

DEPARTMENT OF  
CITY PLANNING

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LOS ANGELES, CA 90012-4801

AND

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VAN NUYS, CA 91401

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Decision Date: June 5, 2014

Appeal Period Ends: June 20, 2014

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Los Angeles, CA 90015

Jonathan Lonner (R)  
Burns & Bouchard, Inc.  
11900 San Vicente Blvd., Ste 200  
Los Angeles, CA 90049

RE: Parcel Map No. AA-2013-3231-PMLA-SL  
Address: 2478 Penmar Avenue  
Related Case(s): ZA-2013-3232(ZAA)  
Venice Planning Area  
Zone : RD1.5-1  
D. M. : 108B149  
C. D. : 11  
CEQA : ENV-2013-3233-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.53 and 12.22-C,27, the Advisory Agency approved Parcel Map No. AA-2013-3231-PMLA-SL, located at 2478 Penmar Avenue for a maximum of **two (2) single-family small lots** in accordance with the Small Lot Subdivision in the Venice Community Plan. This unit density is based on the RD1.5-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Public Counter call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That a 10-foot wide strip of land be dedicated along Penmar Avenue adjoining the subdivision to complete a 32-foot wide half right-of-way dedication in accordance with Collector Street Standards.
2. That a 2.5-foot wide strip of land be dedicated along the alley adjoining the subdivision to complete a 10-foot half alley dedication.
3. That Board of Public Works approval be obtained, prior to recordation of the final map, for the removal of any tree in the existing or proposed public right-of-way area associated with improvement requirements outlined herein. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
4. That any fee deficit under Work Order ECP00091 expediting this project be paid.
5. That if necessary and for street purposes, if this parcel map is approved as a "Small Lot Subdivision" then all the common access to the subdivision be named on the final map.
6. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance 176,354" satisfactory to the City Engineer.
7. That any necessary public sanitary sewer easements be dedicated within the common access area on the final map with sufficient width based on an alignment approved by the West Los Angeles Engineering District Office.
8. That if necessary, and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

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

9. Prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated January 7, 2014, Log No. 82295 and attached to the case file for Parcel Map No. AA-2013-3231-PMLA-SL.

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

10. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on

the subject site. In addition, the following items shall be satisfied:

- a. Provide a copy of ZA-2013-3232-ZAA. Show compliance with all the conditions/requirements of the ZA case as applicable.
- b. "Area" requirements shall be re-checked as per net lot area after street/alley dedication.
- c. Resubmit the map to provide and maintain a minimum 20 foot common access for driveway and egress/ingress purposes all the way to the public street or obtain approval from the Department of City Planning.

Notes:

The property is located in a Liquefaction Zone.

The applicant is advised to review the Advisory Agency Policy No. 2006-1 for Department of City Planning's Policy for Small Lot Subdivisions.

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

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0087 to schedule an appointment.

## DEPARTMENT OF TRANSPORTATION

11. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to comply with the following:
  - a. The project is subject to the Los Angeles Coastal Transportation Corridor Specific Plan requirements. A parking area and driveway plan 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 side/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 West Manchester Avenue, Los Angeles, 90045. Please contact this section at (213) 482-7024 for any questions.(MM)

## FIRE DEPARTMENT

12. That prior to recordation of the final map, satisfactory arrangements shall be made with the Fire Department to assure: (MM)

- a. All "Small Lot" Subdivisions are required to have automatic Fire Sprinklers installed as a part of any new or future construction.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- d. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of a Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- e. Submit plot plans indicating access road and turning area for Fire Department approval.
- f. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- g. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as "Fire Lane".
- h. 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.
- i. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- j. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- k. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- l. Plans showing areas to be posted and/or panted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- m. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

- n. Site plans shall include all overhead utility lines adjacent to the site.
- o. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- p. 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.

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**

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

#### **BUREAU OF STREET LIGHTING**

- 14. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for the 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**

- 15. 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**

16. 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 LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12<sup>th</sup> Floor, Los Angeles, CA 90012, 213 922-8363.

