA**



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DEPUTY DIRECTOR

September 20, 2022

Owner

836 Cali, LLC
16400 Ventura Blvd #339
Encino, CA 91316

RE: AA-2016-3031-PMLA-SL

Related Case(s): DIR-2016-3033-CDP-MEL

Address: 834/836 & 840 East California Ave

Community Plan: Venice

Council District: 11 - Bonin

Zone: RD1.5-1

CEQA: ENV-2016-3032-CE

EXTENSION OF TIME PURSUANT TO AB 1561

On June 29, 2018, the Deputy Advisory Agency conditionally approved Case No. AA-2016-3031-PMLA-SL for a maximum of three lots, as shown on the revised map stamp-dated December 23, 2017 in the RD1.5-1 Zone, located at 834/836 & 840 East California Ave within the Venice Community Plan.

Pursuant to LAMC Section 17.56 A.1, the final map must be recorded within three years of the approval date. In accordance with the provisions of Section 65914.5(b), the Deputy Advisory Agency is authorized to grant an extension for the recording of the final Parcel Map AA-2016-3031-PMLA-SL.

Therefore, the new expiration date for the AA-2016-3031-PMLA-SL is **December 29, 2022**

VINCENT P. BERTONI, AICP
Director of Planning

MINDY NGUYEN
Deputy Advisory Agency
VPB:MN:JC

cc: Councilmember Mike Bonin

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CITY PLANNING

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<http://planning.lacity.org>

Decision Date: June 29, 2018

Appeal End Date: July 16, 2018

836 Cali, LLC (A)(O)
17200 Ventura Boulevard
Encino, CA 91316

Alon Zakoot (R)
Alliance Team Realty
17200 Ventura Boulevard
Encino, CA 91316

Case No.: AA-2016-3031-PMLA-SL
Related Cases: DIR-2016-3033-CDP-MEL
CEQA: ENV-2016-3032-CE

834/836 & 840 California Avenue
Venice Coastal Zone Specific Plan Area
Zone: RD1.5-1
D.M.: 108-B-145
C.D.: 11

Legal Description: Lot 7 & 8, Block 1, Venice
Annex No. 2 TR

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, Class 3, Category 1 (New Construction of Small Structures), Section 15315, Class 15 (Minor Land Divisions), Section 15332, Class 32 (Infill Development Projects), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Advisory Agency also approves Parcel Map AA-2016-3031-PMLA-SL pursuant to the Small Lot Subdivision Ordinance No 176,354 for a maximum of three lots, as shown on the revised map stamp-dated December 23, 2017. This unit density is based on the RD1.5-1 Zone and subject to the following conditions. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which shall legally interpret the Zoning Code as it applies to this particular property.

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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

BUREAU OF ENGINEERING

1. That a 5-foot wide strip of land be dedicated along California Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way dedication based on the Mobility Plan Designation.
2. That a 2.5-foot wide strip of land be dedicated along California Court (Alley) adjoining the subdivision to complete a 10-foot wide half alley dedication.
3. That if necessary and for street address purposes, if this parcel map approved as "Small Lot Subdivision", then all the common access area to this subdivision be named on the final map.
4. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance 176354".
5. That any necessary public sanitary sewer easement be dedicated within the common access area on the final map based on an alignment approved by the West Los Angeles Engineering District Office.
6. That if necessary and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve California Court (Alley) being dedicated and adjoining the subdivision by the reconstruction of a 17.5-foot wide alley, including longitudinal concrete gutter, also approximately a 5-foot long additional alley improvement on both sides of the alley improvement for proper joining , together with any necessary removal and reconstruction of the existing improvements.
 - b. Improve California Avenue being dedicated and adjoining the subdivision by the reconstruction of an integral concrete curb and gutter; a 5-foot wide concrete sidewalk; plant tree and landscape the parkway area.
 - c. Construct the necessary house connection sewers to serve each parcel, evaluate the efficiency of existing house connection acceptable to the West Los Angeles Engineering District Office.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

8. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure

compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter (Log No. 94641) dated September 23, 2016 and attached to the case file for Tract No. AA-2016-3031-PMLA-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

9. Obtain permits for the demolition or removal of existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
10. Proposed Lots A, B, and C do not comply with the minimum 15 feet front yard setback along California Avenue as required for the RD1.5 Zone. Revise the map to show compliance with the above requirement or obtain approval from the Department of City Planning.
11. Show all street/alley dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Yard requirements shall be required to comply with current code as measured from new property lines after dedication.
12. Provide and dimension the reciprocal private easement for pedestrian egress and ingress in the final map.

