

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

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**CITY OF LOS ANGELES  
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200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
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VINCENT P. BERTONI, AICP  
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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

October 19, 2022

**Applicant**

Wystein Opportunity Fund, LLC  
Cindy Hampton  
15021 Ventura Boulevard, Suite 733  
Sherman Oaks, CA 91403

**Representative**

DHS & Associates Inc.  
Steve Nazemi  
275 Centennial Way #205  
Tustin, CA 92780

**RE:** Vesting Tentative Tract Map No. 82822-SL

Related Case: ADM-2019-5880-SLD

Address: 12610-12616 West Venice Boulevard

Community Plan: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin

Zone: R3-1

CEQA: ENV-2019-5880-CE

**EXTENSION OF TIME**

On March 13, 2020, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 82822-SL, for a maximum of 12 small lot homes for the purposes of a Small Lot Subdivision, as shown on map stamp dated October 3, 2019, in the R3-1 Zone, located at 12610-12616 West Venice Boulevard, within the Palms – Mar Vista – Del Rey – Community Plan.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. 82822-SL.

Therefore, the new expiration date for the subject map is **March 13, 2029.**

VINCENT P. BERTONI, AICP  
Director of Planning

Mindy Nguyen  
Deputy Advisory Agency  
VPB:MN:JC:RL

cc: Councilmember Mike Bonin

## TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles – Department of City Planning

### 1. TIME EXTENSION REQUEST

CASE #: VTTM NO. 82822-SL PROJECT ADDRESS: 12610-12616 W. Venice Blvd

DATE OF APPROVAL: 3/13/20 EFFECTIVE DATE OF APPROVAL: 3/23/20

### 2. JUSTIFICATION/REASON FOR TIME EXTENSION

The applicant must set forth the reasons for requesting the extension and provide sufficient factual material to support a finding that the subject project could not have a valid permit from LADBS issued, and that construction could not have begun and carried on diligently without suspension or abandonment of work; or in the case of an approval that does not require permits, that operations of the use could not have commenced.

We need more time to extend to clear tract map conditions in order to record the tract map.

### 3. ADDITIONAL INFORMATION/REQUIREMENTS

- Time extensions for approvals determined by the Director of Planning, the Zoning Administrator, or the Area/City Planning Commission can only be granted for cases filed on or prior to May 19<sup>th</sup>, 2012 (effective date of Multiple Approvals Ordinance – Ord. 182,106).
- By-Right Time Extensions per Ordinance 182,106 are not granted via this form. See the form titled "By-Right Time Extensions per Ordinance 182,106" (CP-7746.1) to effectuate by-right extensions.
- Tract Maps, Parcel Maps, Private Streets, and other approvals determined by the Advisory Agency are allowed a 6 year extension pursuant to LAMC Section 17.07 A2. An additional 1 year extension may be granted for approvals that were *already* granted a 5 year time extension pursuant to LAMC Section 17.07 A2, *prior* to the effective date of Ordinance 180,647, effective 04/30/09 (which extended the time extension life from 5 years to 6 years).
- Time extension application must be filed with a copy of the *final* Letter of Determination. If an application was approved after an appeal to the APC, CPC, or City Council, a copy of the Letter of Determination approved by that body must be filed.

#### 4. OWNER/APPLICANT INFORMATION

Applicant: Cindy Hampton Company: Wystein Oppourtunity Fund, LLC  
Address: 15021 Ventura Blvd. Suite #733 Telephone: 818-273-1886  
Zip: Sherman Oaks , CA 91403 E-mail: champton@wystein.com

Property Owner: Same as applicant Company: \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Representative: Steve Nazemi Company: DHS & Associates Inc.  
Address: 275 Centennial Way #205 Telephone: 714-665-6569  
Zip: Tustin , CA 92780 E-mail: Steve@dhsengineering.com

#### 5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

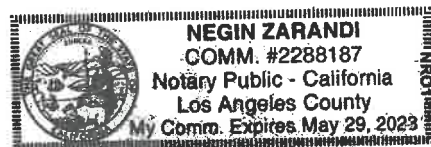
- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: Cindy Hampton Print: Cindy Hampton

#### ALL-PURPOSE ACKNOWLEDGMENT

State of California  
County of Los Angeles, On 10/6/2022 before me, Negin Zarandi, <sup>Notary</sup> Public  
(Insert Name of Notary Public and Title)  
personally appeared Cindy Hampton, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature: Negin Zarandi (Seal)



#### Planning Staff Use Only

Amount	Invoice No.	Reviewed and Accepted by	Date
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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California  
County of Los Angeles

