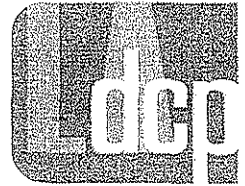




DEPARTMENT OF CITY PLANNING
 APPEAL RECOMMENDATION REPORT



**West Los Angeles Area Planning
 Commission**

Date: Continued to December 4, 2013
Time: After 4:30 p.m.*
Place: Henry Medina West Los Angeles
 Parking Enforcement Facility 2nd
 Floor, Roll Call Room
 11214 West Exposition Boulevard
 Los Angeles, CA 90064

Case Nos.: VTT-70870-SL-1A
 ZA 2013-1420 (CDP)-1A
CEQA No.: ENV-2009-2489-MND-REC2
Related Case: DIR-2011-588-DB-SPP-MEL
Council No.: 11
Plan Area: Venice
Specific Plans: Venice Coastal Zone and
 Los Angeles Coastal
 Transportation Corridor
Certified NC: Venice
GPLU: Low Medium II Residential
Zone: RD1.5-1-O
Appellants: 1. Robert Mitchell
 2. Regan Kibbee
 3. Robin Murez
 4. Alison Mills Bean

Public Hearing: Required
Appeal Status: Appealable to City
 Council

Applicant: Mark Judaken

PROJECT LOCATION: 522 East Venice Boulevard


PROJECT: 1) Pursuant to Section 12.22 C.27 of the LAMC, a Vesting Tentative Tract Map a small lot subdivision for a maximum of 10 lots; and
 2) Pursuant to Section 12.20.2 of the LAMC, a Coastal Development Permit for the construction, use, and maintenance of five single-family dwellings and five detached duplexes within the single permit jurisdiction of the California Coastal Zone.

REQUEST: Appeals from the entire decision by the Advisory Agency in approving VTT-70870-SL and the entire decision by the Zoning Administrator in approving ZA 2013-1420 (CDP).

RECOMMENDATION:

1. **Deny** the appeals.
2. **Sustain** the actions of the Deputy Advisory Agency in approving VTT-70870-SL and the Zoning Administrator in approving ZA 2013-1420 (CDP).
3. **Adopt** the Findings of the Deputy Advisory Agency and the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration ENV-2009-2489-MND-REC2.

MICHAEL J. LOGRANDE
Director of Planning



JIM TOKUNAGA
Associate Zoning Administrator,
Deputy Advisory Agency



JOEY VASQUEZ
City Planning Associate

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Area Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012* (Phone No.213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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Recommendation.....	9

Exhibits:

1. Vicinity Map
2. Radius Map
3. Vesting Tentative Tract Map
4. Appeal Documents
5. Letter of Determinations
6. Environmental Document
7. Parcel Profile Report
8. Aerial Photograph

STAFF APPEAL REPORT

Background

The subject property is a level, irregular-shaped, through parcel, having frontages of approximately 119 feet on the north side of Mildred Avenue, 134 feet on the south side of South Venice Boulevard, and 20 feet on the south side of Washington Way. The subject site contains a total of 15,740 net square feet of lot area after the required dedications. The subject site is zoned RD1.5-1-O and designated Low Medium II Residential in the Venice Community Plan. The property is located within the Venice Coastal Zone Specific Plan (Southeast Venice Subarea) and the Coastal Transportation Corridor Specific Plan.

The subject site is currently developed with a triplex which will be demolished for the proposed project. Surrounding properties to the north are zoned PF-1-O and OS-1XL-O, and are developed with the Venice Public Library and a surface parking lot, respectively. Surrounding properties to the south are zoned RD1.5-1-O and C1-1-O, and are developed with single family and multiple family dwellings, and a market, respectively. Surrounding properties to the east are zoned RD1.5-1-O and are developed with single family and multiple family dwellings. Surrounding properties to the west are zoned OS-1XL-O and are developed with a surface parking lot.

The vesting tentative tract map is a revision of a previously proposed project for a 12-lot small lot subdivision to permit the construction of 12 single family dwellings. The original project also included a merger of land owned by the City of Los Angeles as part of the subdivision. In a letter dated December 12, 2012, the Real Estate Services Division of the Department of General Services stated that the City had stopped the process of declaring the City-owned property as surplus property. The Bureau of Engineering and the City Planning Department therefore did not approve the sale of this particular City-owned parcel.

The revised project consists of 15 new dwellings on 10 lots created under the Small Lot provisions of Section 12.22 C.27 of the Los Angeles Municipal Code. The proposal is to have single family homes on Lots 1, 6, 7, 9 and 10, and duplex units on Lots 2, 3, 4, 5 and 8. Lots sizes will range from 1,144 square feet to 2,467 square feet, thereby meeting the minimum 600 square-foot lot size of the Small Lot Ordinance. Lot coverage for all lots will be less than the 80% permitted. All lots meet the minimum lot width requirement of 16 feet. As required by the Small Lot Ordinance, the proposed project is consistent with the density requirements of the RD1.5 Zone, as approved by the concurrent density bonus application. As required, there will be a minimum 5-foot building setback between the subdivision and the adjoining properties to the east. The applicant has indicated that the proposed front yard setbacks will be consistent with the prevailing setbacks along South Venice Boulevard and Mildred Avenue (see matrix).

Building Setbacks				
Lot No.	Front Yard	Rear Yard	East'ly Side	West'ly Side
1	2.6'	12'	0'	5'
2	3.9'	10.5'	0'	0'
3	4'	10.2'	0'	0'
4	4.4'	10.2'	0'	0'
5	5.9'	15.5'	0'	0'
6	0'	20.4'	5'	0'
7	5'	10.6'	10'	0'
8	3'	10.1'	0'	0'
9	3'	10.2'	0'	0'
10	3'	13'	0'	8'

As part of the tract map approval the applicant requested permission to vacate a 479 square-foot portion of South Venice Boulevard. Filed concurrently with the tract map is a request for a Coastal Development Permit to allow the development of five single family homes and five detached duplexes within the Coastal Zone (Case No. ZA 2013-1420-CDP).

Density Bonus

Filed separately from the tract map, were requests for a Density Bonus, a Specific Plan Project Permit Compliance and Mello Act Compliance Review for the demolition of one residential market-rate triplex (Case No. DIR 2011-588-DB-SPP-MELLO).

The applicant is providing two very-low income units on site. This is equal to an 18% very-low income set aside which entitles the applicant to a 35% density bonus and two incentives. The first on-menu incentive requested is to include the pre-dedication lot area in calculating the base density of the project. The lot area before dedication is 16,575 square feet. Based upon the underlying RD1.5 Zone, the base density is a maximum of 11 units (1,500 sq. ft./lot area per dwelling unit). A 35% density bonus allows an additional 4 units for a maximum total of 15 units. The second incentive requested is a 35% increase in height for a maximum height of 40.5 feet. The Small Lot Ordinance allows a percentage increase in height equal to the percentage of the density bonus.

Proposed parking is for two enclosed parking spaces per unit for a total of 30 parking spaces. Zoning Information File No. 2406 (Z.I. No. 2406) clarifies the Venice Coastal Specific Plan as it relates to the Small Lot Ordinance. Per Z.I. 2406, required parking for subdivision projects shall be based on the parking requirements of the Specific Plan. Each new lot resulting from a small lot subdivision that contains one unit falls under the "single family dwelling" category in the Specific Plan. Where new lots include multiple units on a lot, two and a quarter parking spaces per dwelling unit are required. Based on these regulations a total of 32 parking spaces are needed for the project.

As allowed by the density bonus provisions of the Municipal Code, the applicant is utilizing Parking Option 1 for a reduction in parking. Parking Option 1 allows one parking space for studio and one-bedroom units, and two parking spaces for two- and three-bedroom units. The parking reduction is for all residential units not just the income restricted units. Based on this option a total of 17 parking spaces would be required per the density bonus option however the applicant is providing an additional 13 spaces or 30 spaces.

Case No. DIR 2011-588(DB)(SPP)(MELLO), for the Density Bonus, Specific Plan Project Permit Compliance and Mello Act Compliance Review, was approved by the Director of Planning on September 6, 2013 and was not appealed.

The Deputy Advisory Agency approved the vesting tentative tract map for 10 small lots on September 20, 2013. The Coastal Development Permit was approved the by Associate Zoning Administrator on September 20, 2013.

THE APPEALS

There are four appellants of the project. Two of the appellants (Robert Mitchell and Regan Kibbee) are appealing the entire tract decision (VTT-70870-SL). The other two appellants (Robin Murez and Alison Mills Bean) are appealing the entire decision of the Associate Zoning Administrator in approving the Coastal Development Permit (ZA 2013-1420-CDP). The following is a summary of their appeals.

Appellants: Robert Mitchell and Regan Kibbee

Appellant's Statement:

The appellants state that the development will impact traffic and parking in the area. They cite that the section Mildred Avenue adjoining the project is a narrow 31-foot roadway with parking on both sides of the street. The road is heavily used by drivers, cyclists, and delivery trucks making deliveries to the market on the corner of Mildred Avenue and Ocean Avenue. Mildred Avenue is used by over 350 residences in the Venice Silver Triangle, as this is one of two primary ways into and out of the neighborhood. Permitting an additional 15 residences in the area will only exacerbate the situation.

The appellant's further state that the project does not comply with the requirement of the Venice Specific Plan in that proposed projects be compatible in scale and character with the existing neighborhood. The appellants argue that the project exceeds the height, density, and setback requirements of the neighborhood. The project is therefore inconsistent with the Venice Specific Plan.

Appellants: Robin Murez and Allison Mills Bean

Appellant's Statement:

The appellants state that the project is unsuitable for the site. They indicate that the intersection of Mildred Avenue and Ocean Avenue is already dangerously over congested and has been the scene of numerous traffic accidents. Allowing a high density project on the site with access from Mildred Avenue would only create further dangerous conditions for pedestrians and cyclists in the area. The appellants state that a traffic study is needed. In addition, parking would be further burdened by the increased density.

The appellants further state that the project does not conform to the Venice Specific Plan as the project has too many roof structures, has an unarticulated façade, and encroaches upon public land along Venice Boulevard designated for public landscaping. They also oppose the inclusion of public land in determining the number of permitted units on the site.

Staff Response:

The approved small lot subdivision for 10 lots and 15 dwelling units required multiple approvals from the City. The applicant applied for a Density Bonus, a Specific Plan Project Permit Compliance, and Mello Act Determination (Case No. DIR-2011-588-DB-SPP-MEL). In order to develop 15 units on the site the developer agreed to set aside two units as affordable units. In accordance with Senate Bill 1818 and Section 12.22-A.25 (Density Bonus provisions) of the Los Angeles Municipal Code (LAMC), in setting aside the mandated two (2) Very Low Income units of the 10 dwelling units base density, the project qualified for an automatic 35% increase (four additional units) in the permitted density. In addition, the Density Bonus provisions contained in the LAMC provide for two Parking Options that reduce the required Specific Plan parking requirements for dwelling units. The applicant chose to utilize Parking Option 1, which permits one on-site parking space for each residential unit with one or fewer bedrooms; two on-site parking spaces for each residential unit with two to three bedrooms; and two-and-one-half parking spaces for each residential unit four or more bedrooms. Based upon the number of bedrooms and type of dwelling units proposed (13 one-bedroom units and 2 two-bedroom units) at least 17 parking spaces need to be provided. No guest parking spaces are required. The applicant is voluntarily providing two parking spaces per unit for a total of 30 spaces.

As the applicant agreed to set aside two units as Very Low Income, the proposed project qualified per LAMC Section 1.22-A.25, (e) for two on-menu development incentives. The applicant requested a 35% increase in the permitted height, and requested that the number of units permitted on the site be based on the land area prior to any dedication of land for street purposes. This increased the base density from 10 units to 11 units.

On September 6, 2013, the Director of Planning approved the Density Bonus (DIR-2011-588-DB-SPP-MEL and found that "Owing to the nature and characteristics of the immediate neighborhood, which contains a mixture of older and newer one, two and three story single-family and multiple family dwellings (built between the 1920's and the present), the Library and surface parking to the north and a two-story commercial/residential building to the south the proposed project is compatible in scale and character with the existing neighborhood and that which is allowed in the Venice Coastal Zone Specific Plan for the North Venice Subarea. As approved and conditioned, the project will not be detrimental to the adjoining properties or the immediate area." Case No. DIR-2011-588-DB-SPP-MEL was not appealed and is not a consideration of this appeal. The Advisory Agency and the Zoning Administrator approved the project based on the density approved under DIR-2011-588-DB-SPP-MEL.

What is before the Appeal Board is the approval of the subdivision map and the Coastal Development Permit. The project as designed is in compliance with the provisions of the Small Lot Ordinance. The project meets the minimum 600 square-foot lot size, lot coverage of less than 80%, and minimum lot width requirement of 16 feet. The provisions of the Small Lot Ordinance do not require a front, side, or rear yard between lots within an approved small lot subdivision. A five-foot setback is required where the small lot abuts a non-small lot property. There will be at the very minimum a 5-foot building setback between the subdivision and the adjoining properties to the east. The project is also consistent with the density requirements of the RD1.5 Zone, as modified by the density bonus approval.

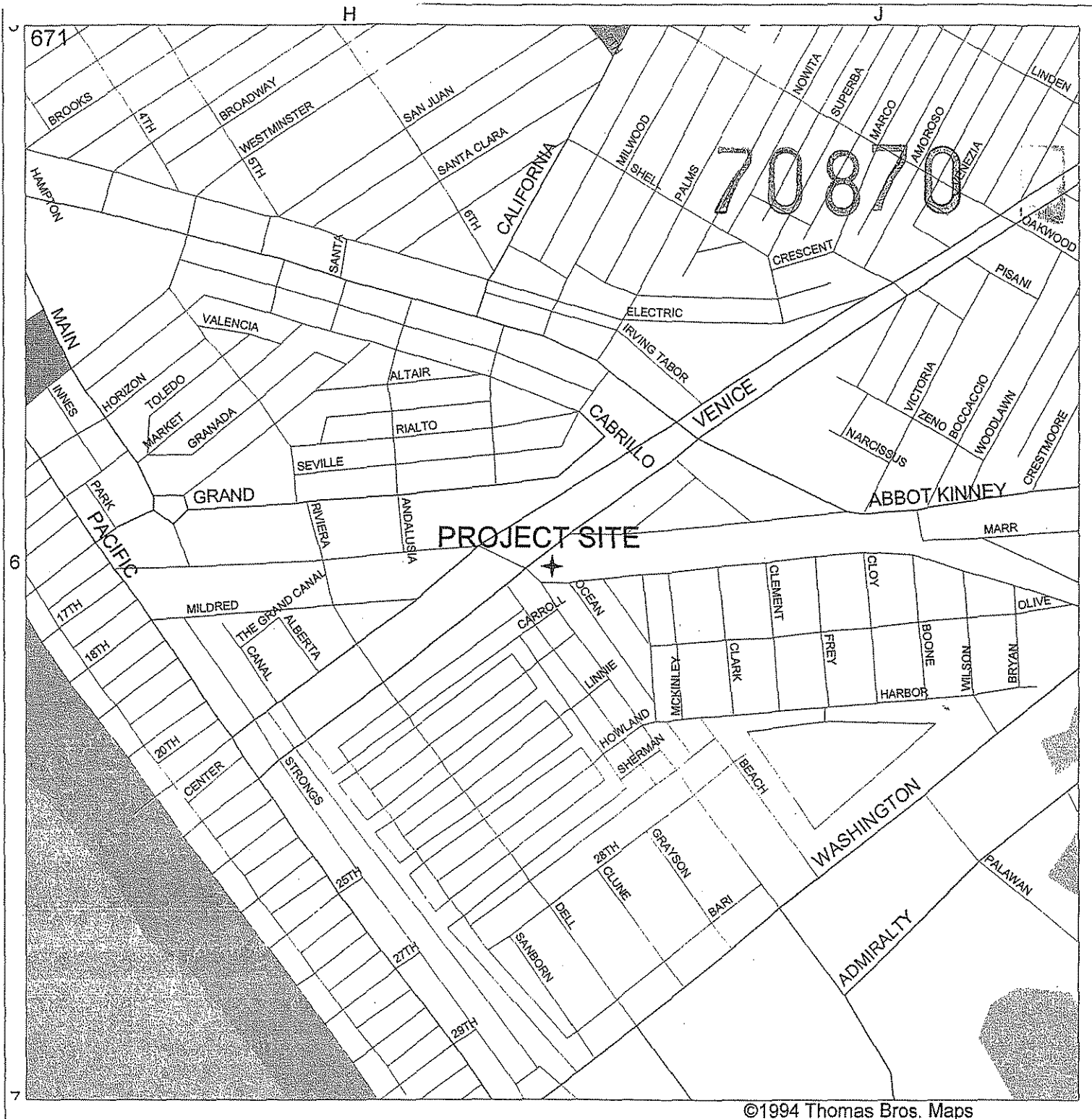
As a condition of approval of the tract, the Bureau of Engineering is requiring that a 7-foot wide strip of land be dedicated along Mildred Avenue adjoining the subdivision to complete a 27-foot half right of way dedication. The street dedication will be utilized to make improvements on Mildred Avenue. Currently, there is no sidewalk on the north side of Mildred Avenue. The Bureau of Engineering is requiring improvements on Mildred Avenue by requiring the construction of a new concrete curb, gutter, and an 8-foot sidewalk. All existing encroachments (walls, fences, and shrubs) must be removed from the site. This will help to alleviate hazards on the street as existing shrubs on the site block traffic views and pedestrians must currently walk on the street. The developer is also being required to complete a full width sidewalk on Venice Boulevard.