NOTE: This project site is within the Venice Coastal Zone Specific Plan. Comply with the Specific Plan requirements at the time of Plan Check for the proposed buildings.

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

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

FIRE DEPARTMENT

13. Submittal of plot plans for Fire Department review and approval prior to recordation of Parcel Map Action.
14. Access for Fire Department apparatus and personnel to and into all structures shall be required.

15. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
16. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

NOTE: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit.

BUREAU OF STREET LIGHTING

17. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on California Ave.

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

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

DEPARTMENT OF RECREATION AND PARKS

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

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

19. 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. **Use.** Limit the proposed development to a maximum 3 units.
 - b. **Parking.** That a minimum of two (2) parking spaces per dwelling unit and ¼ guest parking space per dwelling unit shall be provided, for a

minimum of seven (7) on-site parking spaces. All exterior parking area lighting shall be shielded and directed onto the site. All guest parking spaces shall be open, readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

- c. **Venice Sign Off.** The subdivider shall obtain a Venice Sign Off (VSO) for each newly subdivided small lot, to be issued by a Venice Project Planner at plan check after the Deputy Advisory Agency approves AA-2016-3031-PMLA-SL.
- d. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. 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. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
 - ii. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec. 12.40 G LAMC.)
 - iii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - iv. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- e. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the Venice Coastal Zone Specific Plan.
 - f. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone, or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with

clinging vines or screened by vegetation capable of spreading over the entire wall.

- g. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- h. **Small Lot Subdivision Note to City Zoning Engineer and Plan Check.** Pursuant to Ordinance Number 176,354 (Small Lot Subdivisions) of the Los Angeles Municipal Code, the Advisory Agency has approved the following setbacks as it applies to this subdivision and the proposed development on the site:

LOT	FRONT	REAR	WEST SIDE	EAST SIDE
A	15'	5'	5'	2" Min.
B	15'	5'	2" Min.	2" Min.
C	15'	5'	2" Min.	5'

- i. All structures on any one parcel shall occupy no more than 80% of the lot area for that parcel.
 - ii. Vehicular access for Parcels A, B, and C shall be provided from the rear alley.
 - iii. An affidavit or reciprocal vehicle and pedestrian access easement among Parcels A, B, and C shall be recorded for the guest parking space.
- i. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) to comply with the **Venice Coastal Zone Specific Plan** and the **Coastal Transportation Corridor Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.
- j. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the buildings shall not be issued until the final map has been recorded.
- k. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a

copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.

- I. That 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.

20. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

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

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City

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

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

For purposes of this condition, the following definitions apply:

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

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

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

ENVIRONMENTAL CLEARANCE

A Categorical Exemption, ENV-2016-3032-CE, has been prepared for the proposed project consistent with the provisions of the California Environmental Quality Act and the City CEQA Guidelines. The project proposes the demolition of an existing duplex and single family dwelling and the construction of one single-family dwelling on each newly subdivided lot, in conjunction with the merging and subdivision of two existing lots totaling 9,450 square-foot lot into three new small lots. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Section 15303, Class 3, Category 1: New Construction of Small Structures; Section 15315, Class 15: Minor Land Divisions; and Section 15332, Class 32: Infill Development Projects. 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 Parcel Map No. AA-2016-3031-PMLA-SL, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

(a) PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted General Plan Land Use Element is composed of 35 Community Plans. The subject property is located within the Venice Community Plan, which designates the subject property for Low Medium II Residential density with corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The subject lots are zoned RD1.5. The project proposes to merge and subdivide a 9,450 square-foot site to create three new lots. Lot sizes will range from 2,854 to 3,060 square feet, thereby meeting the minimum 600 square-foot lot size of the Small Lot Subdivision Ordinance. The proposed map indicates that the lot widths ranging between 22 feet 6 inches to 24 feet, thereby meeting the minimum lot width requirement of 16 feet. A three-lot subdivision on an 8,925 square-foot lot (after dedications) meets the minimum density of 1,500 square feet of lot area per dwelling unit as required in the RD1.5 Zone.

