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CITY PLANNING

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Decision Date: July 1, 2016

Appeal End Date: July 11, 2016

330-332 Rennie Capital Partners, LLC (O)
2999 Overland Avenue Suite 130
Los Angeles, CA 90064

Brian Silveira & Associates (R)
1308 Sartori Avenue, #109
Torrance, CA 90501

Case No. VTT-72727-SL

Related Case:

ZA-2014-1264-CDP-SPP-MEL
330-332½ South Rennie Avenue
Venice Planning Area

Zone : RD1.5-1

D. M. : 111 B 141

C. D. : 11

CEQA: ENV-2014-1262-MND

Legal Description: Lot 32 & 33,
Block G, Carnation Park Tract

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2014-1262-MND as the environmental clearance, adopted the Mitigation Monitoring Program, and approved Vesting Tentative Tract No. 72727-SL, located at 330-332 South Rennie Avenue for a maximum of **seven** lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on revised map stamp-dated July 8, 2015 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.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 2-foot wide strip of land be dedicated along Rennie Avenue adjoining the tract to complete a 27-foot wide right-of-way.
2. 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.
3. That if this tract map is approved as Small Lot Subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176,354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the West Los Angeles District Engineering District Office.
5. 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.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

6. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated February 21, 2015, Log No. 87138 and attached to the case file for Tract No. VTT-72727-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building and 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. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard

- requirements shall be required to comply with current code as measured from new property lines after dedications.
- c. Provide a copy of ZA case ZA-2014-1264-CDP-SPP-MEL. Show compliance with all the conditions/requirements of the case as applicable.
 - d. Provide a copy of DIR case DIR-2014-2824-DI. Show compliance with all the conditions/requirements of the case as applicable.
 - e. This project is within the Venice Coastal Zone Specific Plan Area. Comply with all Venice Coastal Zone Specific Plan requirements prior to obtaining Zoning clearances.
 - f. The submitted Map does not comply with the minimum 15 ft. front yard setback for Lot 1 fronting (facing) along Rennie Avenue as required for the **RD1.5 Zone**. Revise the Map to show compliance with the above requirements or obtain written approval from the Department of City Planning Advisory Agency to allow the setbacks as indicated Setback Matrix.
 - g. Revise the map to show require parking layout.
 - h. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for Lots 2 to 7 all the way to the public street for frontage purpose. No projections are allowed into the minimum 20 ft. wide common access strip. Revise the Map to show compliance with the above requirements or obtain approval from the City Planning Advisory Agency to allow for the lots to front a reduced common access strip instead of the required 20 ft. wide access strip all the way to the public street.
 - i. Driveway access through alley shall maintain a minimum 20 ft. common access width open to the sky from the parking stalls or garages to the alley. Revise the Map to show compliance with the above requirement or obtain approval from the City Planning Advisory Agency to allow the vehicular access to be less than the required 20 ft. wide access strip or to allow projection into the 20 ft. wide access strip.
 - j. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress on the final map.

Notes:

Separate easement covenant shall be recorded with City Planning and provided to Plan Check prior to permit issuances for the reciprocal private easement for pedestrian and driveway egress and ingress, utilities, and drainage.

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. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code or City of Los Angeles Residential Code requirements concerning exterior wall, protection of openings and exit requirements, with respect to the proposed property line. No structures are allowed to cross the property line to the adjacent lot; all structures are required to be within its own lot. Compliance shall be to the satisfactory of LADBS at the time of plan check.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

Backup space for parking space with less than 26'-8" shall provide sufficient garage door opening width and stall width to comply with the current Zoning Code requirement.

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

8. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

9. 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. Submit plot plans for Fire Department approval and review prior to recordation of Tract Action.
 - b. 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.
 - c. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

- e. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- f. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Notes:

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

10. 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

11. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Rennie Ave.