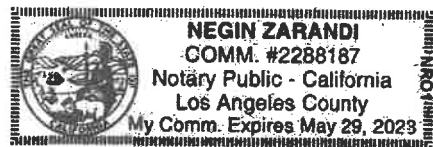
On 10/6/2022 before me, Negin Zarandi, Notary Public  
(insert name and title of the officer)

personally appeared Cindy Hampton,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Document: Time Extension per Chapter 1 of LAMC

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ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: March 13, 2020

Appeal Period Ends: March 23, 2020

Ursa 12610 Venice Blvd LLC (A)(O)  
Ursa 12616 Venice Blvd LLC  
10573 West Pico Boulevard, Unit 213  
Los Angeles, CA 90064

Steve Nazemi (R)  
DHS & Associates Inc.  
275 Centennial Way, Unit 205  
Tustin, CA 92780

RE: Vesting Tentative Tract Map No.: 82822-SL  
Related Cases: ADM-2019-5880-SLD  
Address: 12610-12616 Venice Boulevard  
Community Plan: Palms - Mar Vista - Del  
Rey  
Zone: R3-1  
Council District: 11- Bonin  
CEQA No.: ENV-2019-5880-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. 82822-SL, located at 12610-12616 Venice Boulevard, for a maximum of **twelve (12) small lot homes** for the purposes of a Small Lot Subdivision, as shown on map stamp-dated October 3, 2019, in the Palms – Mar Vista – Del Rey – Community Plan. This unit density is based on the existing R3-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center, call (213) 482-7077, (310) 231-2598 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That a 2.5-foot wide strip of land be dedicated along the alley adjoining the tract to complete a 10-foot wide half-alley.

2. That if this tract map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 185462" satisfactory to the City Engineer.
4. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
5. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the West Los Angeles Engineering District Office.
6. That, if necessary, 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 subdivider make a request to the West Los Angeles District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
8. That all pedestrian common access easements be shown on the final map.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.

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

9. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

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

10. 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. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. Show all street/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 rear yard

requirements shall be required to comply with current code as measured from new property lines after dedication(s).

- c. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

This property is located within the Venice Specific Zone. Small Lot Subdivision within the boundary of the Venice Coastal Specific Plan Area requires compliance with Venice Coastal Specific Plan.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

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 sub divider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

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

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map. Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at **(213) 482-6876** to schedule an appointment.

## DEPARTMENT OF TRANSPORTATION

11. Prior to recordation of the final map, a suitable arrangement shall be made satisfactory to the Department of Transportation, binding the subdivider and all successors to the following:

- a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
- b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
- c. Project's drive isle shall be a min of 20-foot in width within the required reservoir space.
- d. 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 DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045. For an appointment, call (213) 485-1062.

Please contact this section at (213) 482-7024 for any questions regarding the above.

## **FIRE DEPARTMENT**

- 12. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - b. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
  - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - e. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.



- f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- h. Submit plot plans indicating access road and turning area for Fire Department approval.
- i. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- j. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- k. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- l. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- m. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- n. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- o. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- p. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- q. Site plans shall include all overhead utility lines adjacent to the site.
- r. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- s. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

- t. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- u. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 482-6509**. You should advise any consultant representing you of this requirement as well.

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

- 13. 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**

- 14. Prior to the recordation of the final map or issuance of the certificate of occupancy, 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.

Improvement Condition:

- a. Construct new street light: one (1) on Venice Boulevard.

Notes:

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

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

#### **BUREAU OF SANITATION**

15. 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 October 31, 2019. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).).

#### **INFORMATION TECHNOLOGY AGENCY**

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

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

17. 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**

18. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.
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 subdivider or contractor shall notify the Urban Forestry Division (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. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information.

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

20. 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. 82822-SL shall not be issued until after the final map has been recorded.
  - b. Limit the proposed development to a maximum of twelve (12) small lots.
  - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit. (Note: One space may be a compact space. Tandem parking is allowable.)
  - d. Automobile guest parking shall be provided at a ratio of 0.25 spaces per dwelling unit. Guest parking shall be readily available to all guests and be accessible from a Common Access Driveway or Common Access Walkway. Where the total number of required spaces includes a fraction, the provisions of LAMC Section 12.21-A,4(k) shall govern.
  - e. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone fence or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.  
  
Note: However, for Lots 1-10, the required 6-foot-high slumpstone fence or decorative masonry wall may be located within the front yard.
  - f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - g. That the subdivider 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.
  - h. All trash and recycling pick-up shall be conducted on-site.
  - i. 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.
  - j. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
  - k. A Maintenance Agreement shall be formed, 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 members of the agreement and shall be subject to a proportionate share of the maintenance. The Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.