The Department of Transportation (DOT) is requiring that driveway and vehicular access to the project be limited to Mildred Avenue, which is a local street with slower travel speeds. DOT discourages driveways off of Major Highways with higher travel speeds, in this case Venice Boulevard, if there is a local street serving the property. Although there were requests by the public to move the driveway to Venice Boulevard, the driveway location approved by the Advisory Agency is as recommended by the Department of Transportation. The project with a total of 15 dwelling units is significantly below the threshold for DOT to require a traffic study. For condominiums the threshold is 48 dwelling units.

In approving the Coastal Development Permit (ZA 2013-1420-CDP), a finding must be made that the development is in conformity with Chapter 3 of the California Coastal Act of 1976, which provides that "new residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources". In approving the Coastal Development Permit the Associate Zoning Administrator found that the proposed development is consistent with the above referenced policy as it is a redevelopment of an existing developed site in a mixed density residential and commercial neighborhood. Further, the project has been evaluated by the Bureau of Engineering, the Department of Building and Safety, the Fire Department, and the Department of Transportation, which determined that the project can be accommodated by the existing infrastructure and public services.

Staff Recommendation:

In consideration of the foregoing, it is submitted that the Advisory Agency acted reasonably in approving Vesting Tentative Tract No. 70870-SL and the Zoning Administrator acted reasonably in approving ZA 2013-1420 (CDP). Staff recommends that decisions of the Advisory Agency and the Zoning Administrator be sustained and the appeals be denied.

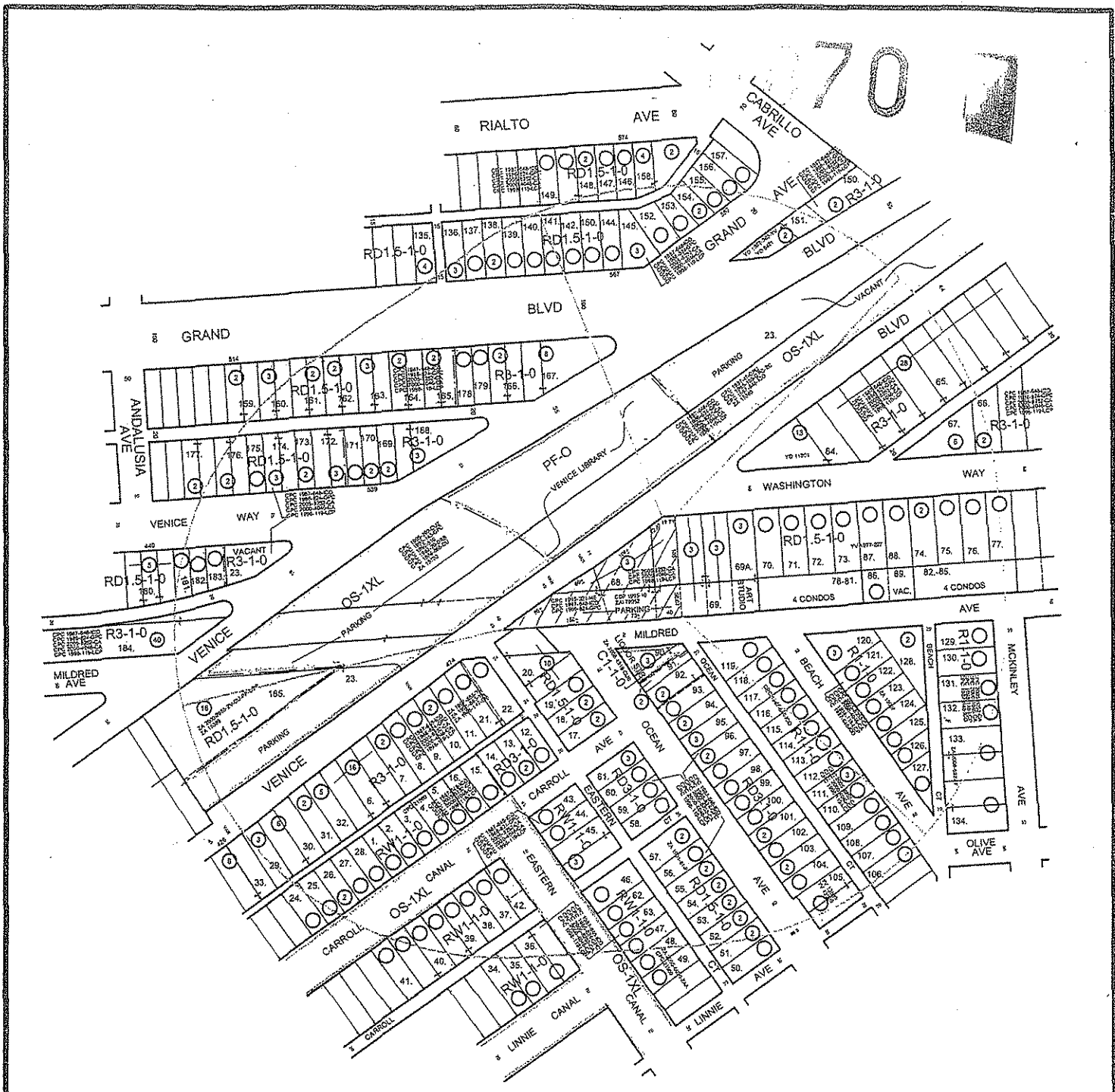


©1994 Thomas Bros. Maps

VICINITY MAP

SITE : 522 VENICE BLVD.

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
 GCMAPPING@RADIUSMAPS.COM



LEGAL: SEE APPLICATION.

**VESTING TENTATIVE TRACT MAP NO. 70870
 SPECIFIC PLAN EXCEPTION
 PROJECT PERMIT COMPLIANCE
 ZONING ADMINISTRATORS ADJUSTMENT
 COASTAL DEVELOPMENT PLAN/MELLO ACT**

C.D. 11
 C.T. 2739.00
 P.A. VENICE



GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850
 gcmapping@radiusmaps.com

CASE NO.
 DATE: 06-12-2009
 SCALE: 1" = 100'
 USES FIELD
 D.M. 106-5 A 147

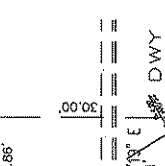
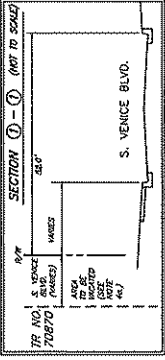
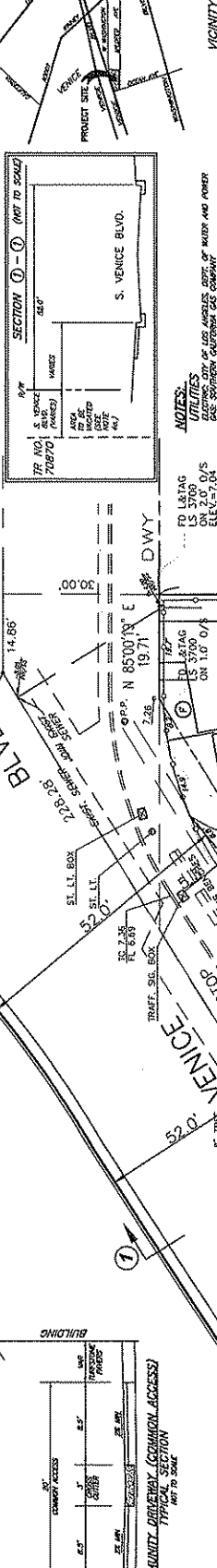
T.B. PAGE: 671 GRID: H-6

WASHINGTON WAY

BLVD.

SOUTH

OCEAN



LOT AREA TABLE

LOT NO.	AREA (SQ FT)
1	7,030
2	7,159
3	7,159
4	7,159
5	7,159
6	7,159
7	7,159
8	7,159
9	7,159
10	7,159
TOTAL	71,590

BUILDING SETBACKS

SETBACK	REQUIREMENT
1	10' SIDE SETBACK
2	10' REAR SETBACK
3	10' FRONT SETBACK
4	10' SIDE SETBACK
5	10' REAR SETBACK
6	10' FRONT SETBACK
7	10' SIDE SETBACK
8	10' REAR SETBACK
9	10' FRONT SETBACK
10	10' SIDE SETBACK

NOTES:
 1. THIS PROJECT IS SUBJECT TO THE CITY OF LOS ANGELES, DEPT. OF WATER AND POWER...
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS...
 3. ALL DISTANCES ARE IN FEET AND INCHES...
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED...
 5. ALL CORNERS ARE TO BE SET BY THE SURVEYOR...

LEGAL DESCRIPTION:
 A PORTION OF TRACT 1569, PART OF THE TRACT OF 320 ACRES, MORE OR LESS, BEING PART OF THE 1911 ACQUISITION, AS SHOWN ON MAPS RECORDED IN PUBLIC RECORDS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MAP NO. 112,442, AS AMENDED BY MAP NO. 112,443, AND MAP NO. 112,444, AND PART OF TRACT 1570, PART OF THE TRACT OF 320 ACRES, MORE OR LESS, BEING PART OF THE 1911 ACQUISITION, AS SHOWN ON MAPS RECORDED IN PUBLIC RECORDS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MAP NO. 112,442, AS AMENDED BY MAP NO. 112,443, AND MAP NO. 112,444.

OWNER: MARL CARROLL LLC
 10110 WASHINGTON BLVD, SUITE 100
 LOS ANGELES, CA 90024
 TEL: (310) 737-3167

DEVELOPER: MARL CARROLL LLC
 10110 WASHINGTON BLVD, SUITE 100
 LOS ANGELES, CA 90024
 TEL: (310) 737-3167

ARCHITECT: B & E ENGINEERS
 28 E. FORTY-SEVENTH ST., SUITE 200
 LOS ANGELES, CALIFORNIA 90008
 TEL: (310) 858-1916

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B & E ENGINEERS
 CIVIL ENGINEERS, ARCHITECTS AND PLANNERS
 28 E. FORTY-SEVENTH ST., SUITE 200
 LOS ANGELES, CALIFORNIA 90008
 TEL: (310) 858-1916

VESTING TENTATIVE TRACT NO. 70870
 FOR SMALL RESUBDIVISION PURPOSES
 LOCATED IN THE CITY OF LOS ANGELES,
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 DESIGN BY: *Robert A. Green*
 DATE: 04-23-2013
 SCALE: 1"=10'
 SHEET NO. 1 OF 1 SHEETS



LEGEND:
 C- CONCRETE
 S- SAND
 G- GRAVEL
 F- FINISHED SURFACE
 L- LEAD AND BACK
 R- REBAR ELEVATION
 W- WALL
 M- MASONRY
 P- PAVEMENT
 S- STAINLESS STEEL
 T- TRUSS
 U- UNFINISHED
 V- VENT
 W- WINDOW
 X- EXPOSED
 Y- YIELD
 Z- ZINC PLATE
 AA- ASBESTOS
 BB- BRICK
 CC- CEMENT
 DD- DIMENSION
 EE- ELEVATION
 FF- FINISH
 GG- GRAVEL
 HH- HATCH
 II- IRON
 JJ- JOINT
 KK- KITCHEN
 LL- LUMBER
 MM- MASONRY
 NN- NAIL
 OO- OIL
 PP- PAPER
 QQ- QUARTZ
 RR- REBAR
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MASTER APPEAL FORM

City of Los Angeles – Department of City Planning

ORIGINAL

AREA

APPEAL TO THE: City Planning Commission

(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: ~~ZA 2010 1120 (GDP) &~~ VTT 70870-SL

PROJECT ADDRESS: 522 S. Venice Blvd., Venice, CA 90291

FINAL DATE TO APPEAL: 9/30/13

- TYPE OF APPEAL:
- Appeal by Applicant
 - Appeal by a person, other than the applicant, claiming to be aggrieved
 - Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

APPELLANT INFORMATION – Please print clearly

Name: Co-applicants: (1) Robert Mitchell & (2) Regan Kibbee

- Are you filing for yourself or on behalf of another party, organization or company?

Self

Other: _____

(1) Robert Mitchell

Address: 663 Mildred Ave

Venice, CA

Zip: 90291

Telephone: 310-266-9136

E-mail: gra.fics.101@gmail.com

- Are you filing to support the original applicant's position?

Yes

No

Co-applicant

~~REPRESENTATIVE INFORMATION~~

Name: (2) Regan Kibbee

Address: 1716 Washington Way

Venice, CA

Zip: 90291

Telephone: 310-399-2259

E-mail: regank777@gmail.com

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING – Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

- Entire Part

Your justification/reason must state:

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

ADDITIONAL INFORMATION/REQUIREMENTS

- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
 - Master Appeal Form
 - Justification/Reason for Appealing document
 - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."
 --CA Public Resources Code § 21151 (c)

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

Appellant Signature: (1) [Signature] Date: 9-30-13
 Co-applicant (2) Regan Kibbee Date: 9/30/13

Planning Staff Use Only

Amount	\$106.80	Reviewed and Accepted by	MNEWEN	Date	09/30/13
Receipt No.	13364	Deemed Complete by		Date	

- Determination Authority Notified Original Receipt and BTC Receipt (if original applicant)

September 30, 2013

City of Los Angeles
Department of City Planning
Figueroa Plaza
201 North Figueroa St., 4th Floor
Los Angeles, CA 90012

Re: ~~Coastal Development Permit Case No. ZA 2013 1420(CDP)~~
Vesting Tentative Tract No. 70870-SL

As proximate neighbors, we are appealing the proposed development at 522 Venice Blvd., because we believe it is detrimental to our community.

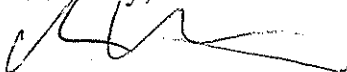
This development would impact traffic and parking in our area, and make it less safe for drivers, pedestrians, and cyclists who pass by the proposed driveway on Mildred Avenue. The project's driveway, serving 15 residences, would have limited view, and would empty onto a section of Mildred Avenue that is currently dangerous as it stands. This section of Mildred is very narrow (31' roadway), has parking on both sides of the street, is used heavily by drivers during traffic hours, is widely used by cyclists, and the corner market generates a consistent turnover of shoppers and large delivery trucks that park in the short-term parking zone on Mildred, directly opposite this development. This stretch of Mildred is highly used by over 350 residences in the Venice Silver Triangle, as this is one of two primary ways into and out of the neighborhood.

The plans for 522 Venice Blvd. do not follow the Venice Specific Plan in terms of the mandated compatibility in scale and character with the existing neighborhood. This project far exceeds the height, density, and setback requirements to make it compatible with the existing community. The inadequate setback along Venice Blvd. does not allow the city-approved landscaping plan for Venice Blvd., and the prevailing setbacks along S. Venice Blvd. are far greater than the small setback called for in this project. LAMC zoning code also requires front and rear yards that are absent in this project. In addition, this development fails to provide required visual breaks or architectural features, most notably on the large facade which will be seen while traveling east on S. Venice Blvd. Due to the lack of setbacks, lack of room for street landscaping, and lack of articulated facades, and project scale, this development is not consistent with the vision of Venice Blvd. as the city's Gateway to the Beach.

Records show that the community and local neighborhood council have been fighting this development for years. Rather than trying to compromise, the developer's new plans are even more egregious than previous plans, as far as impact on the community and stakeholders. These plans add more traffic and parking issues for local residents, due to the sheer number of residences being added.