The proposed subdivision substantially complies with all applicable standards and requirements of the General Plan and Venice Coastal Zone Specific Plan. The subdivision proposes lot sizes that meet the minimum 600 square-foot lot size and minimum lot width of 16 feet as required under the Small Lot Subdivision Ordinance. All required yards per the LAMC and a prevailing front yard setback are provided in the proposed project. Small lot subdivision projects located within the Venice Coastal Zone Specific Plan area are required to comply with approved ZI-2406, which references DIR-2014-2824-DI-1A, a Director's Determination that clarifies the required development restrictions for small lots located within the Specific Plan. The proposed small lot subdivision as designed complies with the required setbacks, lot coverage, driveway access, and parking requirements. A total of seven (7) onsite parking spaces are provided; two parking spaces are allocated to each unit plus one additional guest parking space located on Parcel C to be shared among the three dwelling units. The lot areas for Parcels A, B, and C are respectively 3,011; 2,854; and 3,050 square feet. As such, the proposed lot sizes comply with the minimum lot size of 1,500 square feet, as required under the Specific Plan. Access to the proposed lots would be from the rear public alley as required in the Specific Plan. Approval of the subject subdivision is conditioned to comply with all requirements of the Specific Plan, as noted in Condition 19c and 19i of this Determination. Additional recommendations from City departments and agencies are included in the conditions of approval. Therefore, as conditioned, the proposed subdivision is consistent with the intent and purpose of the General Plan and applicable Specific Plans.

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

The existing site consists of two rectangular shaped lots to be merged and then subdivided into three Small Lots, as established by Small Lot Subdivision Ordinance No. 176,354. Pursuant to the Subdivision Map Act, *design* includes (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) other specific physical requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. Likewise, *improvement* refers to any street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map.

The proposed subdivision substantially complies with all applicable standards and requirements of the General Plan and Venice Coastal Zone Specific Plan. A Director's Interpretation, DIR-2014-2824-DI-1A, clarifies the development standards for small lot subdivision projects within the Venice Coastal Specific Plan Area (Ordinance No. 175,693) as it relates to Section 12.22-C.27 of the Los Angeles Municipal Code, established by the Small Lot Subdivision Ordinance (Ordinance No. 176,354). The Director's Interpretation applies to all Small Lot Subdivision cases within the boundary of the Venice Coastal Zone Specific Plan. The proposed parcel map complies with all applicable provisions of DIR-2014-2824-DI-1A. A total of seven (7) parking spaces are provided onsite. Driveways and vehicular access are from the rear alley as required under the Specific Plan. The front, rear, and side yard setbacks provided are consistent with the Specific Plan. The lot coverage for Parcel A, B and C are 62.8, 69.6, and 60.88 percent respectively. The proposed lot sizes comply with the minimum lot size of 1,500 square feet required under the Specific Plan.

In addition, the proposed layout of the subdivision is designed with lot sizes that meet the minimum 600 square-foot lot size and minimum lot width of 16 feet as required under the Small Lot Subdivision Ordinance. Upon review of the proposed Preliminary Parcel Map, the Bureau of Engineering (BOE) found the subdivision layout to be generally satisfactory as submitted. BOE requires two street dedications to widen California Court and California Avenue. They also require improvements to the street that include trees and landscaping. The site is level and is not located in a hillside area, a special grading area, a flood zone, or a landslide area. All current utilities serving the existing lots will remain to serve the newly created lots. As conditioned, the design and improvement of the proposed preliminary parcel map is consistent with the applicable General Plan and Specific Plans.

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

The project site is 9,450 square-feet (8,925 square feet after dedications) and rectangular in shape with a uniform depth of 135 feet and a width of 70 feet. The site is level and not located in a slope stability area, high erosion hazard area, or fault-rupture zone.

The Grading Division of the Department of Building and Safety review the parcel map along with a soils and geology report dated August 25, 2016. LADBS issued a Soils Report Approval Letter (Log #94641 dated September 23, 2016) deeming the proposed subdivision as acceptable provided that all conditions described in the Approval Letter are complied with to the satisfaction of the Department of Building and Safety, and as it may be subsequently amended or modified. The site is level and is not located in a flood zone, or landslide area. The site, however, is located in a liquefaction area. The project has been conditioned so that prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division. In addition, the parcel map was circulated to other City departments and agencies for their review and recommendations. Conditions of approval were included to assure the physical development of the site is suitable for the proposed small lot subdivision. Therefore, as conditioned, the site is physically suitable for the proposed subdivision.

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

The subject site consists of two interior, rectangular lots fronting California Avenue totaling 9,450 square-feet. The lots are currently improved with a single-family home and a duplex, both of which are proposed for demolition. The subject site abuts a duplex to the south and a duplex and single-family dwelling unit to the north. Across California Court (alley) from the subject site are two lots zoned R2-1 containing two residential units each. The site is level and is not located in a Special Grading Area, Methane Hazard Area, Flood Zone, High Erosion Hazard Area, Very High Fire Hazard Severity Zone, Tsunami Inundation Zone, or Fault Zone.