**DEPARTMENT OF RECREATION AND PARKS**

17. That the Quimby fee be based on the RD1.5-1D Zone. (MM)

**URBAN FORESTRY DIVISION**

18. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards. (MM)

**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 two (2) units on two (2) small lots.
  - b. Provide a minimum of two covered off-street parking spaces per dwelling unit.
  - c. 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.
  - d. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety. (MM)
  - 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 considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. (MM)
- h. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.(MM)
- i. Prior to the issuance of any grading or building permits, the applicant/developer shall be required to submit a revised Parcel Map reflecting two (2) Small Lot units, as conditioned herein.
- j. **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.

Approved variations as follows:

| SETBACKS |                       |                   |                    |                   |
|----------|-----------------------|-------------------|--------------------|-------------------|
| Lot No.  | Front Setback (South) | Side Setback West | Rear Setback North | Side Setback West |
| 1        | 5'                    | 5'                | 0'                 | 5'-0"             |
| 2        | 5'                    | 0'                | 5'                 | 5'-0"             |

- k. The project shall conform substantially with the intent of the Small Lot Design Guidelines, with the following:

Site Planning

- (1) Align the unit facing Penmar with the prevailing street setback.
- (2) Provide space for entry, front landing, and transitional landscaping between the public sidewalk and the private entryway for the unit facing Penmar Avenue.
- (3) Provide pedestrian circulation and access in the form of a clearly delineated path of travel from the sidewalk to the rear unit along the alley. The pedestrian access shall not include a gate.
- (4) The unit facing Penmar shall have the primary entrance and main window facing the street.

- (5) Enhanced paving should delineate the pedestrian and vehicular entries and pathways.
- (6) All parking areas and walkways shall be illuminated using ornamental low-level lighting to provide security for pedestrian paths and entrances. Lighting shall be directed away from surrounding residences.
- (7) Trash and recycling containers or facilities not located within a private garage shall be located within an enclosure and shall not be located within designated yard setbacks.
- (8) The Penmar Avenue facing unit of the small lot development shall be aligned with the prevailing front yard setback and provide continuity along the street edge.
- (9) Roof decks shall be set back away from the building edge to enhance privacy consistent with the Small Lot Design Guidelines and shall be oriented toward the public right-of-way (Penmar Avenue) or the alleyway, consistent with the Small Lot Design Guidelines with regard to side yards.

#### Building

- (10) The pedestrian entrances to the dwellings facing Penmar Avenue and along the pedestrian walkway shall have distinctive design features, including canopies or awnings, to establish a clearly identifiable entry.
- (11) Building facades shall be articulated with varying entry enhancements, landscape screening elements, textures, colors, and materials along with distinctive architectural features to avoid blank or monotonous facades, and to break the façade up into distinct planes that are offset from the main building façade.
- (12) On-site structures shall not encroach over the driveway area, so as to restrict the movement of trucks or other large vehicles.
- (13) Balconies shall be integrated into the building's design and shall be fully functional as private open space.

#### Landscape

- (14) All areas of the property not covered by buildings, driveways, or walkways shall be landscaped with low-water and drought-tolerant plants, consistent with the Small Lot Design Guidelines.
- (15) Permeable paving materials shall be used where allowed by the Alternative Paving Material Ordinance No. 182431.



20. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
21. That prior to the issuance of the building permit or the recordation of the final map, a copy of the ZA 2013-3232(ZAA) shall be submitted to the satisfaction of the Advisory Agency. In the event that ZA 2013-3232(ZAA) is not approved, the subdivider shall submit a parcel map modification.
22. **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 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.

#### DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

23. That prior to 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 requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 11a, 12, 17, 18, 19(d), 19(g), 19(h), 24, and 25 of the Parcel Map's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, and postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
24. 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:
  - 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, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
  - MM-2. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from debris, rubbish,

garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.