We hope you will grant us a hearing to appeal this project, and allow residents to voice our detailed concerns about this project.

Sincerely,



Rob Mitchell
663 Mildred Ave
Venice, CA 90291



Regan Kibbee
1716 Washington Way
Venice, CA 90291

Case #:

~~ZA 2013-1420 (CDP)~~ & VTT 70870-SL

These Venice, CA 90291 residents are a small sampling of the many neighbors who oppose the proposed development at 522 Venice Blvd., and support the appeal by Robert Mitchell & Regan Kibbee, submitted Sept 30, 2013.

LeAnn Brown & Layne Barfus
1720 Washington Way

Marcie & Jeff Greene
2325 Clement Ave.

Sophie Smits & Patrick Bambrough
1724 Washington Way

Leah Levine
665 Mildred Ave.

Loren Lyons & Laura Guidino
1728 Washington Way

Alley & Orson Bean
2209 Ocean Ave.

Dawn & Thomas Hollier
1756 Washington Way

Crystal and David Michaelson
2429 Wilson Ave.

Nika Cavat
2417 Wilson Ave.

Sandra Wilson
2420 Cloy Ave.

Judy Esposito
2341 Boone Ave.

Jeffrey Zucker
2329 Wilson Ave.

James McCullagh & Sarah Shoup
2205 Ocean Ave.

Anne Mullins
2417 Cloy Ave.

Danna Sigal
2345 Wilson Ave.

Jason Goldberg & Desiree Beutelspacher
2313 Boone Ave.

Clifford A. Reed Ph.D. & Kirsten Andresen
2425 Boone Avenue

MASTER APPEAL FORM

City of Los Angeles – Department of City Planning

ORIGINAL

AREA

APPEAL TO THE: City Planning Commission

(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: ZA 2013-1420 (CDP) and ~~VTT 70870 SL~~

PROJECT ADDRESS: 522 S. Venice Blvd.

FINAL DATE TO APPEAL: Sept 30, 2013

TYPE OF APPEAL:

1. Appeal by Applicant
2. Appeal by a person, other than the applicant, claiming to be aggrieved
3. Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

APPELLANT INFORMATION – Please print clearly

#1 Name: Robin Murez and Alison Mills Bean

- Are you filing for yourself or on behalf of another party, organization or company?

Self

Other: _____

Address: Robin Murez: 2408 Cloy Avenue

Venice, CA

Zip: 90291

Telephone: 310 709-7826

E-mail: robinmurez@yahoo.com

- Are you filing to support the original applicant's position?

Yes

No

~~REPRESENTATIVE INFORMATION~~

#2 Name: Alison Mills Bean

Address: 2209 Ocean Avenue

Venice, CA

Zip: 90291

Telephone: 310 306-0806

E-mail: a@orsonbean.com

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING – Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

Entire

Part

Your justification/reason must state:

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

ADDITIONAL INFORMATION/REQUIREMENTS

- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
 - Master Appeal Form
 - Justification/Reason for Appealing document
 - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."
 --CA Public Resources Code § 21151 (c)

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

Appellant Signature: Robin Murray
Alison Mitts

Date: Sept 27, 2013
9/30/13

Planning Staff Use Only

Amount	\$106.80	Reviewed and Accepted by	M. NGUYEN	Date	09/30/13
Receipt No.	13365	Deemed Complete by		Date	

Determination Authority Notified

Original Receipt and BTC Receipt (if original applicant)

Reasons for Appealing
Case # ZA 2013-1420 (CDP) and ~~VTT # 70870 SL~~
From Robin Murez and Allison Mills Bean
aggrieved proximate neighbors

Following are my sincere and accurate reasons for Appealing the proposed development at 522 S. Venice Boulevard:

Note that the parcel in question was a Public Church. There is one structure on the land, with vast open space surrounding it. That is suitable for the site, scale, and traffic conditions.

The current property owner enclosed the space, including illegally enclosing public land. The consequences have resulted in NUMEROUS traffic accidents, egregiously unsafe conditions for bus stop pedestrians, pedestrians, bikers (who are numerous), baby strollers, skateboarders, beach goers of every kind, farmers market and library goers, and all who pass BOTH the Venice Boulevard side of the property AND the Mildred Avenue side.

I, and several neighbors, have fought for years to make the site safer. We successfully forced the Developer to remove a portion of his illegal enclosure.

A site visit by City Planners is necessary. Documents and pictures presented by the Developer at the Hearing were extremely misleading and inaccurate.

A traffic study is needed. DOT has posted signs warning of dangers at the Venice Blvd / Washington Way corner of this site. That is far from sufficient. AND the Mildred Avenue / Ocean Avenue side of this site is EXTREMELY DANGEROUS.

Note that over 350 single family homes in the Silver Triangle neighborhood, by necessity, pass through the Mildred / Ocean Avenue intersection several times a day. It is currently extremely dangerous. This proposal would make it tragically more dangerous. Numerous accidents have occurred at that location, including causing severe bodily injury.

Following are specific problems caused by the design of the proposed development which constitute reasons for reversal of City approvals:

1. UNSAFE for pedestrians and vehicles - **safety is what we expect our Government to provide, first and foremost, without compromise**

2. Creates **new blind traffic conditions with the driveway on Mildred**, an already dangerously over congested location - proposed driveway slope will cause drivers to accelerate and with obstructed views of bikes, pedestrians, beach traffic, skaters, baby strollers, narrow road, obstructive truck deliveries to Kim's, obstructive service trucks that would utilize the proposed driveway.

3. Utilizing the **driveway on Venice Blvd would ALSO be unsafe** with this volume of traffic (crosswalk, bus stop)

4. Because a safe driveway for this volume of traffic cannot be **created at either location**, this property, which had it's lot lines drawn when it was a Church, a community gathering place, with open sight lines and huge park-like setbacks, **should not be developed as a high density multi family dwelling. SAFETY IS PARAMOUNT.**

5. Adds an **unreasonable parking burden** on the neighborhood with the lack of guest parking for this project so near the beach.

6. Not within the character of the surrounding neighborhood - **too high, too dense, too many units**. Developer's data was false; City needs to conduct site study.

7. Does not conform to the Venice Specific Plan - too many **roof structures, unarticulated facade** on its most visible facade, the West (coastal) view.

8. **Encroaches upon public land along Venice Blvd designated for public landscaping: L.A.'s Gateway to the Beach. This inhibits Coastal Access for all Angelino's & visitors.**

9. **The size of this parcel included public land in determining the number of units** that are permissible. This is NOT acceptable. The Public Land must remain Public. Sidewalks are essential. Neither can be included in private lot subdivision calculations.

10. **The City Attorney must review this case** if the Building & Safety issues permits for either of these **knowingly dangerous** driveways to be created.

In the interests of public safety and coastal access, not all parcels can be developed in every way. Perhaps this parcel needs to be **RE-ZONED for it to be developed in a way that will be safe for the entire community.**

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION
VACANT
PRESIDENT
VACANT
VICE-PRESIDENT

CAMILLA M. ENG
GEORGE HOVAGUIMIAN
ROBERT LESSIN
DANA M. PERLMAN
MARTA SEGURA
RENEE DAKE WILSON
VACANT

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

Decision Date: September 20, 2013

Appeal End Date: September 30, 2013

Mark Judaken (A)(O)
Kainel Gardens, LLC
2153 West Washington Boulevard
Los Angeles, CA 90018

Eric Lieberman (R)
QES Incorporated
14549 Archwood Street, Suite 308
Van Nuys, CA 91405

RE: Vesting Tentative Tract No. 70870-SL
Related Cases: ZA 2013-1420(CDP),
DIR 2011-588(DB)(SPP)(MELLO)
522 East Venice Boulevard
Venice Planning Area
Zone : RD1.5-1-O
D.M. : 106.5A147
C.D. : 11
CEQA: ENV-2009-2489-MND-REC2
Legal Description: Lots Fr. 42, 43; Tract
6329

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Mitigated Negative Declaration ENV-2009-2489-MND-REC2 as the environmental clearance and approved Vesting Tentative Tract No. 70870-SL, located at 522 South Venice Boulevard for a maximum of 10 lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on revised map stamp-dated May 14, 2013 in the Venice Community Plan. This unit density is based on the RD1.5 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

NOTES 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.

The approved Small Lot Subdivision is not vested to the provisions of Section 12.22-C.27 until a final map is recorded. Building permit applications prior to the recordation of a final map must comply with all of the provisions of the LAMC including but not limited to setbacks, access width, open space, and passageway unless the Planning Department has granted approval of deviations from the provisions of said LAMC Section.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 7-foot wide strip of land be dedicated along Mildred Avenue adjoining the subdivision to complete a 27-foot half right of way dedication including a suitable radius at the corner with Ocean Avenue.
2. That the Department of Transportation in a letter to the Advisory Agency state that they have no objection to the merger of a portion of Venice Boulevard in excess of a 52-foot half right of way as measured from the existing northwesterly curb face of the roadway.
3. That in the event a no objection letter has been received from the Department of Transportation, then a variable width portion of Venice Boulevard (excluding the triangle area identified as CE 481-30 on the City cadastral map) in excess of a 52-foot half right of way as measured from the existing northwesterly curb face of the roadway adjacent to the subdivision be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20-1/2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

Note: The Advisory Agency finds that the dedications to be merged are unnecessary for present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.

4. That a detailed survey of the existing Venice Boulevard roadway and parkway areas be submitted to the City Engineer prior to the recordation of the final map to establish the limits of the street merger area and the boundary of the final map.
5. That any surcharge fee in conjunction with the street merger request be paid.
6. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
7. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176,354" satisfactory to the City Engineer.

8. That if necessary public sanitary sewer easements be dedicated on the final map within the common access easement.
9. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
10. That the existing Venice Boulevard right-of-way be correctly shown on the final map.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

11. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked as per net lot area after street dedication.
 - c. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress final map. The reciprocal driveway easement should include the backup spaces for the parking spaces in the garage (26.69 feet instead of the 20 feet shown on the map).

Notes:

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete.

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.

Parking backup spaces and garage door width on the site have not been checked for and shall comply with Zoning Code requirements 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.

DEPARTMENT OF TRANSPORTATION

12. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
- a. Driveway and vehicular access to subdivision shall be limited to Mildred Avenue only.
 - b. A minimum of 20-foot reservoir space be provided between any ingress security gate(s) and the property line.
 - c. 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 Avenue, Los Angeles, 90045.
 - d. That a fee in the amount of \$197 be paid for the Department of Transportation as required per Ordinance No. 180,542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance..

FIRE DEPARTMENT

13. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
 - b. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - c. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - d. All "Small Lot" Subdivisions are required to have automatic Fire Sprinklers installed as a part of any new or future construction.

- e. 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.

Note: 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) 482-6504. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

14. 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 – SPECIFIC CONDITIONS

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

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

BUREAU OF SANITATION

16. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. 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

17. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the

Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 978-0856.

DEPARTMENT OF RECREATION AND PARKS

18. That the Quimby fee be based on the RD1.5 Zone.

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. Limit the proposed development to a maximum of 10 lots and 15 dwelling units.
- b. Parking shall be provided per Parking Option 1 of LAMC Section 12.22-A.25,(d),(1).
- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

Not Applicable

- d. 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.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. 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.
- g. Upon the effective date of this conditional approval, the applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City

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

- h. A Maintenance Association 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 association and shall be subject to a proportionate share of the maintenance. The Maintenance Association 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. That prior to the issuance of the building permit or the recordation of the final map, copies of ZA 2013-1420(CDP) and DIR 2011-588(DB)(SPP)(MELLO) shall be submitted to the satisfaction of the Advisory Agency. In the event that ZA 2013-1420(CDP) and DIR 2011-588(DB)(SPP)(MELLO) are not approved, the subdivider shall submit a tract modification.
21. That the subdivider shall record and execute a Covenant and Agreement to comply with the Venice Coastal Zone Specific Plan prior to the issuance of a building permit, grading permit and the recordation of the final tract map.
22. Prior to the recordation of the final map, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department to make two (2) units of the condominium development available for rental or sale solely to very low-income households, at a rental or sales price determined to be affordable to (very low-income households) by the Los Angeles Housing Department, for a period of (30) years. Said units shall be comparable in size, number of bedrooms, distribution, and amenities to the non-income-restricted units in the development.

Tenant Relocation Conditions

23. That the applicant 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 Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.

24. 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 §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

25. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 26 and 27 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
26. Prior to the recordation of the final map, the subdivider will 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:
- MM-1. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
 - MM-2. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
 - MM-3. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - MM-4. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
 - MM-5. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at

a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.

- MM-6. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.
- MM-7. The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- MM-8. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- MM-9. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- MM-10. **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- MM-11. The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

- MM-12. Relocation Plan. Prior to sign-off of any project-related permit, the applicant shall submit and obtain approval of the plan from the decision-maker.
- MM-13. (*Apartment Demolition*) Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
- MM-14. The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
- MM-15. (**Subdivision**) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
- MM-16. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- MM-17. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff
 - Matched precipitation (flow) rates for sprinkler heads
 - Drip/microspray/subsurface irrigation where appropriate
 - Minimum irrigation system distribution uniformity of 75 percent
 - Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
 - Use of landscape contouring to minimize precipitation runoff
 - A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.
- MM-18. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- MM-19. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease

agreement, and the applicant shall be responsible for ensuring compliance.

MM-20. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

MM-21. (Operational) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

MM-22. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

MM-23. If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:

- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- Project development activities may resume once copies of the archaeological survey, study or report are submitted to:

SCCIC Department of Anthropology
McCarthy Hall 477
CSU Fullerton
800 North State College Boulevard
Fullerton, CA 92834

- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

MM-24. Environmental impacts may result from project implementation due to discovery of unrecorded human remains. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

- Stop immediately and contact the County Coroner:

1104 N. Mission Road
Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (After Hours, Saturday, Sunday and Holidays)

- The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- The Native American Heritage Commission will immediately notify the person it believes it believes to be the most likely descendent of the deceased Native American.
- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- *Discuss and confer* means the meaningful and timely discussion careful consideration of the views of each party.

MM-25. All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection

system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.

MM-26. All single-family dwellings with basements shall have a gas detection system which is periodically calibrated and maintained in proper operating condition in accordance with manufacturer's installation and maintenance specifications.

27. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or 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:

CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

CM-2. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

CM-3. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

CM-4. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

- CM-5. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-7. Trucks having no current hauling activity shall not idle but be turned off.
- CM-8. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- CM-9. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
- CM-10. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- CM-11. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-12. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- CM-13. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- CM-14. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

- CM-15. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-16. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-17. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-18. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-19. **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- CM-20. **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.
- CM-21. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- CM-22. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- CM-23. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- CM-24. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- CM-25. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process

equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

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

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated

slope easements or by grants of satisfactory rights of entry by the affected property owners.

- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

Construct new street lights: one (1) on Ocean Avenue and two (2) on Mildred Avenue. If street widening per BOE improvement conditions, relocate and upgrade street lights; five (5) on South 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 condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - a. Improve Mildred Avenue being dedicated and adjoining the subdivision by the construction of new concrete curb, concrete gutter and an 8-foot concrete sidewalk with tree wells including any necessary removal and construction of existing improvements including removal of all encroachments (block walls, wire fences, shrubs, etc.).
 - b. Extend the existing 2-foot wide concrete gutter in Washington Way easterly to the east side of access ramp or driveway.
 - c. Improve Venice Boulevard being merged and adjoining the subdivision by the construct of additional concrete sidewalk to complete a full width concrete sidewalk.
 - d. Construct the necessary on-site mainline 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 number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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

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

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

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

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

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2009-2489-MND-REC2 on July 15, 2013. The Committee found that potential negative impact could occur from the project's implementation due to:

- increasing demand on available water resources.
- existing ambient air pollution levels.
- potential loss of significant trees.
- illumination from the site.
- noise from the site.
- loss of rental units.
- area likely to yield archeological sites.
- potential seismic activity.
- liquefaction.
- asbestos.
- flooding.
- need for landscaping.
- lack of open space.
- insufficient school capacity.
- additional solid waste.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2009-2489-MND-REC2 reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 26 and 27 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 25.