- I. 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.
- m. **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				
Lot No.	West	North	East	South
1	8' (Rear)	4" (Side)	5' (Front)	8.92' (Side)
2	5' (Front)	4" (Side)	8' (Rear)	8.92' (Side)
3	8' (Rear)	4" (Side)	5' (Front)	4" (Side)
4	5' (Front)	4" (Side)	8' (Rear)	4" (Side)
5	8' (Rear)	4" (Side)	5' (Front)	4" (Side)
6	5' (Front)	4" (Side)	8' (Rear)	4" (Side)
7	8' (Rear)	4" (Side)	5' (Front)	4" (Side)
8	5' (Front)	4" (Side)	8' (Rear)	4" (Side)
9	8' (Rear)	4" (Side)	5' (Front)	4" (Side)
10	5' (Front)	4" (Side)	8' (Rear)	4" (Side)
11	8' (Rear)	15' (Front)	5' (Side)	4" (Side)
12	5' (Side)	15' (Front)	8' (Rear)	4" (Side)

21. The small lot subdivision shall conform to the plans dated January 31, 2020 stamped Exhibit "A" and approved by the Director of Planning under Case No. ADM-2019-5880-SLD. In the event the Advisory Agency modifies Vesting Tentative Tract Map No. 82822-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.
22. If applicable, within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the LAMC relating to demolition. A copy shall be provided to

each eligible tenant within five days of recordation of the covenant and agreement.

23. If applicable, within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code Section 7060, et seq.) and Section 151.22-151.28 of the LAMC.
24. 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.
25. If applicable, within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the LAMC relating to demolition. A copy shall be provided to each eligible tenant within five days of recordation of the covenant and agreement.
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 HOME 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. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site and shall include the following features. The landscape plan shall identify tree replacement on a 4:1 basis by a minimum of 24-inch box, or as required by the Board of Public Works.

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 **Common Access Driveway** (easement) shall be provided with a minimum width of 16 feet that is clear to sky.
2. A **Common Access Walkway** (easement) shall provide pedestrian access from a public street to the subdivision and Primary Entryway of each unit. The common access walkway must be a minimum of three (3) feet in width and remain unobstructed and open to the sky.
3. A **Utility Easement** shall be provided per Department of Water and Power or similar to agency requirements.
4. A **Maintenance Agreement** shall be formed, 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 members of the agreement and shall be subject to a proportionate share of the maintenance. The Maintenance 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 life.
5. **Automobile Guest Parking** shall be provided at a ratio of 0.25 spaces per dwelling unit. Guest parking shall be readily available to all guests and be



accessible from a Common Access Driveway or Common Access Walkway. Where the total number of required spaces includes a fraction, the provision of LAMC Section 12.21-A,4(k) shall govern.

6. 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. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
    - 1. Construct new street light: one (1) on Venice Boulevard.

## Notes:

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

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering 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.

- 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 the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve the alley adjoining the subdivision by the construction of a suitable surfacing to complete a 10-foot wide half alley including the reconstruction the existing improvements all satisfactory to the City Engineer.
  - b. Construct the necessary on-site mainline and house connection sewers 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 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 17.05N.

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

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

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

### **FINDINGS OF FACT (CEQA)**

On January 31, 2020, 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 15300.2 applies.

The proposed project and potential impacts were analyzed in accordance with the CEQA Guidelines. This document establishes guidelines and thresholds of significant impact, and provides data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from environmental review pursuant to Article 19, Class 32 of the CEQA Guidelines.

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

In connection with the approval of Vesting Tentative Tract Map No. 82822-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

**a. The proposed map will be/is consistent with applicable general and specific plans.**

The project site is located within the Palms – Mar Vista – Del Rey Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Medium Residential corresponding to the R3 and R3 (PV) Zones. The subject property is currently zoned R3-1, and is thus consistent with the existing land use designation. The project site is located within the Los Angeles Coastal Transportation Corridor Specific Plan and is not within an interim control ordinance.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the existing zoning and General Plan land use designation. Multi-family and single-family uses are permitted in the R3-1 Zone and Medium Residential land use designation. Plans for small lot subdivision maps are required to illustrate the building envelope and building height, size, number of units, and approximate location of buildings and driveways. The R3-1 Zone allows a density of one (1) unit per 800 square-feet of lot area. As such, the applicant would be permitted to construct a maximum of eighteen (18) dwelling units on the subject property, based on the net lot area of 14,481 square-feet. With twelve (12) lots proposed, the project's density is below the maximum allowable for the R3 Zone.

Section 17.05 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 area 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 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 comply with the required minimum lot width of 18 feet; lot area of 600 square-feet; lot coverage limitation of 75%; and ten-foot setback requirement for the rear, five-foot setback requirements for the sides, and setback requirements aligning with those of the underlying zone for the front boundaries. The proposed project complies with the requirements of both the tentative tract map and a small lot subdivision.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05-C and 17.06-B and 12.22-C,27 of the Los Angeles Municipal Code.