- MM-3. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- MM-4. 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-5. 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-6. 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-7. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- MM-8. Only low- and non-VOC containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
- MM-9. Prior to the issuance of a building permit, the applicant shall develop and emergency response plan in consultation with the Fire Department. The emergency response plan shall include, but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.
- MM-10. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to

the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

- MM-11. 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-12. The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.
- MM-13. 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:
- a. Weather-based irrigation controller with rain shutoff
  - b. Matched precipitation (flow) rates for sprinkler heads
  - c. Drip/microspray/subsurface irrigation where appropriate
  - d. Minimum irrigation system distribution uniformity of 75 percent
  - e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
  - f. Use of landscape contouring to minimize precipitation runoff
  - g. 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-14. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- MM-15. Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall install:

- a. 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. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
  - b. Restroom faucets with a maximum flow rate of 1.5 gallons per minute.
  - c. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
  - d. 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.)
- MM-16. Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall:
- 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. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
  - 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.
- MM-17. 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-18. 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 services), 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.

MM-19. 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.

25. **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: (MM)

CM-1. Aesthetics (Signage on Construction Barriers)

- (a) The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS". Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- (b) The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

CM-2. 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. Wetting could reduce fugitive dust by as much as 50 percent.
- (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. Trucks having no current hauling activity shall not idle but be turned off.
- CM-3. 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.
- CM-4. Erosion/Grading/Short-Term Construction Impact. 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.
- CM-5. Erosion/Grading/Short-Term Construction Impacts (Hillside Grading Areas)
- (a) The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
  - (b) Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by

Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

- CM-6. Grading (20,000 Cubic Yards, or 60,000 Square Feet of Surface Area or Greater). Impacts will result from the alteration of natural landforms due to extensive grading activities. However, this impact will be mitigated to a less than significant level by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of City Planning and the Department of Building and Safety's Grading Division. 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) A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.
  - (b) "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.
  - (c) "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.
  - (d) Movement and removal of approved fencing shall not occur without prior approval by LADBS.
- CM-7. Geotechnical Report. 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 geotechnical report shall assess potential consequences of any 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.

- CM-8. 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.
- CM-9. Lead Paint. Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- CM-10. Hillside Construction Staging and Parking Plan. No construction equipment or material shall be permitted to be stored within the public right-of-way. During the Excavation and Grading phases, only one truck hauler shall be allowed on the site at any one time. The drivers shall be required to follow the designated travel plan or approved Haul Route. Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, or removal of graded soil shall be limited to off-peak traffic hours, Monday through Friday only. No truck deliveries shall be permitted on Saturdays or Sundays. All deliveries during construction shall be coordinated so that only one vendor/delivery vehicle is at the site at one time, and that a construction supervisor is present at such time. A radio operator shall be on-site to coordinate the movement of material and personnel, in order to keep the roads open for emergency vehicles, their apparatus, and neighbors. During all phases of construction, all construction vehicle parking and queuing related to the project shall be as required to the satisfaction of the Department of Building and Safety, and in substantial compliance with the Construction Staging and Parking Plan, except as may be modified by the Department of Building and Safety or the Fire Department.
- CM-11. 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-12. 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-13. 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.
- CM-14. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- CM-15. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- CM-16. Transportation (Haul Route). The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety. (Hillside and Subdivisions): Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- (a) Hillside Projects. All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners. The Department of Transportation shall recommend to the Building and Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number of flag people.
  - (b) The Department of Building and Safety shall stagger haul trucks based upon a specific area's capacity, as determined by the Department of Transportation, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.
  - (c) The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- CM-17. Safety Hazards. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- (a) 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.

- (b) 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.

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

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

- a. All areas of the property not covered by buildings, driveways, or walkways, shall be landscaped with low-water, drought-tolerant, and non-invasive plant materials and ground cover, in place of turf grass.
- b. Landscape plans shall incorporate shade trees and ornamental landscaping that define an edge and increases visual interest in the public and private realms of the development.
- c. Parkways shall be planted with ground cover, low-growing vegetation, or permeable materials that accommodate both pedestrian movement and clearance for car doors.
- d. Provide planting areas in private open spaces for residents to maintain.

- e. Landscape plans shall exhibit techniques that will be used to maintain privacy among all proposed dwelling units.
- f. Trees, shrubs, and vines shall be planted between property lines so as to screen building walls and enhance privacy.