Furthermore, the Advisory Agency hereby finds that modifications to and corrections of specific mitigation measures have been required in order to assure appropriate and

adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 70870-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 adopted Venice Community Plan designates the subject property for Low Medium II Residential density with the corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The 15,740 net square-foot site is zone RD1.5-1-O. The project is located in the Southeast Venice subarea of the Venice Coastal Zone Specific Plan. The proposed map is consistent with the Director of Planning's Interpretation of the Venice Coastal Plan in relationship to the Small Lot Subdivision Ordinance. Therefore, as conditioned, the proposed subdivision map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The adopted Venice Community Plan designates the subject property for Low Medium II Residential land use with the corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The property contains approximately 0.36 net acres (15,740 net square feet after required dedication) and is presently zoned RD1.5-1-O.

The proposed project consists of 10 lots under the Small Lot Ordinance. Five of the lots will be developed with single family homes while the other five lots will be developed with duplexes, for a total of 15 dwelling units. Lot sizes will range from 1,144 square feet to 2,467 square feet, thereby meeting the minimum 600 square-foot lot size of the Small Lot Ordinance.

The applicant has applied for a 35% density bonus to permit 15 dwelling units on site (Case No. DIR-2011-588-DB-SPP-MELLO). Approval of the density bonus will be based upon compliance with the density bonus regulations and the Venice Coastal Zone Specific Plan.

The Bureau of Engineering has reviewed the proposed subdivision and merger of a portion of excess dedication along Venice Boulevard and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to make dedications and improvements on Mildred Avenue and Venice Boulevard in order to meet current street standards.

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The site is level and is not located in a slope stability area, high erosion hazard area, or a fault-rupture study zone. Properties north of the site are zoned PF-1-O and OS-1XL-O and are developed with a public library and surface parking lot. Properties south, east, and west of the site are zoned RD1.5-1-O and are developed with a mix of single family and multiple family dwellings.

The tentative tract map was circulated to various City departments and agencies for their review and recommendations. Their comments are incorporated into the conditions of approval. Therefore as conditioned, the site is physically suitable for a small lot subdivision.

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

The subject site is currently developed with a triplex. Adjacent land uses include a mix of single family homes and multiple family dwellings developed at the density of the R1 and RD1.5 Zones. The site is level and is not located in a slope stability area, high erosion hazard area, or a fault-rupture study zone. The applicant has applied for a 35% density bonus, pursuant to LAMC Section 12.22-A.25, to permit 15 dwelling units on site (Case No. DIR-2011-588-DB-SPP-MELLO). Approval of the density bonus will be based upon compliance with the density bonus regulations and the Venice Coastal Zone Specific Plan.

- (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 Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2009-2489-MND-REC2 reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 26 and 27 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION 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.

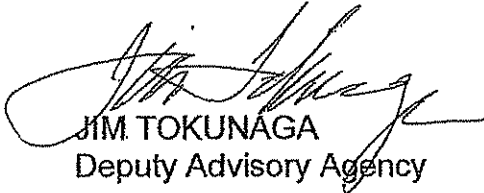
No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (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)

- 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.

These findings shall apply to both the tentative and final maps for Tract No. 70870.

Michael J. LoGrande
Advisory Agency



JIM TOKUNAGA
Deputy Advisory Agency

JT:JV

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

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

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

Forms are also available on-line at <http://cityplanning.lacity.org>

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.

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

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SUE CHANG
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September 20, 2013

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CASE NO. ZA 2013-1420(CDP)
COASTAL DEVELOPMENT PERMIT
Related Cases: VTT-70870-SL
DIR 2011-588(DB)(SPP)(MELLO)
522 East Venice Boulevard
Venice Planning Area
Zone : RD1.5-1-O
D. M. : 106.5A147
C. D. : 11
CEQA : ENV-2009-2489-MND-REC2
Legal Description : Lots Fr. 42, 43;
Tract 6329

Pursuant to Los Angeles Municipal Code Section 12.20.2, I hereby APPROVE:

a Coastal Development Permit for the construction, use, and maintenance of five single-family dwellings and five detached duplexes pursuant to the Small Lot Ordinance, in conjunction with Vesting Tentative Tract 70870-SL, within the single permit jurisdiction of the California Coastal Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted which reflects the conditions of approval of this action and the associated Vesting Tentative Tract No. 70870-SL.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. 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 Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. The project shall comply with the applicable provisions of the Venice Specific Plan (Ordinance No. 175,693 or its subsequent amendments, if any).
8. This approval is tied to Vesting Tentative Tract 70870-SL and ENV-2009-2489-MND-REC2, approved by the Deputy Advisory Agency on September 20, 2013. The applicant shall comply with all conditions of approval of the tract map and mitigation measures included in the tract map approval.
9. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this authorization is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or not complied with, then this authorization shall be subject to revocation as provided in Section 12.27 of the Municipal Code. The Zoning Administrator's determination in this matter will become effective after September 30, 2013, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://cityplanning.lacity.org>. Public offices are located at:

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

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

Furthermore, this coastal development permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section

30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission, the City's action shall be deemed final.

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.

NOTICE

The applicant is further advised that all subsequent contact with this Office regarding this determination must be with the Zoning Administrator who acted on the case. 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. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the statements made at the public hearing on August 14, 2013, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements and prerequisites for granting a coastal development permit as enumerated in Section 12.20.2 of the Municipal Code have been established by the following facts:

BACKGROUND

The subject property is a level, irregular-shaped, through, parcel of land, having frontages of approximately 119 feet on the north side of Mildred Avenue, 134 feet on the south side of South Venice Boulevard, and 20 feet on the south side of Washington Way. The subject site contains a total of 15,740 net square feet of lot area after the required dedications. The subject site is zoned RD1.5-1-O and designated Low Medium II Residential in the Venice Community Plan. The property is located within the Venice Coastal Zone Specific Plan (Southeast Venice Subarea) and the Coastal Transportation Corridor Specific Plan. The subject site is currently developed with a triplex which will be demolished.

The project consists of 15 new dwellings on 10 lots created under the Small Lot Ordinance. The proposal is to have single family homes on Lots 1, 6, 7, 9 and 10, and duplex units on Lots 2, 3, 4, 5 and 8. Lots sizes will range from 1,144 square feet to 2,467 square feet, thereby meeting the minimum 600 square-foot lot size of the Small

Lot Ordinance. Lot coverage for all lots will be less than the 80% permitted. All lots meet the minimum lot width requirement of 16 feet. As required by the Small Lot Ordinance, the proposed project is consistent with the density requirements of the RD1.5 Zone, as modified by the density bonus request. There will be at the very minimum a 5-foot building setback between the subdivision and the adjoining properties to the east. The applicant has indicated that the proposed front yard setbacks will be consistent with the prevailing setbacks along South Venice Boulevard and Mildred Avenue.

The applicant is requesting a Density Bonus, a Specific Plan Project Permit Compliance and Mello Act Compliance Review for the demolition of one residential market-rate triplex (Case No. DIR 2011-588-DB-SPP-MELLO). The applicant is providing two very-low income units on site. This is equal to an 18% very-low income set aside which entitles the applicant to a 35% density bonus and two incentives. The first on-menu incentive requested is to include the pre-dedication lot area in calculating the base density of the project. The lot area before dedication is 16,575 square feet. Based upon the underlying RD1.5 Zone, the base density is a maximum of 11 units (1,500 sq. ft./lot area per dwelling unit). A 35% density bonus allows an additional 4 units for a maximum total of 15 units. The second incentive requested is a 35% increase in height for a maximum height of 40.5 feet. The Small Lot Ordinance allows a percentage increase in height equal to the percentage of the density bonus.

The parking proposal is two enclosed parking spaces per unit for a total of 30 parking spaces. Zoning Information File No. 2406 (Z.I. No. 2406) clarifies the Venice Coastal Specific Plan as it relates to the Small Lot Ordinance. Per Z.I. 2406, required parking for subdivision projects shall be based on the parking requirements of the Specific Plan. Each new lot resulting from a small lot subdivision that contains one unit falls under the "single family dwelling" category in the Specific Plan. Where new lots include multiple units on a lot, two and a quarter parking spaces per dwelling unit are required. Based on these regulations a total of 32 parking spaces are needed for the project.

As allowed by the density bonus provisions of the Municipal Code, the applicant is utilizing Parking Option 1 for a reduction in parking. Parking Option 1 allows one parking space for studio and one-bedroom units, and two parking spaces for two- and three-bedroom units. The parking reduction is for all residential units not just the income restricted units. Based on this option a total of only 17 parking spaces are required. The applicant is providing an additional 13 spaces.

Washington Way, adjoining the property to the north, is a Local Street dedicated to a width of 60 feet and improved with curb, gutter and sidewalk.

Mildred Avenue, adjoining the property to the south, is a Local Street dedicated to a width of 40 feet and improved with curb, gutter and sidewalk on the south side of the street and partially improved on the north side.

South Venice Boulevard, adjoining the property to the west, is a Major Highway dedicated a variable width of 40 feet to 49 feet and improved with curb, gutter and sidewalk.

Previous zoning related actions on the site include:

Case No. VTT-70870-SL – On September 20, 2013, the Advisory Agency approved a 10-lot subdivision for the construction of five single-family dwellings and five detached duplexes, for a total of 15 dwelling units, pursuant to the Small Lot provisions, with vacation of a 479 square-foot portion of South Venice Boulevard.

Case No. DIR 2011-588(DB)(SPP)(MELLO) – On September 6, 2013, the Director of Planning approved a 35% Density Bonus with two On-Menu Incentives for an additional 35% in height and to allow the base density calculation prior to dedication of public street; a Specific Plan Project Permit Compliance to allow development of a 10-lot Small Lot Subdivision; and Mello Act Compliance Review for the demolition of one residential market-rate triplex and the development of a total of 15 units with two on-site units set aside for very-low income households.

PUBLIC HEARING

A joint public hearing with the Deputy Advisory Agency was held on August 14, 2013. Sixteen persons in attendance gave testimony at the hearing, including the applicant, the applicant's representative, the Planning Deputy for Council District Office No. 11, and a representative of the Venice Neighborhood Council. Twelve residents spoke in opposition to the project. Some of the issues raised in opposition to the project included an increase in traffic congestion at the intersections of Mildred Avenue, Ocean Avenue, and Venice Boulevard. Of particular concern was the section of Mildred Avenue fronting the site where parking is allowed on both sides of the street, reducing the available street width to whereby only one vehicle at a time can pass safely. Concern was also expressed on the proposal to have vehicle access to the site from Mildred Avenue – exacerbating traffic congestion on that section of Mildred Avenue. Support was given to having access from Washington Way. Opposition was also expressed on the proposed number of units and the building height; fifteen units being too dense for the site and the height being inconsistent with the neighborhood.

One resident spoke in support of the project indicating that the area needed affordable housing. The Council Office requested that the case be taken under advisement until the Venice Neighborhood Council had an opportunity to review the project. After discussion among the Advisory Agency Committee, the tract map was taken under advisement until August 23, 2013.

MANDATED FINDINGS

In order for a coastal development permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative. Following is a delineation of the findings and the application of the facts of this case to same.

1. The development is in conformity with Chapter 3 of the California Coastal Act of 1976.

Chapter 3 of the California Coastal Act provides standards by which "...the permissibility of proposed developments subject to the provision of this division are determined". In the instant case, the Coastal Act provides that "new residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources".

The proposed development is consistent with the above referenced policy as it is a redevelopment of an existing developed site in a mixed density residential and commercial neighborhood. The surrounding area is developed with single-family and multiple family dwellings, the Venice Public Library, and surface parking lots.

The proposed project has been evaluated by other City agencies which determined that the project can be accommodated by the existing infrastructure and public services. The Bureau of Engineering, the Department of Building and Safety, and the Department of Transportation have inserted conditions of approval to minimize any significant adverse effects.

The project will have no adverse effects on public access, recreation, visitor serving facilities or the marine environment. The proposed project will neither interfere nor reduce access to the shoreline once it is completed as the site is not located near any shoreline. There will be no dredging, filling or diking of coastal waters or wetlands. No environmentally sensitive habitat areas have been identified as the project is located in fully developed residential and commercial area.

2. **The development will not prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.**

The Land Use Plan (LUP), a portion of the Venice Local Coastal Program (LCP) was certified by the California Coastal Commission on June 14, 2001. The proposed project will not change or impede the adoption and certification of other components of the LCP. The LUP is adopted by means of a plan amendment to the Venice Community Plan. The Community Plan designates the property for Low Medium II Residential land uses with the corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The project, as approved and conditioned, is consistent with the General Plan and the Community Plan, and therefore with the LUP. A 35% density bonus with an increase in building height has been requested. Approval of the requests will be based upon compliance with the density bonus regulations of the Municipal Code and the Venice Coastal Zone Specific Plan.

3. **The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed**

and considered in light of the individual project in making this determination. Such Guidelines are designed to provide direction to decision-makers in rendering discretionary determinations on requests for coastal development permits pending adoption of an LCP. In this instance, the Guidelines standards concerning the following are relevant:

On June 14, 2001, the Coastal Commission certified the Local Coastal Program Land Use Plan which now guides all discretionary land use actions. The subdivision involves the creation of 10 lots under the Small Lot provisions of the Municipal Code. The project complies with the Director's Interpretation of how the Small Lot Subdivision Ordinance applies to the Venice Coastal Specific Plan. The project is also in compliance with the Density Bonus provisions of the Municipal Code.

4. The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.

The Zoning Administrator has been guided by the action of the Coastal Commission in its certification of the Local Coastal Program Land Use Plan (LUP) on June 14, 2001. The LUP embodies the previous history of decisions on development projects and extends it forward in a comprehensive document. No outstanding issues have emerged which would indicate any conflict between this decision and any other decision of the Coastal Commission.

5. The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.

The project site is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone and the proposed project will not interfere with public access to the coast. Therefore, the proposed subdivision is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

6. An appropriate environmental clearance under the California Environmental Quality Act has been granted.

The City Planning Department issued Mitigated Negative Declaration ENV-2009-2489-MND-REC2 on July 15, 2013.

ADDITIONAL MANDATORY FINDINGS

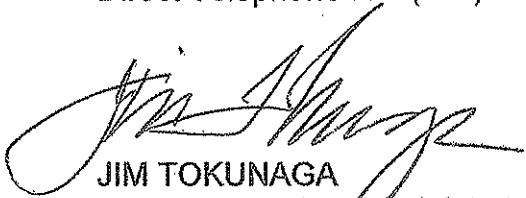
7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No.

172,081, have been reviewed and it has been determined that this project is located in Zone B, areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the base flood.

8. On July 15, 2013, a Mitigated Negative Declaration (ENV-2009-2489-MND-REC2) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that with imposition of the mitigation measures described in the MND (and identified in this determination), there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

I concur with the report prepared by Joey Vasquez, Planning Staff for the Office of Zoning Administration, on this application and approve same.

Joey Vasquez
City Planning Associate
Direct Telephone No. (213) 978-1487



JIM TOKUNAGA
Associate Zoning Administrator

JT:JV

cc: Councilmember Mike Bonin
Eleventh District
Adjoining Property Owners

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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DENSITY BONUS AFFORDABLE HOUSING INCENTIVES
VENICE COASTAL ZONE SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW
MELLO ACT DETERMINATION

September 6, 2013

**Applicant/Property
Owner**

Kalnel Gardens, LLC
Mark Judaken
522 Venice Boulevard
Venice, CA 90291-4274

Representative

Allan Abshez
2029 Century Park East
Los Angeles, CA

Case No.

CEQA:

Related Cases:

Location:

Venice Subarea

Council District:

Neighborhood Council:

Community Plan Area:

Land Use Designation:

Zone:

Legal Description:

Coastal Zone:

DIR-2011-588-DB-SPP-MEL
ENV-2009-2489-MND-REC2
VTT-70870-SL
ZA-2013-1420-CDP
522 E. Venice Blvd.
North Venice
11 - Bonin
Venice
Venice
Low Medium II Residential
RD1.5-1
Lot 42-43 Tract 6329 and PT
"UNNUMBERED LOT",
Rafael and Andres Machado
Tract
Single Jurisdiction

Last Day to File an Appeal: September 21, 2013

DETERMINATION - Density Bonus/Affordable Housing Incentives Program

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A 25, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve the following two incentives requested by the applicant for a project reserving at least 10 percent, or two (2) dwelling units, of the 10 by-right permitted "base" dwelling units for Very Low Income household occupancy for a period of 30 years, subject to the attached conditions of approval:

units for Very Low income household occupancy for a period of 30 years, subject to the attached conditions of approval:

- a. **Height Increase:** An 8.75 foot increase (35 percent) in the maximum permitted Flat Roof height of 25 feet and a 10.5 foot height increase (35 percent) in the maximum permitted Varied Roofline height of 30 feet in the North Venice Subarea of the Venice Specific Plan.
- b. **Calculation of Residential Density:** For the purposes of calculating the total number of dwelling units allowed at the site, any land required to be dedicated for street or alley purposes may be included as lot area. The total permitted by-right dwelling units are 11 dwelling units.