**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.

The design and layout of the Tentative Tract Map is 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.

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. 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. In addition, conditions incorporated herein will also ensure the project adheres to the standards set forth by the ordinance and requires the development to include a minimum of two (2) covered off-street parking spaces per dwelling unit, three (3) off-street guest parking spaces and common access walkway or pedestrian access from a public street to the primary entryway of each unit.

The project site is located in the Palms - Mar Vista - Del Rey Community Plan area within Los Angeles city limits and is zoned R3-1 with a land use designation of Medium Residential. The project site encompasses approximately 14,731 gross square feet of total lot area (approximately 0.34 acres). The site is located within the Los Angeles Transportation Corridor Specific Plan. After issuance of the Letter of Determination, the project is subject to review by the Los Angeles Department of Transportation (LADOT) for a Project Condition Clearance. Part of the review would include clearance for the Los Angeles Transportation Corridor Specific Plan. The design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General and Specific Plan.

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

The subject property is a rectangular-shaped parcel of land comprised of two (2) existing lots totaling approximately 14,731 gross square-feet (approximately 0.34 acres). The property has approximately 100 feet of frontage along Venice Boulevard and a depth of approximately 147.4 feet. The site is currently developed with two (2) multi-family structures (one on each lot) totaling seven (7) units and two (2) detached garages which will all be removed through the development of the project. There is one (1) existing non-protected tree on the project site that will be removed as a part of the development and three (3) street trees in the right-of-

way. Any street trees that will be removed through the development of the proposed project will be replaced per the requirements of the Bureau of Street Services, Urban Forestry Division.

The proposed project includes a subdivision of a 14,731 square-foot site to create twelve (12) small lots and the construction, use, and maintenance of twelve (12) homes. The seven (7) existing residential units on the site will be demolished, resulting in a net increase of five (5) units through the development of the proposed project. Each home will be four-stories tall with a maximum height of 45 feet. Each home will have two (2) covered on-site parking spaces in a garage on the first level. In total the project will provide 24 covered automobile parking spaces and three (3) uncovered parking spaces.

The existing R3-1 Zone permits a density of one unit per 800 square-feet of lot area. As such, the applicant would be permitted to construct a maximum of eighteen (18) dwelling units on the subject property, based on the net lot area of 14,481 square-feet. With twelve (12) small lot homes proposed, the project's density does not exceed the maximum allowable density for the R3 Zone.

After reviewing the request, the Department of City Planning issued a Class 32 Infill Categorical Exemption which considered the physical characteristics of the site and the surrounding area. The development of the proposed project is consistent with existing development and urban character of the surrounding community. The surrounding area is characterized by mostly level terrain and is developed with a variety of multi-family residences. Nearby properties on the same block are all zoned R3-1; properties across Venice Boulevard are zoned R3-1 and C2-1, properties on the east/west/south are zoned R3-1. Two-story multi-family residences abut the project site to the east and west, two-story multi-family residences abut the project to the south, and there are two-story residential and mixed-used buildings north (across Venice Boulevard) of the project site.

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

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

The project site is located within the Palms – Mar Vista – Del Rey Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Medium Residential corresponding to the R3 and R3 (PV) Zones. The subject property is currently zoned R3-1, and is thus consistent with the existing land use designation. The existing R3-1 Zone permits a density of one unit per 800 square-feet of lot area. As such, the applicant would be permitted to construct a maximum of eighteen dwelling units on the subject property, based on the net lot area of 14,481 square-feet. With twelve (12) small

lot homes proposed, the project's density does not exceed the maximum allowable density for the R3-1 Zone.

There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the project is located. Therefore, the site is physically suitable for the proposed density of 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.**

Both 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. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 32 for infill development, and that it would not result in significant impacts relating to biological resources. As such, the 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, etc.) and the Building Code. Other health and safety-related requirements as mandated by law (e.g. asbestos abatement, seismic safety, flood hazard management, etc.) would apply where applicable to ensure the public health and welfare.

The project site is not in a designated liquefaction zone, methane zone, hillside, or flood, landslide, or tsunami inundation zone. 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. Additionally, the Bureau of Engineering has reported that the proposed subdivision will be connected to the public sewer system. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and 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.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area.



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. A solar energy feasibility report, dated July 31, 2019, was submitted with the tract application. The report considers the feasibility of solar energy for the project and concludes that the climate is conducive to the use of solar energy. The topography of the site has also been considered in the maximization of passive and natural heating and cooling opportunities. However, the orientation of the subject property and the presence of self-blockage are not conducive to passive energy gain.