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 the entire tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to following recommendations as outlined in LADWP letter dated December 9, 2013:
- 1) Developer must complete the following financial arrangements prior to tract recordation:
    - d. Install one new fire hydrant – 2 ½"X4" DFH on East side of Penmar Avenue, 135' N/O Zanja Street;
  - 3) Prior to receiving water service the developer must:
    - e. Arrange for Department to install the following Fire Hydrants (X).
  - 7) Los Angeles City Fire Department Requirements:
    - a. New fire hydrants is required in accordance with the Los Angeles Fire Code. Install new 2 ½"X4" DFH on East side of Penmar Avenue, 135' N/O Zanja Street.
- (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 comply 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 Transportation with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

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

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - 1) Construct one (1) new light on Penmar Avenue.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213) 485-5675 upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - 1. Improve Penmar Avenue being dedicated and adjoining the subdivision by the construction of the following:

- a. A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk adjacent to the property line, planting trees with root barriers and landscaping of the parkway.
  - b. Suitable surfacing to join the existing pavement and to complete a 22-foot half roadway.
  - c. Any necessary removal and reconstruction of existing improvements.
  - d. The necessary transitions to join the existing improvements.
2. Improve the alley being dedicated and adjoin the subdivision by construction of a 2-foot longitudinal concrete gutter and suitable surfacing to complete a 17.5-foot alley, together with any necessary removal and reconstruction of the existing improvements.
  3. Construct the necessary mainline sewers and house connections to serve each parcel and/or evaluate the efficiency of the existing house connections.

**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.

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

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

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

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

The subdivider should consult the Department of Water and Power to obtain energy saving design features, which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the

Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

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

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2013-3233-MND on December 11, 2013. The Department found that potential negative impact could occur from the project's implementation due to:

Aesthetics (landscaping, vandalism, light);  
Air Quality (construction);  
Geology and Soils (construction, seismic, liquefaction);  
Green House Gas Emissions;  
Hydrology and Water Quality (landscaping, storm water);  
Land Use and Planning;  
Noise (construction);  
Public Services (fire, schools, street improvements, water supplies);  
Recreation (parks); and  
Utilities (solid waste).

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2013-3233-MND 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. 11a, 12, 17, 18, 19(d), 19(g), 19(h), 24, and 25 of the Parcel Map'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, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

Furthermore, the Advisory Agency hereby finds that modifications to and/or 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.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), 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. 20.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the

City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

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

In connection with the approval of Parcel Map No. AA-2013-3231-PMLA-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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Venice Community Plan designates the subject property for Low Medium II Residential land use with corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The property currently has a lot width of 45 feet, which is less than the minimum 50-foot width otherwise required by the Municipal Code. However substandard lot widths are common in Venice, having been historically subdivided at less than 50 feet. The lot is approximately 0.136 net acres in the RD1.5 Zone and is currently vacant and unimproved. The RD1.5 Zone permits residential uses with a minimum lot area of 1,500 square feet per dwelling and Height District 1 permits building heights of up to 45 feet and a FAR of 3:1. The approved two unit small-lot with two single-family dwellings on the 5,922 square-foot site is well within the designated density, height and FAR.

The development of this site will replace a vacant lot with new home ownership opportunities for the Venice Community Plan area in the form of single-family dwellings rather than residential condominiums. The small lot ordinance allows for the creation of fee simple parcels without needing to establish homeownership associations, making these residences more attractive to prospective home buyers. The ordinance also allows for single-family dwellings on smaller parcels of land, making them more affordable than traditional single-family homes.

The Small Lot Design Guidelines provide opportunities to address a parcel's spatial challenges while simultaneously promoting good design and development pattern that is conducive and considerate of existing neighborhood character. It can also serve as a transitional buffer between multi-family residences and single-family residences. The Small Lot Design Guidelines focus on addressing a project's massing, height, layout, circulation, and overall compatibility with adjacent properties. The project was initially proposed with three small lot units, including one unit (Parcel 1) fronting Penmar Avenue with direct vehicular access and a 2-car garage. The alley-facing unit (Parcel 3), has direct vehicular access and a tandem 2-car garage, and also includes the tandem 2-car garage serving Parcel 2, which is located in the middle.