DETERMINATION – Specific Plan Project Permit/Mello Act Determination

Pursuant to Los Angeles Municipal Code Sections 11.5.7 and Venice Coastal Zone Specific Plan (Ordinance No. 175,693), as the designee of the Director of Planning, I hereby:

Approve with Conditions a Specific Plan Project Permit Compliance to allow the demolition of an existing two-story Triplex and the construction of five detached three story duplexes and five three story single-family dwellings for a total of 15 dwelling units on a proposed 10 lot small lot subdivision. The 15 dwelling units will each contain a roof deck and a roof access structure.

Adopt Mitigated Negative Declaration ENV-2009-2489-MND-REC2 as the project's environmental clearance pursuant to the California Environmental Quality Act and Section 21082.19(c) (3) of the California Public Resources Code.

This project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

NOTE: The Specific Plan Project Permit Compliance is only applicable to the provisions of the Venice Coastal Zone Specific Plan pertaining to density, height, roof structures, parking, and access. Whenever the Venice Coastal Zone Specific Plan is silent, all other relevant provisions of the Los Angeles Municipal Code (LAMC) shall apply.

1. **Exhibit A.** Except as modified by this action, the proposed building shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped and dated, and labeled "Exhibit A", attached to the case file. No change to the plans will be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Effectuation of Entitlements.** No building permits shall be issued for the construction any dwelling unit on the subject site until the Vesting Tentative Tract map has been recorded.

Specific Plan Project Permit Conditions

3. **Design Elements:** The building materials shall include varying textures to accentuate articulation in the building elevations and colors shall include ZINC in three colors (Quartz-zinc, Anthrax-zinc, and Pigmento Brun) for the roof and walls, and irregular-shaped, aluminum-clad windows.
4. **Site Development/Density.** A maximum density of 15 dwelling units (5 duplexes and 5 single family homes). This approval shall be limited to the demolition of the existing three units building and the development of a 10 lot small lot subdivision containing no more than 15 dwelling units including Density Bonus units.
5. **Height.** The subject project shall be limited to a Flat Roof height of 33.75 feet and a Varied Roofline height of 40.5 feet provided that any portion of the roof that exceeds the 33.75 foot Flat Roof height is set back from the required front yard at least one foot in depth for every foot in height above 33.75 feet. The height shall be measured from the vertical distance from the ground level to the highest point of the roof or parapet wall. Ground level shall be the elevation of the centerline of the frontage of Venice Boulevard or Mildred Avenue, as measured from the projection of the midpoint of each small lot frontage.
6. **Roof Structures.** The proposed Roof Access Structures shall not exceed the flat roof height limit of 33.75 feet by more than 10 feet and shall be designed and oriented so as to reduce their visibility from adjacent public walkways and recreation areas; the area within the outside walls shall be minimized and shall not exceed 100 square feet as measured from the outside walls. Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the height limit by a maximum of five feet.

7. **Parking and Driveway Plan.** Parking area and driveway plans shall be submitted to the Citywide Planning Coordination Section of the Department of Transportation, Construction Services Counter (201 North Figueroa Street, Suite 400, Station 3) and the Bureau of Engineering, prior to the issuance of a building permit. A parking area and driveway plan may 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.
8. **Yard Setback.** The front yard setback for the small lot units shall be as determined by the Advisory Agency as part of VTT-70870-SL.

Density Bonus/Affordable Housing Incentives Program

9. **Automobile Parking.** Vehicle parking shall be provided consistent with LAMC 12.22 A.25, Parking Option 1, which permits one on-site parking space for each residential unit with one or fewer bedrooms; two on-site parking spaces for each residential unit with two to three bedrooms; and two-and-one-half parking spaces for each residential unit with four or more bedrooms. Based upon the number and type of dwelling units proposed, (13 one-bedroom units and 2 two-bedroom units) at least 17 parking spaces shall be provided. No guest parking spaces are required.
10. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should change, or the composition of such units should change (i.e. the number of bedrooms or the number of units made available to Senior Citizens and/or Disabled Persons) or the applicant selects Parking Option 2, and no other condition of approval is affected (including incentives); the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above, with no need for a modification of this determination.
11. **Changes in Restricted Units.** Deviations that allow for an increased number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A 25 (9a-d).
12. **Calculation of Residential Density.** For the purposes of calculating the total number of dwelling units allowed at the site, any land required to be dedicated for street or alley purposes may be included as lot area.
13. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make two (2) units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 30 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Planning Department for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA.

Environmental Mitigation Conditions

14. Aesthetics - Landscape Plan

All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape

plan and an automatic irrigation plan, prepared by a Landscape Practitioner and to the satisfaction of the decision maker.

15. Aesthetics – Light.

Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

16. Air Pollution - Demolition, Grading, and Construction Activities.

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403.
- b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- d. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- g. Trucks having no current hauling activity shall not idle but be turned off.
- h. Grading shall be limited to no more than 0.5 acres per day, to minimize impacts during construction.
- i. Use electricity from existing power sources (i.e., power poles) when feasible, so as to minimize the use of higher-polluting gas or diesel generators.

17. Tree Removal (Non-Protected Trees).

- a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- b. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- c. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the

18. Seismic

The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

19. Erosion/Grading/Short-Term Construction Impacts

- a. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- b. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- c. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- d. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, and erosion control fabrics or treated with a bio-degradable soil stabilizer.

20. Liquefaction Area

- a. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- b. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified.

21. Explosion/Release (Existing Toxic/Hazardous Construction Materials)

(Asbestos) Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of

Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

22. Stormwater Pollution (Demolition, Grading, and Construction Activities)

- a. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- b. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- c. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- d. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- e. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

23. Increased Noise Levels - Demolition, Grading, and Construction Activities

- a. The Project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
 - b. Construction activities, including delivery and haul routes, shall be restricted to hours between 7:00 A.M. and 6:00 P.M. Monday through Friday and 8:00 A.M. and 6:00 P.M. on Saturday. No noise-generating construction activities shall take place on Sundays and holidays (observed by the City).
 - c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
 - d. Truck deliveries and haul routes, to the extent feasible, shall be directed away from noise sensitive uses, i.e., residential and schools.
 - e. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

24. Relocation Plan, Prior to sign-off of any project-related permit, the applicant shall submit and obtain approval of the plan from the decision-maker.

25. Tenant Displacement Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.

26. **Public Services (Schools).** The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

25 **Recreation. (Increased Demand for Parks or Recreational Facilities).** Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Quimby Fee for a Subdivision.

27. Utilities (Local Water Supplies - Landscaping)

- a. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- b. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - i. Weather-based irrigation controller with rain shutoff
 - ii. Matched precipitation (flow) rates for sprinkler heads
 - iii. Drip/microspray/subsurface irrigation where appropriate
 - iv. Minimum irrigation system distribution uniformity of 75 percent
 - v. Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials
 - vi. Use of landscape contouring to minimize precipitation runoff

28. Utilities (Local Water Supplies - All New Construction)

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- b. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- e. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

29. Utilities (Local Water Supplies - New Residential)

- a. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- b. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- c. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

30. Utilities (Water Treatment or Distribution). The applicant shall install a grey water system to reuse wastewater from the project.

31. Utilities (Solid Waste Recycling)

- a. **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- b. **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- c. **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

32. Utilities (Solid Waste Disposal). All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

33. Utilities (Local Water Supplies - All New Construction)

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

- b. Install high efficiency toilets (maximum 1.28 gpf including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- e. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

34. Utilities (Local Water Supplies - New Residential)

- a. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- b. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- c. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

35. Utilities (Solid Waste Recycling)

- a. **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- b. **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- c. **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

36. Utilities (Solid Waste Disposal) All waste shall be disposed of properly.

- a. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation.
- b. Non-recyclable materials/wastes shall be taken to an appropriate landfill.
- c. Toxic wastes must be discarded at a licensed regulated disposal site.

Administrative Conditions

37. Final Plans. Prior to final approval of plans by the Department of Building and Safety, the Applicant shall submit a minimum of **two (2) final plan check plans** to be approved

by the Department of City Planning staff for compliance with this Director's Determination letter. One set of plans containing the applicable plan sheets shall be provided to the Department of City Planning for the subject file. A copy of this Determination and all its conditions of approval and any subsequent appeal of this Determination and its resultant conditions and/or any letters of clarification and/or any approval from a change of plans shall be imprinted on the building plans submitted to the City Planning Department and the Department of Building and Safety.

38. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to approval, for placement in the subject file.
39. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with LAMC, except where herein granted conditions differ.
40. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees, or amendment to any legislation.
41. **Enforcement.** Prior to the issuance of any permits for the subject Project by the Department of Building and Safety, the applicant shall submit final construction plans or other required documents to the specified City department for verification of compliance with the conditions imposed herein.
42. **Building Plans.** All the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
43. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

REGULATION BACKGROUND

The project proposes to demolish a three unit apartment building and develop a 10 lot small lot subdivision on the subject property. The subject site totals approximately 16,576 square feet of lot area after the assemblage of the four lots. Once the Vesting Tract Map is recorded five duplexes and five single family homes will be constructed on the new 10 small lots.

Density Bonus

In accordance with Senate Bill 1818 and Section 12.22 A 25 (Density Bonus provisions) of the Los Angeles Municipal Code (LAMC), in setting aside the mandated two (2) Very Low Income units of the 10 dwelling units base density, the project qualifies for an automatic 35% increase (four additional dwelling units) in the permitted density. In addition, the Density Bonus provisions contained in the LAMC provide for two Parking Options that reduce the required Specific Plan parking requirements for dwelling units. The applicant has chosen to utilize Parking Option 1, which permits one on-site parking space for each residential unit with one or fewer bedrooms; two on-site parking spaces for each residential unit with two to three bedrooms; and two-and-one-half parking spaces for each residential unit with four or more bedrooms. Based upon the number of bedrooms and type of dwelling units proposed, (13 one-bedroom units and 2 two-bedroom units) at least 17 parking spaces shall be provided. No guest parking spaces are required. The applicant has voluntarily proposed to provide two parking spaces per unit for a total of 30 spaces.

Since the applicant has agreed to set aside the threshold number of affordable units, (10% Very Low Income) the proposed project qualifies per LAMC Section 12.22 A 25 (e) for two on-menu development incentives. The applicant has requested the following two incentives:

- a. **Height.** A 35% increase is permitted in the height for a 25 foot Flat Roof height and the 30 foot Varied Roofline height in the North Venice Subarea. The Flat Roof height will be limited to a height of 33.75 feet and Varied Roofline will be limited to a height of 40.5 feet. Any portion of the building exceeding the 33.75 foot Flat Roof height is required to be set back from the required front yard at least one foot in depth for every foot in height above 33.75 feet. The height shall be measured from the as the vertical distance from the ground level to the highest point of the roof or parapet wall. Ground level shall be the elevation of the centerline of the frontage of Venice Boulevard or Milwood Avenue, as measured from the projection of the midpoint of each small lot frontage.
- b. **Density Calculation.** The total number of dwelling units allowed on the site is based on the land area, prior to any dedication of land for street purposes. This will result in the total number of by-right dwelling units to be increased from 10 dwelling units to 11 dwelling units. However, the maximum number of small lots that can be created remains at 10 lots.

Small Lot Subdivision

The Small Lot Subdivision process as provided for in LAMC Section 12.22 C 7 is designed to allow for residential lots that are smaller in area and less in width than the minimum 5,000 square foot of lot area and 50 foot wide lot required for residential zoned lots. Key excerpts from Section 12.22 C 7 are listed as follows:

- a. The lots may be subdivided into lots which may contain one, two or three dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit.

- b. The minimum lot width shall be 16 feet and the minimum lot area shall be 600 square feet. The Advisory Agency shall designate the location of front yards in the subdivision tract or parcel map approval.
- c. Vehicular access may be provided to either a lot containing a dwelling unit or to its required parking spaces by way of street or alley frontage, driveway access or similar access to a street.
- d. All structures on a lot which includes one or more dwelling units, taken together, may occupy no more than 80% of the lot area, unless the tract or parcel map provides common open space equivalent to 20% of the lot area of each lot not meeting this provision.
- e. No front, side, or rear yard shall be required between lots within an approved small lot subdivision. However, a five-foot setback (rear and/or side yards) shall be provided where a lot abuts a lot that is not created pursuant to this subdivision.

In addition to the City-wide Small Lot requirements, the proposed project must comply with the provisions of the Director's Interpretation of the Venice Specific Plan and how it relates to the Small Lot Subdivision Ordinance (No. 176,354) (DIR-2008-4703-DI-1A). The Director's Interpretation applies to all Small Lot Subdivision cases within the boundary of the Venice Coastal Specific Plan as to parking, driveway locations, access, setbacks, and the development of multiple lots, multiple units and density. The number of small lots that can be created and the number of units that can be built within each of the proposed small lots are based on these two principals:

- a. Existing lots may be subdivided into multiple small lots so long as the averaged newly resulting lot size is equivalent to the minimum requirement for "lot area per dwelling unit" established for each residential zone in the LAMC, pursuant to the Small Lot Subdivision Ordinance.
- b. Lots subdivided pursuant to the Small Lot Subdivision Ordinance shall be limited to one unit per resultant lot, unless the lot size is large enough to permit additional units based on the "lot area per dwelling unit" calculation established for each residential zone. In no case may a newly resulting lot contain more than three units. Generally, the combined density of the newly resulting lots shall not exceed the permitted density of the original lot, pre-subdivision.

Based on the lot area and the permitted RD1.5-1 zone, the maximum number of small lots that can be created is 10. However, because of the Density Bonus provisions and the requested Density incentive, a maximum of 15 dwelling units can be built on the 10 proposed small lots provided that no more than three units are constructed on each small lot.

FINDINGS

The project proposes to demolish a three unit apartment building and develop a 10 lot (small lot) subdivision on the subject property. Once the Vesting Tract Map is recorded, five duplexes and five single family homes will be constructed on the new 10 small lots. In setting aside the mandated two (2) Very Low Income units of the by-right 10 dwelling units), the proposed project qualifies for two on-menu development incentives. The applicant has requested a 35% increase in the permitted height for a Flat Roof and a Varied Roofline in the North Venice Subarea.

Density Bonus Affordable Housing Incentives Compliance Findings

1. **The project complies with the following criteria required by Section 12.22.A 25 (e) (2) of the LAMC for Housing Development Projects requesting on-menu incentives:**

- a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

The proposed project abuts two streets Venice Boulevard and Milred Avenue. The buildings are adjacent to each other. Each building is being constructed on a separate lot with only a three to four inch separation between the buildings. Each building will be required to be set back at least five feet from Venice Boulevard or Milwood Avenue. In addition, each building will be designed to have a one foot to five foot break in the plane along each street, so as to not have a flat surface. Additionally, the buildings incorporate different types of building materials (a green /gray colored smooth towel stucco plastered finish and horizontal dark brown colored siding) which will contribute to a more articulated surface.

- b. *All buildings must be oriented to the street by providing entrances, windows architectural features and/or balconies on the front and along any street facing elevation.*

As depicted in Exhibit A, sheet A3.0 the proposed buildings in addition to garage entrances from the common driveway will have doors entering each unit from the streets, Windows and architectural features are facing along the street elevation. The buildings as proposed will incorporate multiple windows of varying sizes, horizontal colored dark brown, materials a green /gray colored smooth towel stucco plastered finish, and entrance doors.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

The proposed project is not located within a designated Historic Preservation Overlay Zone, nor does it involve a property that is designated as a City Historic-Cultural Monument.

- d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The proposed project is not located in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

2. The incentives are necessary to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

Per the applicant, the increase in height will allow the proposed project to provide two Very Low Income rental or ownership units of comparable size to the market rate units. As well, the additional height will allow both the set-aside and density bonus units to have covered parking and a townhouse-style design consistent with the proposed market rate units. The approval of the second incentive allowing the calculation of the density bonus units to be based on the gross lot area, will correct a unfairness in Section 12.37 which only allows for rental housing to calculate the permitted density based on the gross lot area prior to any street dedication. A Subdivision's density is based on the net lot area after any street dedications. Granting this incentive will permit a density consistent with that which would be allowed for apartments.