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 tract map was filed. 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 buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 82822-SL.

VINCENT P. BERTONI, AICP  
Advisory Agency



Courtney Shum  
Deputy Advisory Agency

CS:JT:JJ: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 West Los Angeles 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:

<p><b>Downtown</b>                      Figueroa Plaza                      201 North Figueroa                      Street, 4th Floor                      Los Angeles, CA 90012                      (213) 482-7077</p>	<p><b>San Fernando Valley</b>                      Marvin Braude San                      Fernando                      Valley Constituent Service                      Center                      6262 Van Nuys Boulevard,                      Room 251                      Van Nuys, CA 91401                      (818) 374-5050</p>	<p><b>West Los Angeles</b>                      West Los Angeles                      Development Services                      Center                      1828 Sawtelle Boulevard,                      2nd Floor                      Los Angeles, CA 90025                      (310) 231-2598</p>
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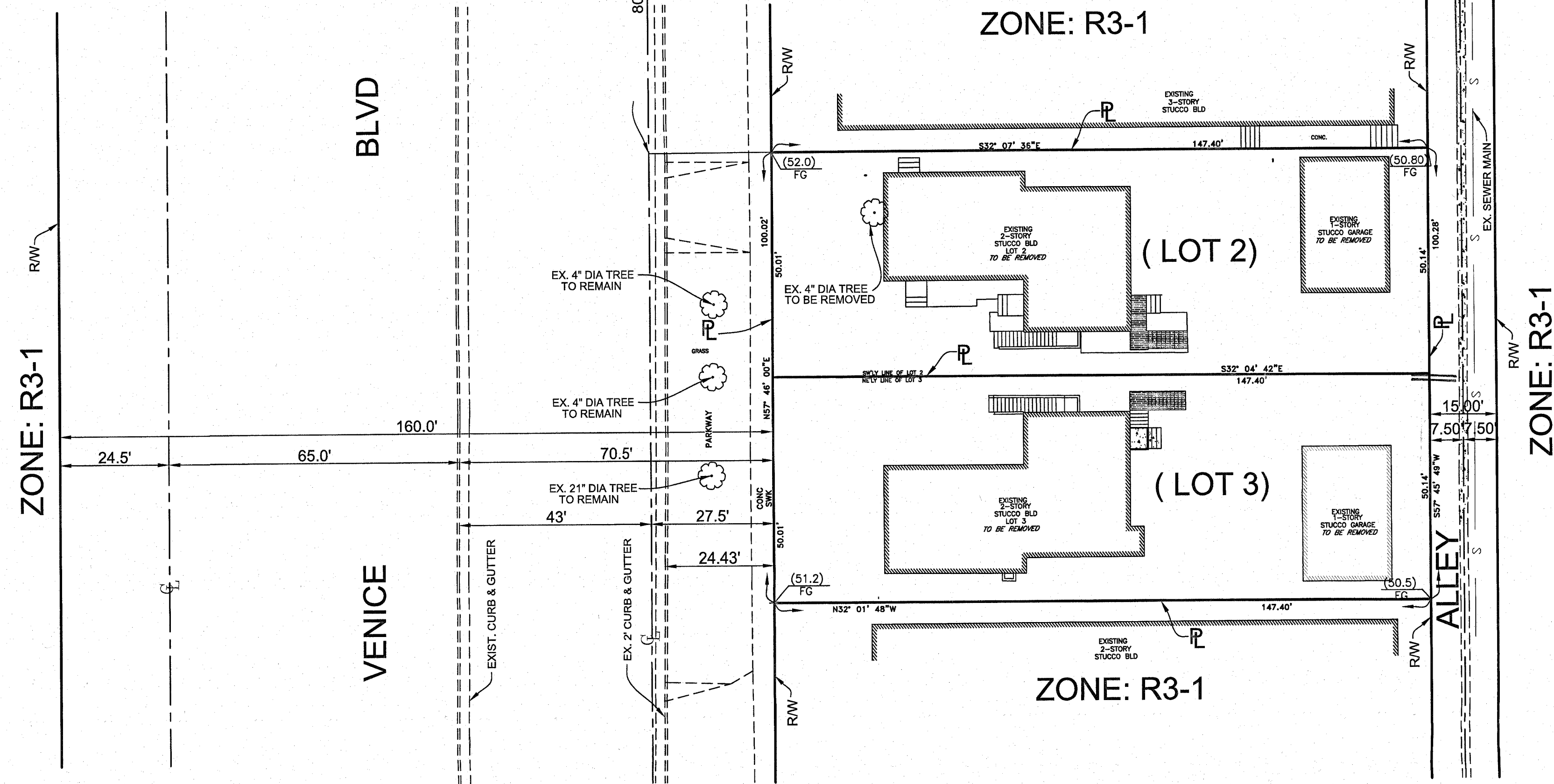
**Forms are also available on-line at <http://planning.lacity.org/>.**

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.