The Small Lot Design Guidelines allow for vehicular parking for Small Lot projects to be located together with the residence on individual lots, or grouped together on a shared lot or other lots. However, Parcel 3 would have included parking for two separate units on a single lot, requiring an easement. Moreover, the side-by-side placement of two sets of tandem parking serving a total of 4 vehicles will result in these vehicles backing out into a 8.75-foot wide half-alleyway shared by other residences. This would create a situation where four vehicles would back out at the same time, causing a potential bottleneck, visibility concerns, and hazardous driving conditions. The applicant was encouraged to, and did meet with the Urban Design Studio, but chose to not modify the project.

While not uncommon in Venice, this particular lot is of substandard width (45 feet), which creates spatial challenges to accommodate density, vehicular access, while simultaneously providing adequate landscaping, transitional spaces, and privacy. The Small Lot Design Guidelines recommend that balconies be utilized to provide for private open space and enhance the overall quality of the project, and that otherwise, windows and balconies not be placed in such a way that they overlook neighboring interior private yards. As initially proposed, Parcel 2 included a private balcony that would look over and into the private rear yard of the adjoining residences immediately to the southeast. Alternatively, the balcony would be placed along the northerly property line where it would also look into the private interior yards of the residences to the northwest. As such, the Advisory Agency determined that due to the spatial challenges of the site and the lack of completely independent features associated with each dwelling, a maximum of two units could be accommodated on the site in compliance with the Small Lot Design Guidelines.

In conjunction with the proposed Parcel Map, the applicant is requesting a Zoning Administrator's Adjustments pursuant to LAMC Section 12.28 to allow: (1) a five-foot side yard setback in lieu of the otherwise required six-foot side yard setback; (2) a 5-foot front yard setback in lieu of the otherwise required 15-foot side yard setback; (3) a 9-foot, six-inch rear yard setback in lieu of the otherwise required 15-foot rear yard; (4) a reduced passageway between buildings of five feet in lieu of the required 10 feet; (5) a reduced building separation of zero feet in lieu of the required 10 feet; and, (6) maintenance of the existing reduced lot width of 45 feet in lieu of the required 50-foot lot width. The adjustments are requested to permit construction prior to the recordation of the final map.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The proposed project is consistent with the following goals, objectives and policies of the Venice Community Plan:

**Goal 1:** A safe, secure, and high quality residential environment for all community residents.

Objective 1-1: To provide for the preservation of the housing stock and its expansion to meet the diverse economic and physical needs of the existing residents and project population of the Plan area to the year 2010.

*Policy 1-1.2:* Protect the quality of the residential environment and the appearance of communities with attention to site and building design.

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity in existing residential neighborhoods.

*Policy 1-3.1:* Seek a higher degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

*Policy 1-4.1:* Promote greater individual choice in type, quality, price and location of housing.

*Policy 1-4.2:* Ensure that new housing opportunities minimize displacement of residents.

The project will provide much needed new home ownership opportunities for the Venice Community Plan area in the form of single-family dwellings rather than residential condominiums. The Small Lot Ordinance allows for the creation of fee simple parcels without the need to establish a homeowners association, making the project more attractive to prospective buyers. The ordinance also allows for single-family dwellings to be constructed on smaller parcels of land, making the project more affordable.

As conditioned, the proposed parcel map allowing for a two-unit Small Lot subdivision is consistent with the intent and purpose of the applicable General Plan.

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

The RD1.5-1 zoning on the site allows for the construction of up to 3 residential units. Under the Small Lot Urban Design Guidelines, the need to design single-

family homes, structurally independent, and which are considerate of both the characteristics of the project site and neighboring residential character, can pose design challenges. The approved two-unit Small Lot development will provide high quality design and home ownership opportunities to the Venice Community Plan Area.