Project Permit Compliance Finding

1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

The project proposes to demolish a three-unit apartment building and construct a 10 lot (small lot) subdivision on the subject property totaling 17,000 square foot of area resulting from the assemblage of four lots. Once the Vesting Tract Map is recorded, five duplexes and five single family homes will be constructed on the new 10 small lots.

The project as presented, is only required to meet the findings required pursuant to relevant sections of the Venice Coastal Zone Specific, which are Section 8.C relative to compatibility of the project with the existing neighborhood scale and character and that the project not be detrimental to the surrounding neighborhood, the applicable Land Use and Development regulations for North Venice Subarea as set forth in Section 10.G, and the applicable Parking provisions set forth in Section 13 as evidenced below:

A. Section 8.C. Findings

The project meets the four required findings set forth in Section 8.C of the Venice Coastal Zone Specific Plan, as shown below:

1. *The Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood.*

The subject parcel comprised of four parcels with an area of approximately 16,576 square feet, which will be subdivided into 10 small lots, (pursuant to VTT 70870-SL) is consistent with the Director's Interpretation of Venice Coastal Specific Plan for Small Lot Subdivisions and the City-wide Small Lot Ordinance. The subject property and the surrounding properties are zoned RD1.5 -1. The immediate surrounding properties are developed with a mix of one, two and three story single-family and multiple family dwellings, as well as commercial and parking uses. The proposed project abuts two streets: South Venice Boulevard and Mildred Avenue. North of the subject site between North and South Venice Boulevard is the Venice-Abbot Kinney Memorial Branch Library and two large City owned surface parking lots. After the recordation of the Tract Map each building will be constructed on a separate lot with only a three-to-four inch separation between the buildings. The buildings as proposed will incorporate multiple windows of varying sizes, horizontal siding, colored stucco and doors to each unit from the Articulated façades and breaks in

the plane, are provided as each building has a varied floor plan, setback and façade treatments, this coupled with the 60-foot wide streets will minimize the massing of the buildings as viewed from the public right-of-ways.

Owing to the nature and characteristics of the immediate neighborhood, which contains a mixture of older and newer one, two and three story single-family and multiple family dwellings (built between the 1920's and the present), the Library and surface parking to the north and a two-story commercial/residential building to the south the proposed project is compatible in scale and character with the existing neighborhood and that which is allowed in the Venice Coastal Zone Specific Plan for the North Venice Subarea. As approved and conditioned, the project will not be detrimental to the adjoining properties or the immediate area.

2. *The Venice Coastal Development Project is in Conformity with the Certified Venice Local Coastal Program.*

The subject property is designated Low Medium II Density Housing in the Venice Local Coastal Program Land Use Plan and is zoned RD1.5-1 The proposed project is consistent with the zoning and the intent and purposes of the Land Use Plan and the Specific Plan, which is to provide residents different housing opportunities including affordable housing in the Venice Coastal Area.

3. *The applicant has guaranteed to keep the rent levels of any Replacement Affordable Units at an affordable level for the life of the proposed project and to register the Replacement Affordable Unit with the Los Angeles Housing Department.*

Replacement Affordable Units are not proposed or required for this project. The Los Angeles Housing Department (LAHD) in a letter dated January 12, 2011, (contained in the subject case file) determined that there are no affordable units existing on the subject property.

4. *The Venice Coastal Development Project is consistent with the special requirements for low- and moderate-income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).*

The proposed project will result in the construction of 15 dwelling units (5 duplexes and 5 single family dwellings). The applicant has agreed to set aside at least 10 % 1.1 rounded up to two (2) dwelling units of the total 10 by-right dwelling units allowed by the RD1.5 zone for Very Low Income persons, and is therefore, consistent with the Interim Administrative Procedures for Complying with the Mello Act (Mello Act) and complies with the Mello Act, as set forth in California Government Code Sections 65590 and 65590.1.

In addition to the requisite findings set forth in Section 8.C of the Specific Plan, the project also complies with all applicable provisions of the Specific Plan, as set forth below:

B. Section 10 – Land Use and Development Regulations for North Venice

Land Use Limitations: The project is not a commercial use, and the limitation set forth does not apply.

Density: The RD1.5-1 zoned lots are permitted a density of one dwelling unit per every 1500 square feet of lot area, However, as provided for by the Director's Interpretation for Small Lot Subdivision, 10 lots (provided each lot averages of 1500 square feet of lot area) would be allowed as a matter of right. Senate Bill 1818 and LAMC Section 12.22 A

25 stipulate that the required number of by-right dwelling units are set-aside for persons with Very Low Incomes a 35% increase in density is automatically granted. Therefore, the proposed 15 dwelling units are consistent with the Land Use and Development Regulations for North Venice Subarea as the maximum density is superseded by State Law.

Height: While taller in height than what is normally permitted in the Specific Plan, the additional height of 8.75 feet for a Flat Roof and the 10.5 feet for a Varied Roofline height in the North Venice Subarea as permitted by the density bonus height incentive is consistent with the Specific Plan in that the remainder of the height requirements apply to this project. The Flat Roof height will be limited to a height of 33.75 feet and Varied Roofline will be limited to a height of 40.5 feet. Any portion of the building exceeding the 33.75 foot Flat Roof height is required to be set back from the required front yard at least one foot in depth for every foot in height above 33.75 feet. The height shall be measured from the as the vertical distance from the ground level to the highest point of the roof or parapet wall. Ground level shall be the elevation of the centerline of the frontage of Venice Boulevard or Milwood Avenue, as measured from the projection of the midpoint of each small lot frontage.

Each dwelling will have a roof access structure that will be 100 square feet or less in area as measured from the outside walls. They are designed and oriented so that their visibility is reduced from public walkways and recreation areas.

C. Section 13 – Parking

Pursuant to Section 13.D of the Specific Plan, the project is required to provide parking consistent with the adopted "Parking Requirement Table," which requires two parking spaces plus a quarter guest space per units. However, pursuant to LAMC Section 12.22 A 25 Parking Option 1 the project is only required to provide 13 parking spaces for the one bedrooms and four parking spaces for the two bedroom units for a total of 17 parking spaces. The applicant is proposing to provide two spaces for each dwelling units for a total of 30 spaces.

2. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

A Mitigated Negative Declaration, ENV-2009-2489-MND-REC2 was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND (and incorporated into the Conditions of Approval herein), there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

DENSITY BONUS LEGISLATION BACKGROUND

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section §65580, subs. (a), (d). Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all low and very low income units that qualified the applicant" for the density bonus.

Under Government Code Section § 65915(a), § 65915(d)(2)(C) and § 65915(d)(3) the City of Los Angeles complied with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22 A25 of the Los Angeles Municipal Code. Section 12.22 A 25 creates a procedure to waive or modify zoning code standards which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, including Specific Plans and [Q] Qualified Conditions thus providing greater relief from regulatory constraints.

OBSERVANCE OF CONDITIONS - TIME LIMIT / EXTENSION - LAPSE OF PRIVILEGES

All terms and conditions of this Design Review Determination shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. The Director of Planning or his/her designee may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee, is filed therefore with a Public Office of the Department of City Planning setting forth the reasons for said request and the Director of Planning or his/her designee determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00M of the Los Angeles Municipal Code states in part: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction." Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated the applicant or his successor in interest may be prosecuted for violating these conditions in the manner of any violation of the requirements contained in the Municipal Code.

The determination in this matter will become effective and final, fifteen (15) days after the date of mailing of the Director's Determination unless an appeal is filed with the City Planning Department. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this determination, and received and receipted at a public office of the Department of City Planning **on or before** the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>.

Planning Department public offices are located at:

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

Valley Office
Marvin Braude Constituent Services Center
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

***Note:** Only abutting property owners and residents can appeal this Determination. Per the Density Bonus Provision of State Law the Density Bonus increase in units above the zone limits and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable.*

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077 or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may see judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of 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.

MICHAEL J. LOGRANDE
Director of Planning

Approved by:



Daniel Scott, Principal Planner

Reviewed by:



Shana Bonstin, Senior City Planner

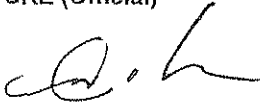
Prepared by:



Gregory J. Sheop, City Planner

cc: Councilmember Mike Bonin, 11th District
Venice Neighborhood Council
Adjoining and Abutting Property Owners and Occupants
Charles Posner, CA State Coastal Commission
Los Angeles Housing

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 11 - BILL ROSENDAHL	
PROJECT TITLE ENV-2009-2489-MND-REC2	CASE NO. VTT-70870-SL, ZA-2013-1420-CDP, DIR-2011-588-DB-SPP-MELLO	
PROJECT LOCATION 522 E VENICE BLVD		
PROJECT DESCRIPTION A Vesting Tentative Tract Map for Small Lot subdivision purposes to create ten lots with five single family dwellings and five duplex dwellings, for a total of 15 dwelling units and 30 parking spaces; a 35% Density Bonus with two on-menu incentives for a 35% height increase and density calculation prior to dedication, two units (11%) set aside for very low income units; Project Permit Compliance; Mello Act conformance; and a Coastal Development Permit. The project site is an approximately 15,740 net square-foot site in the RD1.5-1-O Zone.		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY LEN JUDAKEN 2153 W. WASHINGTON BLVD. LOS ANGELES, CA 90018		
FINDING: The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance <p style="text-align: center;">(CONTINUED ON PAGE 2)</p>		
SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.		
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.		
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.		
NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
JOEY VASQUEZ	City Planning Associate	(213) 978-1487
ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		JULY 15, 2013

I-10. Aesthetics (Landscape Plan)

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

I-120. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

III-10. Air Pollution (Demolition, Grading, and Construction Activities)

-
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

IV-70. Tree Removal (Non-Protected Trees)

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

VI-10. Seismic

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

VI-20. Erosion/Grading/Short-Term Construction Impacts

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

VI-70. Liquefaction Area

- Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18, Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

VIII-10. Explosion/Release (Existing Toxic/Hazardous Construction Materials)

- Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
- **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

IX-20. Stormwater Pollution (Demolition, Grading, and Construction Activities)

-
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

IX-120. Flooding/Tidal Waves

- Environmental impacts may result due to the location of the proposed project in an area which is potentially subject to flood hazards. However, any flood hazard that exists will be mitigated to a less than significant level by the following measure:
- The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

-
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

XIII-20. Relocation

- Environmental impacts may result from project implementation due to relocation of families. However, these potential impacts will be mitigated to a less than significant level by the following measure:
- Relocation Plan. Prior to sign-off of any project-related permit, the applicant shall submit and obtain approval of the plan from the decision-maker.

XIII-30. Tenant Displacement

- Impacts to the existing tenant population will result from project implementation due to the displacement of families. However, these potential impacts will be mitigated to a less than significant level through the following:
- (*Apartment Demolition*) Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.

XIV-60. Public Services (Schools)

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a less than significant level by the following measure:
- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XV-10. Recreation (Increased Demand For Parks Or Recreational Facilities)

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated to a less than significant level by the following measure:
- (**Subdivision**) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.

XVII-10. Utilities (Local Water Supplies - Landscaping)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

XVII-20. Utilities (Local Water Supplies - All New Construction)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.

- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

XVII-40. Utilities (Local Water Supplies - New Residential)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

XVII-100. Utilities (Solid Waste Disposal)

-
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

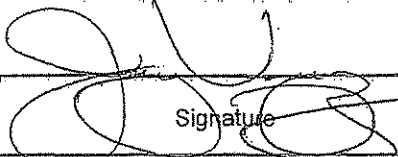
LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 11 - BILL ROSENDAHL	DATE: 05/22/2013
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2009-2489-MND-REC2	RELATED CASES: VTT-70870-SL, ZA-2013-1420-CDP, DIR-2011-588-DB-SPP-MELLO	
PREVIOUS ACTIONS CASE NO.:	<input checked="" type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: A 10-SMALL LOT SUBDIVISION		
ENV PROJECT DESCRIPTION: A Vesting Tentative Tract Map for Small Lot subdivision purposes to create ten lots with five single family dwellings and five duplex dwellings, for a total of 15 dwelling units and 30 parking spaces; a 35% Density Bonus with two on-menu incentives for a 35% height increase and density calculation prior to dedication, two units (11%) set aside for very low income units; Project Permit Compliance; Mello Act conformance; and a Coastal Development Permit. The project site is an approximately 15,740 net square-foot site in the RD1.5-1-O Zone.		
ENVIRONMENTAL SETTINGS: The site is an irregular-shaped property developed with a two-story apartment building in the RD1.5-1-O Zone. Adjacent uses consist of a library to the north in the PF-1-O Zone, a commercial building to the south in the C1-1-O Zone, and multi-family buildings to the east and west in the RD1.5-1-O Zone. The property is located in the Venice Community Plan, the Venice Coastal Specific Plan Area, and in the Calvo exclusion area of the Coastal Zone Commission authority. The site has a Low Medium II residential land use designation and is located in a methane and liquefaction zone. A variable width street vacation along Venice Boulevard, a Major Highway, is required by the Bureau of Engineering creating an ultimate 52-foot Right-of-Way and an additional dedication of 7 feet along Mildred Avenue, a Local Street, to complete a 27-foot half Right-of-Way.		
PROJECT LOCATION: 522 E VENICE BLVD		
COMMUNITY PLAN AREA: VENICE STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: WEST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: VENICE
EXISTING ZONING: RD1.5-1-O	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: BASE DENSITY IS 11 UNITS WITH 15 UNITS PERMITTED VIA 35% DENSITY BONUS.	
GENERAL PLAN LAND USE: LOW MEDIUM II RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: BASE DENSITY IS 11 UNITS WITH 15 UNITS PERMITTED VIA 35% DENSITY BONUS.	LA River Adjacent: NO

PROPOSED PROJECT DENSITY:
15 UNITS

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

	City Planning Associate	(213) 978-1487
Signature	Title	Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input checked="" type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input checked="" type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)	
<i>Background</i>	
PROPONENT NAME: LEN JUDAKEN	PHONE NUMBER: (310) 838-1816
APPLICANT ADDRESS: 2153 W. WASHINGTON BLVD. LOS ANGELES, CA 90018	
AGENCY REQUIRING CHECKLIST: Department of City Planning	DATE SUBMITTED: 08/04/2009
PROPOSAL NAME (if Applicable):	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	Have a substantial adverse effect on a scenic vista?			✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	✓		
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✓		
II. AGRICULTURE AND FOREST RESOURCES				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
III. AIR QUALITY				
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?	✓		
e.	Create objectionable odors affecting a substantial number of people?			✓
IV. BIOLOGICAL RESOURCES				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✓		
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
V. CULTURAL RESOURCES				

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?				✓

VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓		
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓		
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?		✓		
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?		✓		
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓		
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
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IX. HYDROLOGY AND WATER QUALITY

a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f.	Otherwise substantially degrade water quality?	✓			
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			✓	
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			✓	
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?	✓			

X. LAND USE AND PLANNING

a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

XI. MINERAL RESOURCES

a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

XII. NOISE

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓		
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			✓

XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?		✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?		✓	
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	✓		

XIV. PUBLIC SERVICES

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?		✓	
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?		✓	
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?	✓		
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?		✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?		✓	

XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		✓	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓

XVI. TRANSPORTATION/TRAFFIC

a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		✓	
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓
e.	Result in inadequate emergency access?		✓	
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓
XVII. UTILITIES AND SERVICE SYSTEMS				
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓		
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✓		
g.	Comply with federal, state, and local statutes and regulations related to solid waste?		✓	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2009-2489-MND-REC2 and the associated case(s), VTT-70870-SL, ZA-2013-1420-CDP, DIR-2011-588-DB-SPP-MELLO. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
JOEY VASQUEZ	City Planning Associate	(213) 978-1487	05/22/2013

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS			
a.	NO IMPACT	THE SITE IS DEVELOPED WITH A TWO-STORY APARTMENT BUILDING. THE CONSTRUCTION OF THE PROPOSED PROJECT WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA.	
b.	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN ANY SCENIC RESOURCES OR ANY LOCALLY-RECOGNIZED DESIRABLE FEATURES WITHIN A SCENIC HIGHWAY. NO IMPACT WOULD RESULT.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	ENVIRONMENTAL IMPACTS TO THE CHARACTER AND AESTHETICS OF THE NEIGHBORHOOD MAY RESULT FROM THE PROJECT.	I-10
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL RESULT IN INCREASED ILLUMINATION IN THE AREA.	I-120
II. AGRICULTURE AND FOREST RESOURCES			
a.	NO IMPACT	THE SITE IS ZONED FOR RESIDENTIAL USE AND DOES NOT CONTAIN FARMLAND OF ANY TYPE. NO IMPACT WILL RESULT.	
b.	NO IMPACT	THE SITE IS ZONED FOR RESIDENTIAL USE AND DOES NOT CONTAIN FARMLAND OF ANY TYPE. NO IMPACT WILL RESULT.	
c.	NO IMPACT	THE SITE IS ZONED FOR RESIDENTIAL USE AND DOES NOT CONTAIN FARMLAND OF ANY TYPE. NO IMPACT WILL RESULT.	
d.	NO IMPACT	THE PROJECT WILL NOT RESULT IN THE CONVERSION OF FARMLAND TO NON-AGRICULTURAL USE.	
e.	NO IMPACT	THE PROJECT WILL NOT RESULT IN THE CONVERSION OF FARMLAND TO NON-AGRICULTURAL USE.	
III. AIR QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	THE DEVELOPMENT OF THIS PROJECT WILL NOT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF EITHER PLAN.	
b.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL NOT INCREASE THE EXISTING BASIN-WIDE AIR QUALITY VIOLATIONS.	