# VESTING TENTATIVE TRACT MAP NO. 82822

IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR SMALL LOT SUBDIVISION PURPOSES PER ORD. NO. 176354

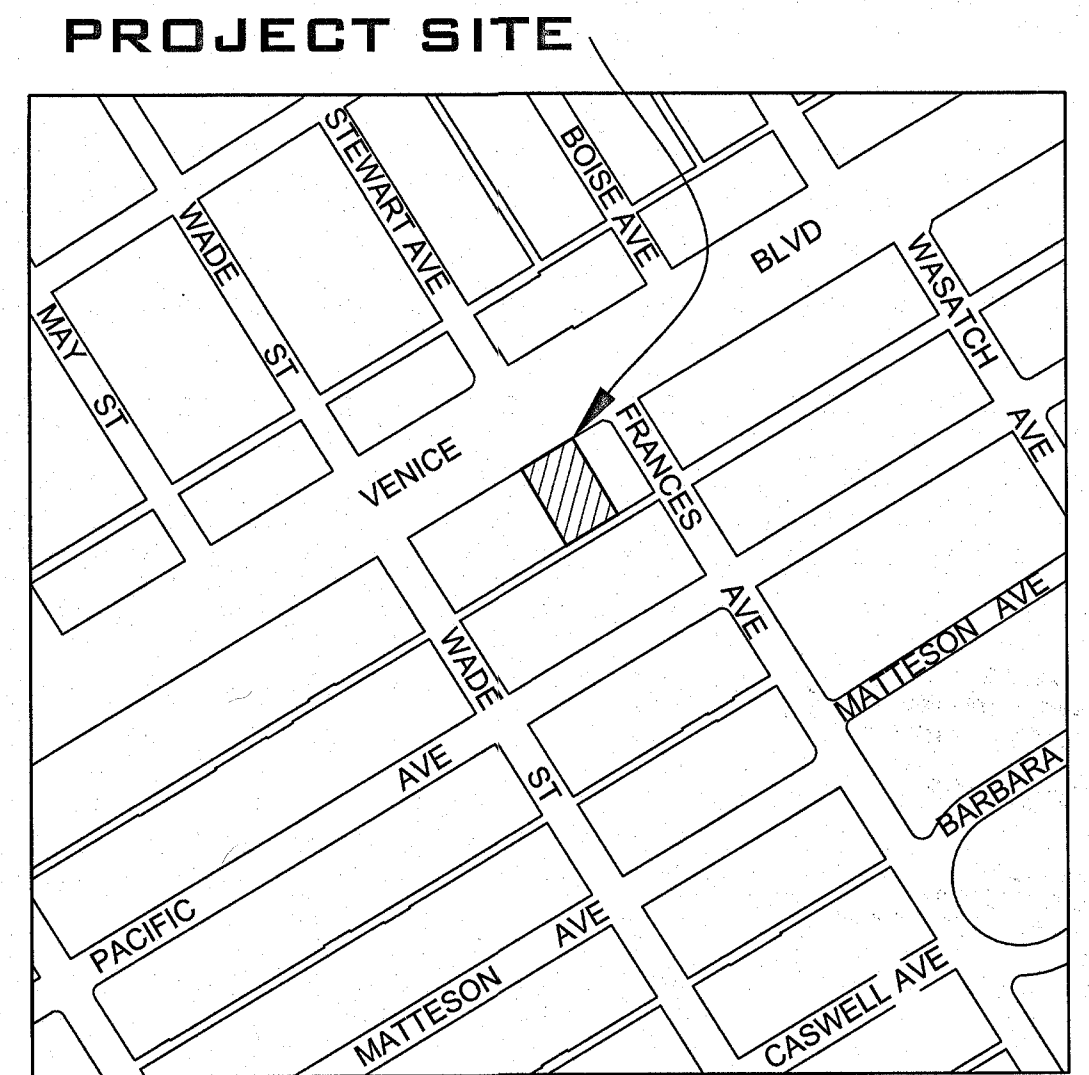


EXISTING SITE

## LOTS MATRIX

LOT NO.	LOT AREA	FRONT YARD	SIDE YARD	SIDE YARD	REAR YARD
LOT 1	1,575.4 SF	5'(E)	8.92'(S)	4"(N)	8'(W)
LOT 2	1,575.4 SF	5'(W)	8.92'(S)	4"(N)	8'(E)
LOT 3	1,004.7 SF	5'(E)	4"(S)	4"(N)	8'(W)
LOT 4	1,004.7 SF	5'(W)	4"(S)	4"(N)	8'(E)
LOT 5	1,004.7 SF	5'(N)	4"(S)	4"(N)	8'(W)
LOT 6	1,004.7 SF	5'(W)	4"(S)	4"(N)	8'(E)
LOT 7	1,004.7 SF	5'(E)	4"(S)	4"(N)	8'(W)
LOT 8	1,004.7 SF	5'(W)	4"(S)	4"(N)	8'(W)
LOT 9	1,004.7 SF	5'(E)	4"(S)	4"(N)	8'(E)
LOT 10	1,004.7 SF	5'(E)	4"(S)	4"(N)	8'(W)
LOT 11	1,771.3 SF	15'(N)	8'(W)	5'(E)	4"(S)
LOT 12	1,771.3 SF	15'(N)	8'(E)	5'(W)	4"(S)

TOTAL = 14,731 SF N=NORTH, S=SOUTH, E=EAST, W=WEST  
\* LOT AREA AFTER DEDICATION = 14,481 SF



VICINITY MAP  
NTS

## OWNER:

URSA 12610 VENICE BLVD, LLC  
URSA 12616 VENICE BLVD, LLC  
10573 W. PICO BLVD, #213  
LOS ANGELES, CA 90064

## ENGINEER:

DHS & ASSOCIATES INC.  
275 CENTENNIAL WAY, SUITE 205  
TUSTIN, CA 92780  
TEL: (714) 665-6569

## LEGAL DESCRIPTION:

LOTS 2 & 3, DEL MAR TRACT  
M.B. 10, PAGES 76, ALL RECORDS OF LOS ANGELES COUNTY.  
APN NO. 4235-002-002  
APN NO. 4235-002-003