The 8,925 square-foot lot (after dedications) is sufficient in size to support a three-lot small lot subdivision with one single-family dwelling on each newly created lot. The proposed development is in a single- and multi-family residential neighborhood and the proposed density of three units is consistent with the low-medium density of the development in the surrounding area. The development of this tract is an infill of a mix density neighborhood. Because there is no net change in the number of units, the existing density will be maintained. Therefore, as conditioned, the site is physically suitable for the proposed density.

(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 Department of City Planning issued a Categorical Exemption ENV-2016-3032-CE as the environmental clearance for the subject subdivision project. No potential adverse impacts on fish and wildlife resources or their habitats will result from the project. The project site area is urban, developed with residences, and does not provide a natural habitat for either fish or wildlife.

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

There are no apparent health problems that might be caused by the design or construction of the proposed single family units. The Bureau of Engineering has reported that an existing sanitary sewer is available under California Court adjoining the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. The development on the proposed parcels will be connected to the public sewer system and would not violate the existing California Water Code.

(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. However, needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

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

- 1) In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
- 2) 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.
- 3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

- 4) The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
- 5) 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.

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

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

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 978-0856.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the West Area Planning Commission within **15 calendar days** of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, **must** be submitted, accepted as complete, and appeal fees paid by 5:00 PM on the appeal end date at one of the City Planning Department Public Counters, located at:

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

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

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

*Please note the cashiers at the public counters close at 3:30 PM.

Appeal forms are available on-line at <http://planning.lacity.org/>

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time is granted before the end of such period.

No requests for time extensions or appeals received by mail shall be accepted.

If you have any questions, please call Jeff Khau at (213) 978-1346.