Impact?	Explanation	Mitigation Measures	
c.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT NOT RESULT IN A CULMATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	SHORT-TERM AIR QUALITY IMPACTS MAY OCCUR DURING THE DEMOLITION AND CONSTRUCTION PHASE OF THE PROJECT.	III-10
e.	NO IMPACT	NO OBJECTIONABLE ODORS ARE EXPECTED TO RESULT FROM THIS RESIDENTIAL PROJECT.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	THE SITE IS FULLY DEVELOPED WITH AN APARTMENT BUILDING. NO SENSITIVE SPECIES ARE EXPECTED TO BE LOCATED ON THE SITE. NO IMPACT WILL RESULT.	
b.	NO IMPACT	THE SITE DOES NOT CONTAIN RIPARIAN HABITAT OR SENSITIVE NATURAL COMMUNITIES. NO IMPACT WOULD RESULT.	
c.	NO IMPACT	THE SITE DOES NOT CONTAIN WETLANDS. NO IMPACT WOULD RESULT.	
d.	NO IMPACT	THE PROJECT SITE IS DEVELOPED WITH AN APARTMENT BUILDING. THE SITE DOES NOT CONTAIN WILDLIFE CORRIDORS OR NURSERY SITES. NO IMPACT WILL RESULT.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	EACH TREE EXCEEDING 12-INCHES IN DIAMETER WILL NEED TO BE REPLACED ON A 1:1 RATIO TO MITIGATE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	IV-70
f.	NO IMPACT	THE PROPOSED PROJECT WILL NOT CONFLICT WITH ANY HABITAT CONSERVATION PLANS.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	THE SITE DOES NOT CONTAIN ANY HISTORIC RESOURCES. NO IMPACT WOULD RESULT.	
b.	NO IMPACT	THE PROJECT IS NOT LOCATED IN AN AREA OF KNOWN ARCHAEOLOGICAL RESOURCES. NO IMPACT WOULD RESULT.	
c.	NO IMPACT	THE PROJECT IS NOT LOCATED IN AN AREA OF KNOWN PALEONTOLOGICAL RESOURCES. NO IMPACT WOULD RESULT.	
d.	NO IMPACT	NO HUMAN REMAINS ARE ANTICIPATED TO BE LOCATED AT THE PROJECT SITE. NO IMPACT WOULD RESULT.	

Impact?	Explanation	Mitigation Measures
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VI. GEOLOGY AND SOILS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE IS LOCATED APPROXIMATELY THREE MILES FROM THE NEAREST FAULT.	VI-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SUBJECT PROPERTY IS SUBJECT TO STRONG SEISMIC SHAKING. HOWEVER, THIS IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY FOLLOWING THE UNIFORM BUILDING CODE STANDARDS DURING CONSTRUCTION.	VI-10
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE IS LOCATED IN AN AREA THAT IS SUSCEPTIBLE TO LIQUEFACTION. THE DEPARTMENT OF BUILDING AND SAFETY GRADING DIVISION WILL REQUIRE A SOILS STUDY AND REQUIRE THE APPLICANT TO COMPLY WITH MITIGATION MEASURES TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	VI-70
d.	NO IMPACT	THE PROJECT IS NOT LOCATED IN LANDSLIDE AREA.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT MAY RESULT IN SOIL EROSION DURING CONSTRUCTION.	VI-20
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE IS LOCATED IN A LIQUEFACTION AREA.	VI-70
g.	NO IMPACT	THE PROJECT DOES NOT CONTAIN EXPANSIVE SOILS. NO IMPACT WOULD RESULT.	
h.	NO IMPACT	THE PROJECT DOES NOT REQUIRE THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS.	

VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	COMPLIANCE WITH THE CITY OF LOS ANGELES GREEN BUILDING CODE WILL REDUCE ANY POTENTIAL IMPACT TO LESS THAN SIGNIFICANT.	
b.	LESS THAN SIGNIFICANT IMPACT	COMPLIANCE WITH THE CITY OF LOS ANGELES GREEN BUILDING CODE WILL REDUCE ANY POTENTIAL IMPACT TO LESS THAN SIGNIFICANT.	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	NO HAZARDOUS MATERIALS ARE PROPOSED TO BE ROUTINELY TRANSPORTED, USED, OR DISPOSED AS PART OF THIS RESIDENTIAL PROJECT.	
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Impact?	Explanation	Mitigation Measures	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE BUILDING LOCATED ON THE SITE MAY CONTAIN ASBESTOS CONTAINING MATERIALS (ACM). AN ACM SURVEY AND REMOVAL OF ANY ACM MUST BE COMPLETED PRIOR TO THE ISSUANCE OF THE DEMOLITION PERMIT TO MITIGATE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	VIII-10
c.	NO IMPACT	NO HAZARDOUS MATERIALS ARE PROPOSED TO BE USED WITH THIS RESIDENTIAL PROJECT. NO IMPACT WOULD RESULT.	
d.	NO IMPACT	THE SITE IS NOT LOCATED ON A HAZARDOUS-MATERIALS LIST. NO IMPACT WOULD RESULT.	
e.	NO IMPACT	THE SITE IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN. THE PROPOSED RESIDENTIAL PROJECT WOULD NOT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE AREA.	
f.	NO IMPACT	THE SITE IS NOT LOCATED NEAR A PRIVATE AIRSTRIP. THE PROPOSED RESIDENTIAL PROJECT WOULD NOT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE AREA.	
g.	NO IMPACT	THE RESIDENTIAL PROJECT WOULD NOT INTERFERE WITH ANY EMERGENCY RESPONSE OR EVACUATION PLANS. NO IMPACT WOULD RESULT.	
h.	NO IMPACT	THE PROJECT SITE IS NOT LOCATED IN AN AREA OF WILDLAND FIRES. NO IMPACT WOULD RESULT.	
IX. HYDROLOGY AND WATER QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED REDEVELOPMENT OF THE SITE IS NOT PROJECTED TO VIOLATE ANY WATER QUALITY OR WASTE DISCHARGE REQUIREMENTS.	
b.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL COMPLY WITH LOS ANGELES MUNICIPAL CODE SECTION 64.70.	
c.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL COMPLY WITH LOS ANGELES MUNICIPAL CODE SECTION 64.70.	
d.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL COMPLY WITH LOS ANGELES MUNICIPAL CODE SECTION 64.70.	
e.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL COMPLY WITH LOS ANGELES MUNICIPAL CODE SECTION 64.70.	

Impact?	Explanation	Mitigation Measures
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f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	STORMWATER POLLUTION MAY OCCUR DURING THE DEMOLITION AND CONSTRUCTION PHASE OF THE PROJECT.	IX-20
g.	LESS THAN SIGNIFICANT IMPACT	THE PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD ZONE. LESS THAN SIGNIFICANT IMPACT.	
h.	LESS THAN SIGNIFICANT IMPACT	THE PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD ZONE. LESS THAN SIGNIFICANT IMPACT.	
i.	NO IMPACT	THE PROJECT WILL NOT EXPOSE PEOPLE OR STRUCTURES TO POTENTIAL FLOODING DUE TO FAILURE OF A LEVEE OR DAM.	
j.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SUBJECT PROPERTY IS LOCATED WITHIN AN INUNDATION ZONE FOR TSUNAMIS.	IX-120

X. LAND USE AND PLANNING

a.	NO IMPACT	THE PROPOSED PROJECT WILL NOT DIVIDE AN ESTABLISHED COMMUNITY.	
b.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT IS WITHIN THE VENICE COASTAL ZONE SPECIFIC PLAN. THE PROJECT WILL REQUIRE PROJECT PERMIT COMPLIANCE AND A COASTAL DEVELOPMENT PERMIT.	
c.	NO IMPACT	THE PROPOSED RESIDENTIAL PROJECT WILL NOT CONFLICT WITH ANY APPLICABLE CONSERVATION OR NATURAL COMMUNITY CONSERVATION PLANS DUE TO ITS LOCATION IN A DEVELOPED, URBAN AREA.	

XI. MINERAL RESOURCES

a.	NO IMPACT	THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES. NO IMPACT IS EXPECTED TO RESULT.	
b.	NO IMPACT	THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES. NO IMPACT IS EXPECTED TO RESULT.	

XII. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	DURING CONSTRUCTION OF THE PROJECT, THE APPLICANT WILL BE REQUIRED TO COMPLY WITH THE CITY'S NOISE ORDINANCE AND THE ATTACHED CONSTRUCTION NOISE MITIGATION MEASURES TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	XII-20
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Impact?	Explanation	Mitigation Measures	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	EXCESSIVE GROUND BORNE VIBRATION MAY OCCUR DURING CONSTRUCTION.	XII-20
c.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT IS ANTICIPATED TO RESULT IN A LESS THAN SIGNIFICANT INCREASE IN THE AMBIENT NOISE LEVELS.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT MAY RESULT IN A TEMPORARY INCREASE IN AMBIENT NOISE LEVELS DURING CONSTRUCTION.	XII-20
e.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN. NO IMPACT WOULD RESULT.	
f.	NO IMPACT	THE PROJECT IS NOT LOCATED IN THE VICINITY OF A PRIVATE AIRSTRIP. NO IMPACT WOULD RESULT.	
XIII. POPULATION AND HOUSING			
a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT WILL RESULT IN A NET INCREASE OF TWELVE DWELLING UNITS.	
b.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL RESULT IN THE DEMOLITION OF THREE DWELLINGS; HOWEVER, A NET INCREASE OF TWELVE DWELLING UNITS WILL RESULT.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE TENANTS MUST BE PAID RELOCATION ASSISTANCE TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	XIII-20, XIII-30
XIV. PUBLIC SERVICES			
a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT IS LOCATED WITHIN A FIRE SERVICE AREA.	
b.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT DOES NOT MEET A THRESHOLD OF 75 OR MORE RESIDENTIAL UNITS TO REQUIRE REVIEW BY LAPD.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	SCHOOL FEES SHALL BE PAID TO OFF SET ANY FUTURE IMPACTS TO SCHOOLS.	XIV-60
d.	LESS THAN SIGNIFICANT IMPACT	NO IMPACTS ARE ANTICIPATED IN MATTERS RELATING TO PARKS. ONLY RESIDENTIAL USE IS PLANNED.	
e.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT DOES NOT INCLUDE RECREATIONAL FACILITIES NOR WILL IT REQUIRE THE CONSTRUCTION OR EXPANSION OF SUCH.	
XV. RECREATION			

Impact?	Explanation	Mitigation Measures
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a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE INCREASED USE OF PARKS BY THIS RESIDENTIAL PROJECT WILL BE MITIGATED BY THE PAYMENT OF QUIMBY FEES.	XV-10
b.	NO IMPACT	THE PROJECT DOES NOT INCLUDE RECREATIONAL FACILITIES NOR WILL IT REQUIRE THE CONSTRUCTION OR EXPANSION OF SUCH.	

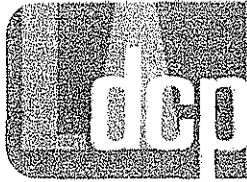
XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT WILL NOT RESULT IN A SIGNIFICANT INCREASE IN TRAFFIC IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM.	
b.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT WILL NOT RESULT IN A SUBSTANTIAL INCREASE IN THE LEVEL OF SERVICE ON THE LOCAL STREETS.	
c.	NO IMPACT	NO CHANGE IN AIR TRAFFIC PATTERNS WILL RESULT FROM THE PROPOSED RESIDENTIAL PROJECT.	
d.	NO IMPACT	THE PROJECT DOES NOT INCLUDE ANY HAZARDOUS DESIGN FEATURES. NO IMPACT WOULD RESULT.	
e.	LESS THAN SIGNIFICANT IMPACT	BOTH LADOT AND LAFD WILL REVIEW THE PROJECT'S EMERGENCY ACCESS TO ENSURE THAT POTENTIAL IMPACTS ARE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL.	
f.	NO IMPACT	THE PROPOSED PROJECT WILL NOT CONFLICT WITH ANY ALTERNATIVE TRANSPORTATION POLICIES.	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT'S 15 RESIDENTIAL UNITS SHOULD NOT EXCEED THE WASTEWATER TREATMENT REQUIREMENTS OF THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD.	
b.	LESS THAN SIGNIFICANT IMPACT	THE CONSTRUCTION OF 15 DWELLING UNITS WILL NOT REQUIRE THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR THE EXPANSION OF EXISTING FACILITIES.	
c.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT SHOULD NOT REQUIRE THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES.	

Impact?	Explanation	Mitigation Measures	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED PROJECT MAY RESULT IN THE NEED FOR ADDITIONAL WATER SUPPLIES, HOWEVER, EACH IMPACT CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL WITH THE INCORPORATION OF THE ATTACHED MITIGATION MEASURES.	XVII-10, XVII-20, XVII-40
e.	LESS THAN SIGNIFICANT IMPACT	ANY INCREASE IN WASTEWATER, IF THERE IS ANY, CAN BE ACCOMODATED BY THE WASTEWATER TREATMENT PROVIDER.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL HAVE A CUMULATIVE IMPACT ON THE CITY'S WASTE DISPOSAL CAPACITY.	XVII-90, XVII-100
g.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT AS MITIGATED WILL BE IN COMPLIANCE WITH FEDERAL, STATE, AND LOCAL STATUES AND REGULATIONS RELATED TO SOLID WASTE.	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL NOT HAVE THE POTENTIAL TO NEGATIVELY AFFECT THESE CATEGORIES WITH THE APPLICATION OF THE ABOVE REFERENCED MITIGATION MEASURES.	
b.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT WILL RESULT IN ENVIRONMENTAL IMPACTS, HOWEVER, EACH IMPACT CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL WITH THE INCORPORATION OF THE ATTACHED MITIGATION MEASURES. AS SUCH, THE CUMULATIVE IMPACT OF THE PROPOSED PROJECT WILL NOT RESULT IN ANY CUMULATIVE IMPACTS.	
c.	LESS THAN SIGNIFICANT IMPACT	AFTER IMPLEMENTATION OF MITIGATION MEASURES, THE PROPOSED PROJECT WILL NOT HAVE ANY SIGNIFICANT DIRECT OR INDIRECT IMPACTS TO HUMAN BEINGS.	