## NOTES:

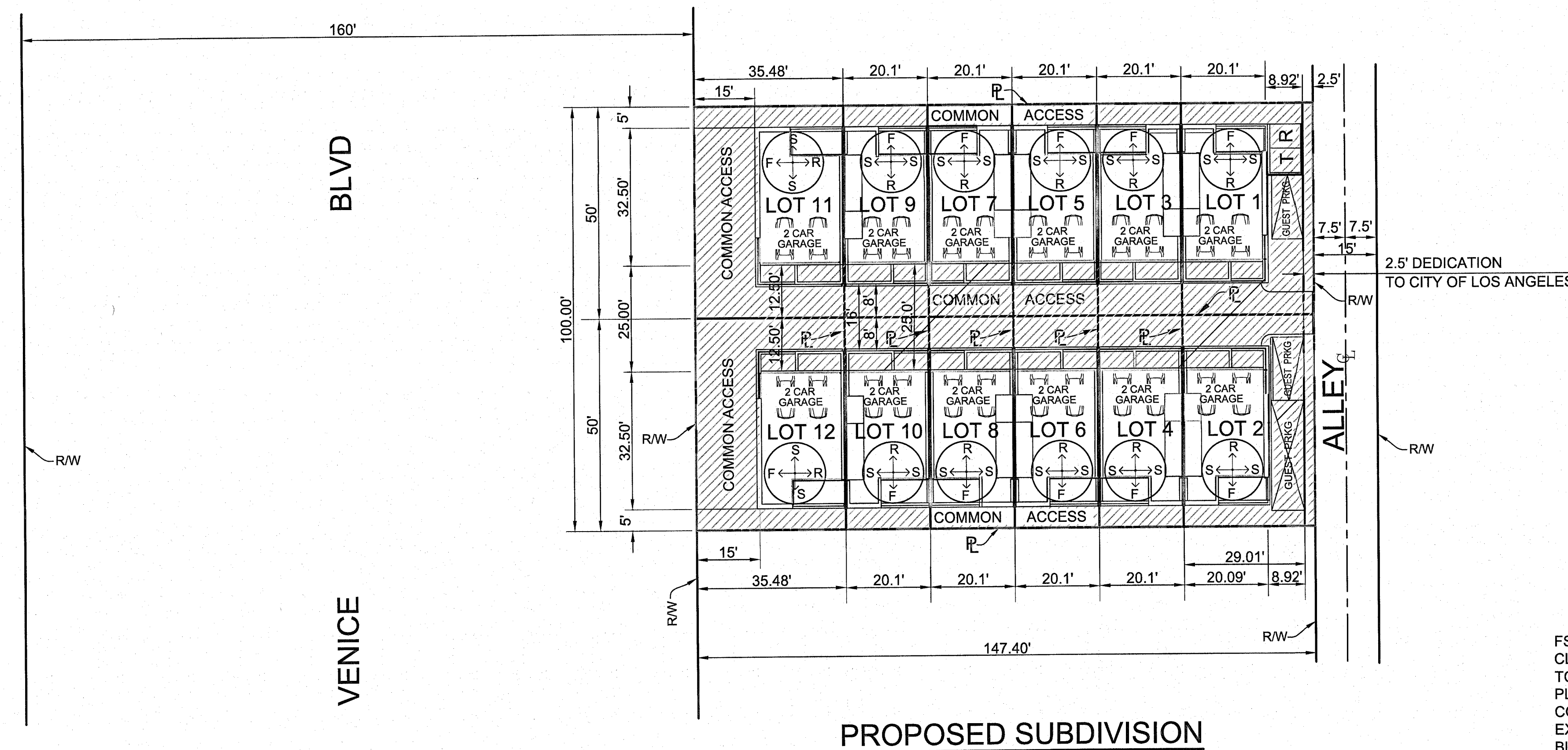
- EXISTING SEVEN (7) UNITS APT. BUILDING TO BE DEMOLISHED AS FOLLOWS:  
3 UNIT TWO STORY TO BE REMOVED (12616 VENICE BLVD)  
4 UNIT TWO STORY TO BE REMOVED (12610 VENICE BLVD)
  - SITE ADDRESS:  
12610/12616 W. VENICE BLVD  
LOS ANGELES, CA 90066
  - THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
  - THE SITE IS RELATIVELY FLAT.
  - THE SITE IS NOT IN THE FLOOD ZONE AREA.
  - SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
  - AREA:  
LOT AREA= 14,731 S.F.  
NET LOT AREA AFTER DEDICATION= 14,481 S.F.
  - THOMAS GUIDE: PAGE 672-C4  
DISTRICT MAP NO. 111-B-153  
CENSUS TRACT NO. 2722.01  
COUNCIL DISTRICT NO. 11
  - PROPOSED DEVELOPMENT DATA:  
TWELVE (12) SINGLE FAMILY DWELLING (SMALL LOT HOMES)  
PROPOSED BUILDING HEIGHT= 45' FEET.  
NO. OF STORY= 4
  - PARKING  
2 COVERED PARKING SPACE PER LOT,  
GUEST PARKING = 3  
COVERED PARKING PROVIDED 2 X 12 = 24  
TOTAL PARKING = 24 + 3 = 27  
BICYCLE PARKING = 4
  - VEHICULAR ACCESS ARE FROM THE COMMON DRIVEWAY.
  - TRASH BINS FOR RESIDENTS ARE IN COMMON AREA AS SHOWN.
  - THERE ARE FOUR (4) TREES ON THE SITE, ONE (1) WILL BE REMOVED
  - SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1 ZONE  
PURSUANT TO ORDINANCE NO. 176354