VINCENT P. BERTONI, AICP
Advisory Agency



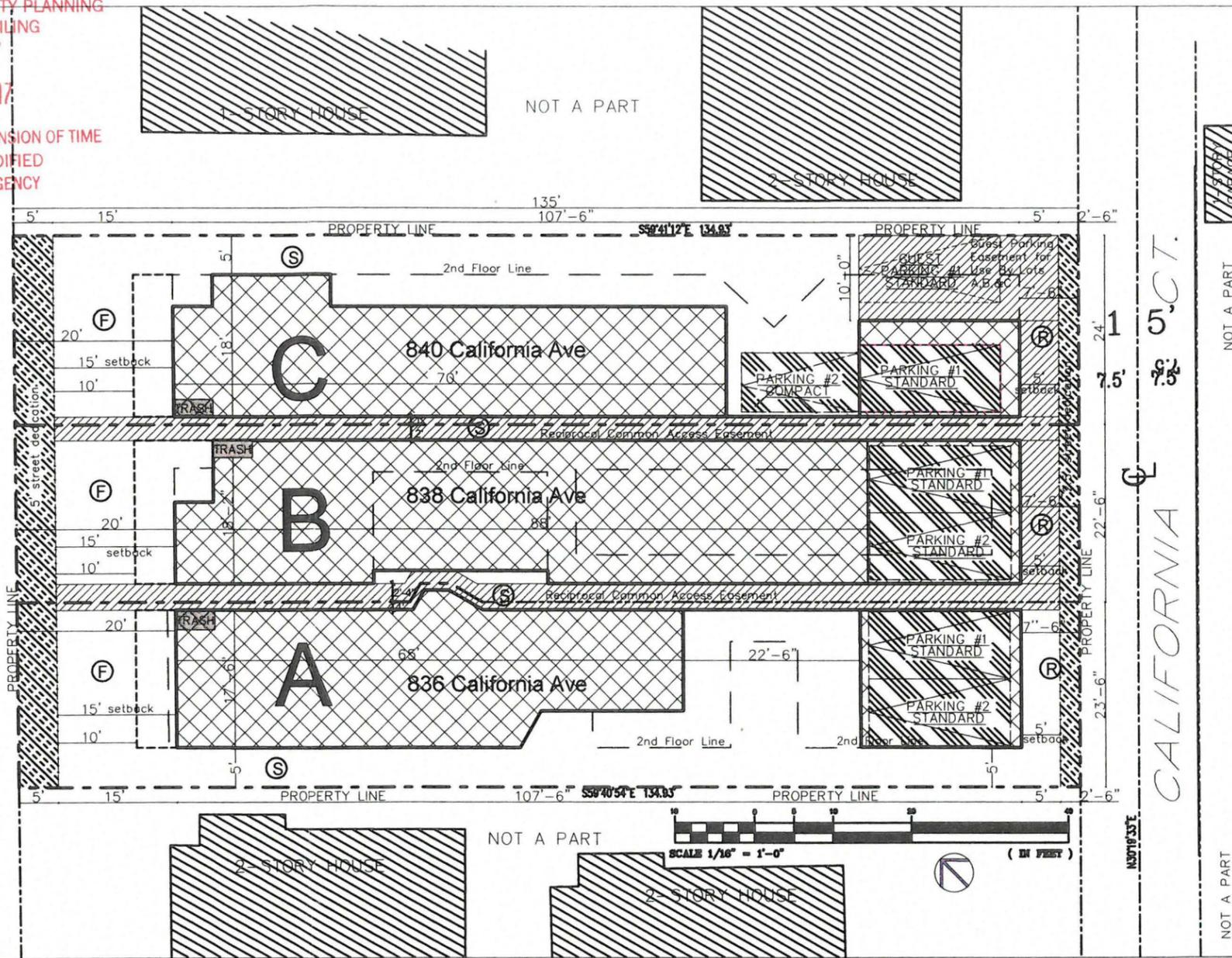
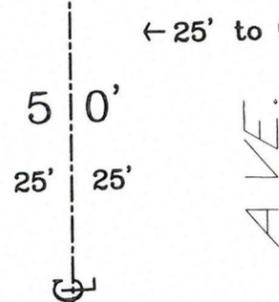
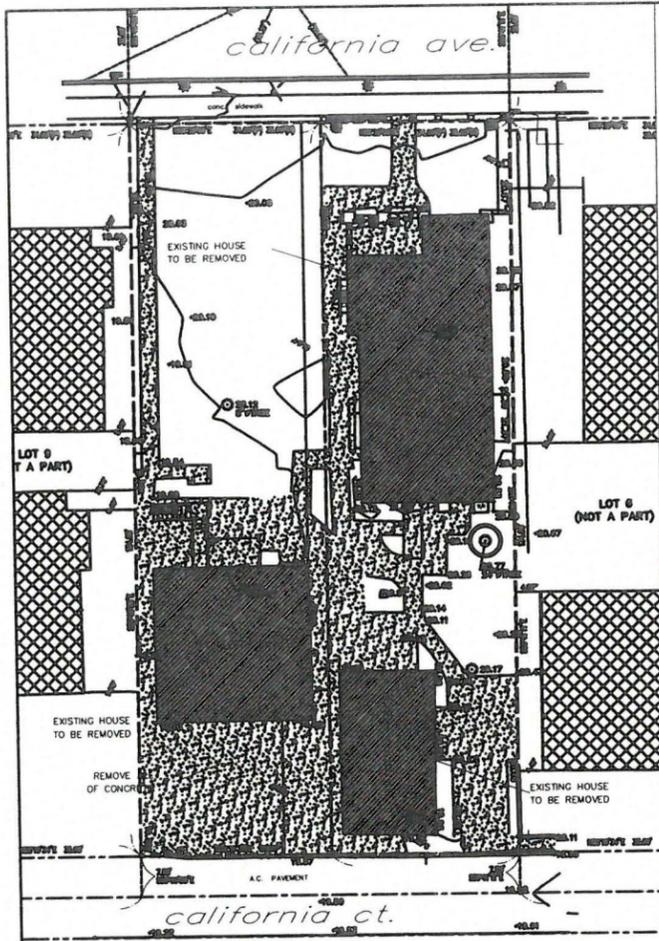
Griselda Gonzalez
Deputy Advisory Agency

cc: Bureau of Engineering
Bureau of Sanitation
Department of Building & Safety, Grading
Department of Building & Safety, Zoning
Fire Department
Department of Recreation & Parks
Bureau of Street Lighting
Department of Transportation
Street Tree Division

PRELIMINARY PARCEL MAP FOR SMALL LOT SUBDIVISION PURPOSES

836 CALIFORNIA AVE & 840 CALIFORNIA AVE, VENICE, CA 90291

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 □ PARCEL MAP
 DEC 23 2017
 REVISED MAP □ EXTENSION OF TIME
 FINAL MAP UNIT □ MODIFIED
 DEPUTY ADVISORY AGENCY