City of Los Angeles
Department of City Planning

7/26/2013

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

522 E VENICE BLVD

ZIP CODES

90291

RECENT ACTIVITY

ZA-2013-1420-CDP

DIR-2008-4703-DI

CASE NUMBERS

CPC-2005-8252-CA

CPC-2000-4046-CA

CPC-1998-119-LCP

CPC-1995-321-HE

CPC-1987-648-ICO

CPC-1986-824-GPC

CPC-17629

ORD-175694

ORD-175693

ORD-172897

ORD-172019

ORD-164844-SA2880

ORD-130335

DIR-2011-588-DB-SPP-MEL

TT-52088

VTT-70870-SL

ENV-2009-2489-MND

ENV-2005-8253-ND

ENV-2005-8253-MND

ENV-2002-6836-SP

ENV-2001-846-ND

MND-95-304-SUB-HE-CDP

CDP-1995-10

Address/Legal Information

PIN Number 106-5A147 47
 Lot/Parcel Area (Calculated) 5,804.4 (sq ft)
 Thomas Brothers Grid PAGE 671 - GRID H6
 Assessor Parcel No. (APN) 4228003001
 Tract TR 6329
 Map Reference M B 67-37
 Block None
 Lot FR 42
 Arb (Lot Cut Reference) None
 Map Sheet 106-5A147

Jurisdictional Information

Community Plan Area Venice
 Area Planning Commission West Los Angeles
 Neighborhood Council Venice
 Council District CD 11 - Mike Bonin
 Census Tract # 2739.02
 LADBS District Office West Los Angeles

Planning and Zoning Information

Special Notes None
 Zoning RD1.5-1-O
 Zoning Information (ZI) ZI-2406 Director's Interpretation of the Venice SP for Small Lot Subdivisio
 ZI-494 Parking Space Violation
 ZI-494
 General Plan Land Use Low Medium II Residential
 General Plan Footnote(s) Yes
 Hillside Area (Zoning Code) No
 Baseline Hillside Ordinance No
 Baseline Mansionization Ordinance No
 Specific Plan Area Los Angeles Coastal Transportation Corridor
 Venice Coastal Zone
 Special Land Use / Zoning None
 Design Review Board No
 Historic Preservation Review No
 Historic Preservation Overlay Zone None
 Other Historic Designations None
 Other Historic Survey Information None
 Mills Act Contract None
 POD - Pedestrian Oriented Districts None
 CDO - Community Design Overlay None
 NSO - Neighborhood Stabilization Overlay No
 Streetscape No
 Sign District No
 Adaptive Reuse Incentive Area None
 CRA - Community Redevelopment Agency None
 Central City Parking No
 Downtown Parking No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Venice of America Centennial Park
Assessor Information	
Assessor Parcel No. (APN)	4228003001
Ownership (Assessor)	
Owner1	KARNEL GARDENS LLC
Address	522 VENICE BLVD LOS ANGELES CA 90291
Ownership (City Clerk)	
Owner	KARNEL GARDENS, LLC. C/O MARK JUDAKEN KARNEL GARDENS, LLC. C/O MARK JUDAKEN KARNEL GARDENS, LLC. C/O MARK JUDAKEN
Address	2153 W WASHINGTON BLVD LOS ANGELES CA 90018 2153 W WASHINGTON BLVD. LOS ANGELES CA 90018 2153 WASHINGTON BLVD LOS ANGELES CA 90018
APN Area (Co. Public Works)*	0.370 (ac)
Use Code	0300 - 3 units (4 stories or less)
Assessed Land Val.	\$511,289
Assessed Improvement Val.	\$236,633
Last Owner Change	01/12/07
Last Sale Amount	\$0
Tax Rate Area	67
Deed Ref No. (City Clerk)	69183 6-417 4-27 4-26 2848096 1866484 1388766 1315130 1032649
Building 1	
Year Built	1949
Building Class	DX
Number of Units	2
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,623.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	Calvo Exclusion Area Coastal Zone Commission Authority
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No

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Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	5.434940927432
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	-75
Maximum Magnitude	6.6
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Tsunami Inundation Zone	Yes
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Pacific
Reporting District	1441
Fire Information	
Division	1
Batallion	4
District / Fire Station	63
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-2005-8252-CA
Required Action(s): CA-CODE AMENDMENT
Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

Case Number: CPC-2000-4046-CA
Required Action(s): CA-CODE AMENDMENT
Project Descriptions(s):

Case Number: CPC-1998-119-LCP
Required Action(s): LCP-LOCAL COASTAL PROGRAM
Project Descriptions(s): Data Not Available

Case Number: CPC-1995-321-HE
Required Action(s): HE-HARDSHIP EXEMPTION
Project Descriptions(s): HARDSHIP EXEMPTION FOR 12-UNIT CONDOMINIUM, TWO-STORY BUILDING WITH 27 REQUIRED PARKING SPACES IN THE RD1.5-1-0 ZONE.

Case Number: CPC-1987-648-ICO
Required Action(s): ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s): INTERIM CONTROL ORDINANCE FOR THE ENTIRE VENICE COASTAL ZONE WHICH WILL TEMPORARILY PERMIT ONLY BUILDING DEVELOPMENT WHICH IS IN CONFORMANCE WITH REGULATIONS SUBSTANTIALLY BASED ON THE CALIFORNIA COASTAL COMMISSIONS INTERPRETIVE GUIDELINES FOR THE AREA

Case Number: CPC-1986-824-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):

Case Number: DIR-2011-588-DB-SPP-MEL
Required Action(s): DB-DENSITY BONUS
SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
MEL-MELLO ACT COMPLIANCE REVIEW
Project Descriptions(s): A SPECIFIC PLAN PROJECT COMPLIANCE REVIEW, PURSUANT TO SECTION 11.5.7-C OF THE LAMC, FOR CONSTRUCTION OF A 10 LOT SMALL LOT SUBDIVISION CONTAINING 5 SFD AND 5 DUPLEXES INCIDENT TO VTT70870.

A MELLO ACT COMPLIANCE REVIEW, PURSUANT TO THE CITY'S MELLO ACT SETTLEMENT AGREEMENT, FOR THE DEMOLITION OF ONE RESIDENTIAL MARKET-RATE TRIPLEX DENSITY BONUS INCENTIVES OF A 11 FOOT INCREASE IN HEIGHT AND TO CALCULATE DENSITY PRIOR TO DEDICATION.

Case Number: TT-52088
Required Action(s): Data Not Available
Project Descriptions(s): NEW 12-UNIT CONDO

Case Number: VTT-70870-SL
Required Action(s): SL-SMALL LOT SUBDIVISION
Project Descriptions(s): VESTING TENTATIVE TRACK MAP FOR A 10-SMALL LOT SUBDIVISION, 35% DENSITY BONUS WITH TWO ON-MENU INCENTIVES, PROJECT PERMIT COMPLIANCE, MELLO ACT CONFORMANCE, AND COASTAL DEVELOPMENT PERMIT.

Case Number: ENV-2009-2489-MND
Required Action(s): MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):

Case Number: ENV-2005-8253-ND
Required Action(s): ND-NEGATIVE DECLARATION
Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

Case Number: ENV-2005-8253-MND
Required Action(s): MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s): Data Not Available

Case Number: ENV-2002-6836-SP
Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s): VENICE COASTAL SPECIFIC PLAN AMENDMENT prepared and adopted by the City Planning Dept. in accordance with the Coastal Act provisions and guidelines.

Case Number: ENV-2001-846-ND
Required Action(s): ND-NEGATIVE DECLARATION
Project Descriptions(s):

Case Number: MND-95-304-SUB-HE-CDP
Required Action(s): CDP-COASTAL DEVELOPMENT PERMIT

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HE-HARDSHIP EXEMPTION
SUB-SUBDIVISIONS

Project Descriptions(s): Data Not Available

Case Number: CDP-1995-10

Required Action(s): Data Not Available

Project Descriptions(s): TO DEMOLISH EXISTING TWO-STORY CHURCH BUILDING AND TO PERMIT THE CONSTRUCTION OF A 12-UNIT, TWO-STORY MULTI-FAMILY HOUSING LAND USE WITH THE REQUIRED PARKING OF 27 PARKING SPACES FOR CONDOMINIUM PURPOSES WITHIN THE RD1.5-1-0 ZONE.

DATA NOT AVAILABLE

CPC-17629

ORD-175694

ORD-175693

ORD-172897

ORD-172019

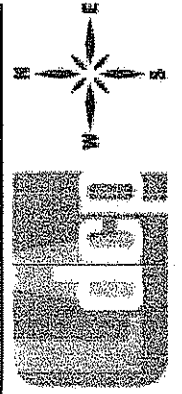
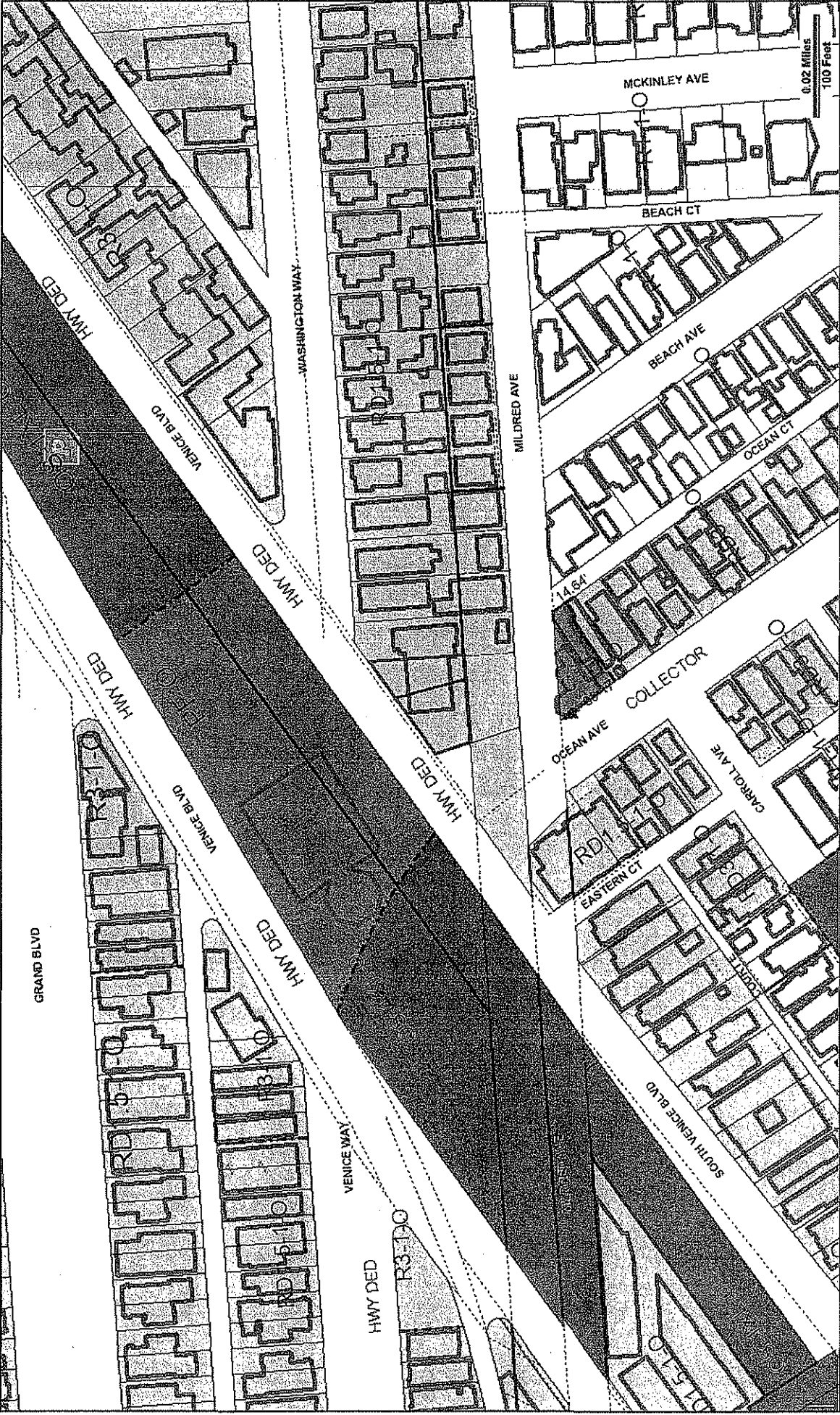
ORD-164844-SA2880

ORD-130335

07/26/2013

Generalized Zoning

ZIMAS INTRANET












Zoning: RD1.5-1-0
General Plan: Low Medium II Residential

Tract: TR 6329
Block: None
Lot: FR 42
Arb: None

Address: 522 E VENICE BLVD
APN: 4228003001
PIN #: 106-5A147 47

LEGEND

GENERALIZED ZONING

-  OS
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
-  CM, MR, WC, CCS, M1, M2, M3, SL
-  P, PB
-  PF
-  HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL





-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK


COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing




PARKING

-  Parking Buffer






PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside
-  Airport Airside
-  Airport Northside

OPEN SPACE / PUBLIC FACILITIES
















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial


CIRCULATION

STREET



















-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)



















-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway

MISC. LINES



-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street

-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

POINTS OF INTEREST





























	Alternative Youth Hostel (Proposed)		Horticultural Center		Public Elementary School
	Animal Shelter		Hospital		Public Elementary School (Proposed)
	Area Library		Hospital (Proposed)		Public Golf Course
	Area Library (Proposed)	HW	House of Worship		Public Golf Course (Proposed)
	Bridge		Important Ecological Area		Public Housing
	Campground		Important Ecological Area (Proposed)		Public Housing (Proposed Expansion)
	Campground (Proposed)		Interpretive Center (Proposed)		Public Junior High School
	Cemetery		Junior College		Public Junior High School (Proposed)
HW	Church		MTA / Metrolink Station		Public Middle School
	City Hall		MTA Station		Public Senior High School
	Community Center		MTA Stop		Public Senior High School (Proposed)
	Community Library	MWD	MWD Headquarters		Pumping Station
	Community Library (Proposed Expansion)		Maintenance Yard		Pumping Station (Proposed)
	Community Library (Proposed)		Municipal Office Building		Refuse Collection Center
	Community Park		Municipal Parking lot		Regional Library
	Community Park (Proposed Expansion)		Municipal Parking lot		Regional Library (Proposed Expansion)
	Community Park (Proposed)		Neighborhood Park		Regional Library (Proposed)
	Community Transit Center		Neighborhood Park (Proposed Expansion)		Regional Park
	Convalescent Hospital		Neighborhood Park (Proposed)		Regional Park (Proposed)
	Correctional Facility		Oil Collection Center	RPD	Residential Plan Development
	Cultural / Historic Site (Proposed)		Parking Enforcement		Scenic View Site
	Cultural / Historical Site		Police Headquarters		Scenic View Site (Proposed)
	Cultural Arts Center		Police Station		School District Headquarters
DMV	DMV Office		Police Station (Proposed Expansion)		School Unspecified Loc/Type (Proposed)
DWP	DWP		Police Station (Proposed)		Skill Center
	DWP Pumping Station		Police Training site		Social Services
	Equestrian Center	PO	Post Office		Special Feature
	Fire Department Headquarters		Power Distribution Station		Special Recreation (a)
	Fire Station		Power Distribution Station (Proposed)		Special School Facility
	Fire Station (Proposed Expansion)		Power Receiving Station		Special School Facility (Proposed)
	Fire Station (Proposed)		Power Receiving Station (Proposed)		Steam Plant
	Fire Supply & Maintenance	C	Private College		Surface Mining
	Fire Training Site	E	Private Elementary School		Trail & Assembly Area
	Fireboat Station		Private Golf Course		Trail & Assembly Area (Proposed)
	Health Center / Medical Facility		Private Golf Course (Proposed)	UTL	Utility Yard
	Helistop	JH	Private Junior High School		Water Tank Reservoir
	Historic Monument	PS	Private Pre-School		Wildlife Migration Corridor
	Historical / Cultural Monument		Private Recreation & Cultural Facility		Wildlife Preserve Gate
	Horsekeeping Area	SH	Private Senior High School		
	Horsekeeping Area (Proposed)	SF	Private Special School		
			Public Elementary (Proposed Expansion)		

SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
- Inside 500 Ft. Buffer

- | | |
|--|--|
|  Aquatic Facilities |  Opportunity School |
|  Beaches |  Other Facilities |
|  Charter School |  Park / Recreation Centers |
|  Child Care Centers |  Parks |
|  Elementary School |  Performing / Visual Arts Centers |
|  Golf Course |  Recreation Centers |
|  High School |  Span School |
|  Historic Sites |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers |
|  Middle School |  Skate Parks |

OTHER SYMBOLS

- | | | |
|--|---|--|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Oil Wells |
|  Tract Map | | |
|  Parcel Map | | |
|  Lot Ties | | |
|  Building Outlines | | |

07/25/2013

2011 Digital Color-Ortho

ZIMAS INTRANET



Address: 522 E VENICE BLVD

APN: 4228003001

PIN #: 106-5A147 47

Tract: TR 6329

Block: None

Lot: FR 42

Arb: None

Zoning: RD1.5-1-O

General Plan: Low Medium II Residential