The Bureau of Engineering is requiring a 2.5-foot dedication along the alley to complete a 17.5-foot alley. As initially requested by the applicant, Parcel 3, the building's second story would have projected into the 5-foot rear yard. In addition, the setback for the building proposed on Parcel 1 along Penmar Avenue was not consistent with the prevailing setback of the existing residences along Penmar Avenue between Zanja Street to the south and the alleyway just south of Venice Boulevard to the north. Moreover, the Bureau of Engineering is requesting a 10-foot wide strip of land to be dedicated along Penmar Avenue in accordance with Collector Street Standards. As proposed by the applicant, the second story projection of the building proposed in Parcel 1 would have been constructed to the new property line, resulting in a zero-foot front yard setback, inconsistent with the prevailing setback for Penmar Avenue. As such, the removal of Parcel 2, reducing the project from three units to two, was necessitated to encourage a design consistent with the character of development of the neighborhood.

The Subdivision Map Act requires that the proposed map also be consistent with the General Plan. The Small Lot Design Guidelines, which are in conformance with the City's General Plan Framework – Chapter 5, Urban Form and Neighborhood Design, allow the Advisory Agency to implement the purpose, intent, and provisions of the General Plan, its various elements and policies, effectively providing the Advisory Agency with the tools to make the consistency findings with the General Plan for the purposes of approving small lot subdivisions. As conditioned, the 2-unit Small Lot Subdivision complies with the intent of the Small Lot Design Guidelines.

In conjunction with the proposed project, the applicant will be required to make street improvements as required by Bureau of Engineering. Penmar Avenue is a local street dedicated to a 52-foot width at the project's street frontage and is improved with sidewalks, curbs and gutters. The Bureau of Engineering is requiring dedications and improvements along both Penmar Avenue and the alley adjoining the subdivision to include: the replacement and/or the construction of new concrete curbs, concrete gutters, roadway pavement; and trees. The Bureau of Engineering is also requiring construction of any necessary mainline sewers and house connections to serve each parcel where necessary.

The project is conditioned to provide 2 covered parking spaces per dwelling unit. The applicant is not required to provide guest parking. The proposal to provide 2 parking spaces per unit complies with the LAMC parking requirements for single-family dwellings.

As conditioned, the proposed design and improvements are consistent with the applicable General Plan.

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

The site is currently vacant. The proposed development of this tract is an infill of an otherwise mix-density neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits.

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

Properties adjoining the project site along Penmar Avenue are developed with single-family homes and multi-family structures ranging in density from three units to 14 and ranging in height from two to three stories. To the north across the alley, properties are improved with single-family homes and duplex units. Across Penmar Avenue to the south, properties include commercial, retail, restaurant uses, surface parking and a large billboard in the [Q]C2-1-CDO Zone. From the Penmar Avenue frontage, the project has direct views of the rear of these abutting commercial properties, where loading/unloading, trash enclosures, garbage bins, meters, and rear entrances are located.

The project involves the development of two single-family, small lot dwellings. The applicant is permitted to construct up to three residential condominiums or apartment units by-right on the site. The development of two units, as opposed to the three initially sought, allows for a development that meets the intent and goals of the Small Lot Design Guidelines, proving a high quality design, completely independent structures, while simultaneously being considerate of the privacy of the adjacent residences. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site, as well as the surrounding area are presently developed with residential structures and do not provide a natural habitat for either fish or wildlife.

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

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

The Bureau of Engineering is requiring the applicant to construct the necessary on-site mainline sewers satisfactory to the City Engineer. 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.

The Bureau of Engineering is requiring the applicant to show any existing sewer and drainage easements within the parcel map boundary on the final map. A Covenant and Agreement must also be recorded advising all future owners and builders that a Notice of Acknowledgement of Easement must be recorded and an application to work in any sanitary sewer or drainage easements and to construct over the existing sanitary sewer or drainage facilities must be submitted to the City Engineer for approval. 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).

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.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by

a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

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

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2013-3231-PMLA-SL.

Michael LoGrande  
Advisory Agency



JAE KIM  
Deputy Advisory Agency

JK:LI:jjq

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

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

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

Forms are also available on-line at [www.lacity.org/pln](http://www.lacity.org/pln).

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Subdivision staff at (213) 473-9984.