CALIFORNIA AVE RESIDENCES

PROVIDED BY THE OWNER/BUILDER:
 836 CALI, LLC

DESIGNER:
 ALON ZAKOOT
 (310) 429-3146
 Alonz.ctr@gmail.com
 ON BEHALF OF:
 ALLIANCE TEAM REALTY, INC.
 (818) 574-0606

PROJECT
 836, 838, 840 CALIFORNIA AVE VENICE, CA 90291

CONCEPT ONLY
 NOT FOR CONSTRUCTION
 CLIENT REVIEW
 PERMIT
 BID
 PERMIT REVISIONS
 CONSTRUCTION
 COMMENTS

DRAWN: JW
 DATE: 12/18/2017
 REVIEWED:
 JOB NO: 001

IF PLANS ARE NOT USED FOR CONSTRUCTION, THEY ARE NOT VALID. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE DESIGNER. THESE PLANS ARE COPYRIGHT PROTECTED BY ALLIANCE TEAM REALTY, INC.

SIGNATURE:
 DATE:

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS INFORMATION IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS INFORMATION IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

DRAWING TITLE:
 Preliminary Parcel Map

SHEET:
 PPM

EXISTING SITE

ADDRESS:	836-838 CALIFORNIA AVE. VENICE, CA 90291 &	840 CALIFORNIA AVE. VENICE, CA 90291
ASSESSORS PARCEL NO.:	4241-007-008	4241-007-007
LEGAL DESCRIPTION:	LOT 8 IN BLOCK 1 OF VENICE ANNEX NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	LOT 8 IN BLOCK 1 OF VENICE ANNEX NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APPROXIMATE AREAS:	4,725 SQ FT., OR 0.108 ACRES	4,725 SQ FT., OR 0.108 ACRES
EASEMENTS REFERENCE:	NO RECORDED EASEMENT PER PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE COMPANY ORDER NO. 00131690-994-VNO-SI DATED AS OF: APRIL 18, 2016	NO RECORDED EASEMENT PER PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE COMPANY ORDER NO. 00131691-994-VNO-SI DATED AS OF: APRIL 18, 2016
EXISTING ZONING:	RD1.5-1	RD1.5-1
PROPOSED ZONING:	RD1.5-1	RD1.5-1
LAND USE DESIGNATION:	LOW MEDIUM II RESIDENTIAL ZONE	LOW MEDIUM II RESIDENTIAL ZONE

NOTES:
 SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1 ZONE, PURSUANT TO ORDINANCE NO. 176,354.
 ALL UTILITIES ARE EXISTING AND AVAILABLE
 THIS PROPERTY IS NOT WITHIN A HAZARDOUS ZONE
 PROPERTIES ARE WITHIN A COSTAL ZONE
 PROPERTIES ARE WITHIN A LIQUEFACTION ZONE
 THERE ARE NO PROTECTED TREES ON SITE
 ALL TREES TO BE REMOVED EXCEPT IN RIGHT OF WAY

LEGEND	
--- PROPERTY LINE	(F) (R) (S) FRONT, REAR, OR SIDE YARD
--- ENTRY FLOOR	STREET DEDICATION
--- SECOND FLOOR	GUEST PARKING EASEMENT & COMMON WALK WAY EASEMENT
--- BALCONY	PARKING

PARCEL SUMMARY:	
Total Area Before Subdivision:	9450.00 SQ FT
Total After Subdivision:	8925.00 SQ FT (Net)
Parcel A (836)	3187.49 SQ FT (Gross) 3011.24 SQ FT (Net)
Parcel B (838)	3022.51 SQ FT (Gross) 2853.76 SQ FT (Net)
Parcel C (840)	3240.00 SQ FT (Gross) 3060.00 SQ FT (Net)

BUILDING SUMMARY							
LOT	NET LOT AREA (SQ FT)	FOOTPRINT (SQ FT)	COVERED AREA (SQ FT)	LOT COVERAGE (%)	TOTAL BUILDING AREA (SQ FT)	BALCONY (SQ FT)	ROOF DECK (SQ FT)
A (836)	3011	1409	1817	60.35	3006	154	840
B (838)	2854	1918	1934	67.76	3583	103	895
C (840)	3060	1370	1845	60.29	3557	119	584
TOTAL	8925	4697	5596		10146	376	2319

SETBACK SUMMARY				
LOT	FRONT	REAR	WEST SIDE	EAST SIDE
A (836)	15'	5'	5'	2" Min
B (838)	15'	5'	2" Min	2" Min
C (840)	15'	5'	2" Min	5'