  - GRADING QUANTITIES:  
CUT = 3,000 C.Y.  
FILL = 3,000 C.Y.
  - THE SITE IS IN THE LOS ANGELES COASTAL TRANSPORTATION CORRIDOR.
  - LOTS 2 & 3 WILL BE MERGED INTO 10 LOTS AS SHOWN HEREON.
  - EXISTING ZONING: R3-1
  - PROPOSED ZONING: R3-1
  - MAP PREPARED ON 9-23-19
- LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
TENTATIVE MAP  
OCT 03 2019  
REVISED MAP EXTENSION OF TIME  
FINAL MAP UNIT MODIFIED  
DEPUTY ADVISORY AGENCY
- BENCHMARK**  
LA CITY OF L.A. SURV PBM \*STMPD  
17-06761 1967\* 2FT N OF N CURB LINE  
VENICE BLVD; 30.9FT E OF BC CURB  
RETURN E OF WADE ST; E END OF CB  
EL: 50.637 FEET ADJ. YR. 2000

## LEGENDS:

- COMMON ACCESS
- TRASH BIN & RECYCLING, SEE PROPOSED SITE PLAN HEREON FOR TRASH LOCATIONS
- F = FRONT YARD  
S = SIDE YARD  
R = REAR YARD

## SYMBOLS

- FS..... FINISHED SURFACE  
CLK..... CHAIN LINK FENCE  
TC..... TOP OF CURB  
PL..... PROPERTY LINE  
CONC..... CONCRETE  
EX..... EXISTING  
BLDG..... BUILDING  
WM..... WATER METER  
DIA..... DIAMETER  
DWY..... DRIVEWAY
- FL..... FLOW LINE  
SMH..... SEWER MAINTENANCE HOLE  
TW..... TOP OF WALL  
APT..... APARTMENT  
FG..... FINISHED GRADE  
L&T..... LEAD AND TAG  
RCE..... REGISTERED CIVIL ENGINEER  
CB..... CATCH BASIN  
FT..... FEET  
(E)..... EXISTING



PROPOSED SUBDIVISION