BUREAU OF SANITATION

12. 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

13. 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

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

15. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

A minimum of two trees (a minimum of 48 inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 177,404, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency. **Note:** All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

16. 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 7 lots with 7 dwelling units.
 - b. Provide a minimum of two (2) parking spaces per dwelling unit for the Small Lot Subdivision site for a minimum of fourteen (14) parking spaces on-site.
 - 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. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - e. 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.

f. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (1) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (2) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (3) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (4) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (5) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

- 17. **Note to City Zoning Engineer and Plan Checker.** The Advisory Agency has approved the following variations from the LAMC as it applies to this Small Lot Subdivision and the proposed development on the site. Approved variations per the revised map stamp dated July 8, 2015 as follows:

- a. Setbacks

Lot No.	Front Yard	Rear Yard	Side (L)	Side (R)
1.	8.33’*	0.5’	10’	10’
2.	10’	10’	0.5’	0.5’
3.	10’	10’	0.5’	0.5’
4.	10’	10’	0.5’	0.5’
5.	10’	10’	0.5’	0.5’
6.	10’	12’	0.5’	0.5’
7.	5’	12’	0.5’	5’

*Prevailing setback

- b. Vehicular Access. Driveway access through alley shall maintain a minimum of 10 ft. common access width open to the sky from the parking stalls or garages to the alley.

- c. The reciprocal pedestrian easement shall be a minimum unobstructed five feet width. The subdivider shall keep the additional width along the pedestrian easement for planters' purposes.
18. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
19. 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 the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the building(s) shall not be issued until the final map has been recorded.
21. That prior to the issuance of the building permit or the recordation of the final map, a copy of ZA-2014-1264-CDP-SPP-MEL shall be submitted to the satisfaction of the Advisory Agency. In the event that ZA-2014-1264-CDP-SPP-MEL is not approved, the subdivider shall submit a tract modification.
22. That the subdivider shall record and execute a Covenant and Agreement to comply with the **Venice Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

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, post-construction/ 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 landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.
 - MM-2. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
 - MM-3. The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
 - 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, Bureau of Street Services, Department of Public Works.
- MM-7. 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.
- MM-8. Due to the age of the current structures on site, proof of asbestos and lead paint testing will be required.
- MM-9. Environmental impacts may result during the construction phase and long-term use of the project from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating regulatory stormwater pollution control measures.
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 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. 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-3. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-4. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-5. The project will be required to submit a Tenant Relocation Plan to the Los Angeles Housing and Community Investment Department (HCIDLA) for review and approval.
- CM-6. Proposed project shall include water conservation measures to reduce demand of water and reduce impacts to the water supply to less than significant levels. The project shall comply to Regulatory Compliance Measure RC-WS-4 (Landscape) for landscape areas proposed.
- CM-7. The project will be required to facilitate on-site separation and recycling of demolition and construction related waste. The proposed project shall comply with Regulatory Compliance Measure RC-SW-2 (Construction Waste Recycling).

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.
 - a. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Rennie Ave.
 - b. Any necessary removal and reconstruction of existing improvements.

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 Rennie Avenue adjoining the subdivision by the construction of the followings:
 - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk abutting the property line and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transition to join the existing improvements.
 - b. Improve the alley adjoining the subdivision by the reconstruction of the existing improvements to provide a suitable surfacing to complete a 20-foot wide alley, together with any necessary removal and reconstruction of existing improvements. Additional off-site

alley improvements may be necessary satisfactory to the West Los Angeles Engineering Office.

- c. 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-2014-1262-MND on January 19, 2016. The Committee found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (landscape, light, glare)
- Biological Resources (tree removal)
- Geology and Soils (construction, seismic)
- Hazards and Hazardous Materials (asbestos)
- Hydrology and Water Quality (stormwater)
- Population and Housing (tenant relocation)
- Utilities and Service Systems (water supply, solid waste)

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2014-1262-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 **No(s). 25, 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 modification(s) to and/or correction(s) 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. 72727-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 General Plan Land Use Element is made up of 35 Community Plans. The subject project is within the Venice Community. The Venice Community Plan Land use Designation for the subject property is Low Medium II Residential, with the corresponding zones of RW1, RW2, RD2, and RD1.5. The subject 12,596 net square foot parcel is zoned RD1.5-1 which corresponds with Low Medium II Residential. Based on the square footage of the subject parcel, the maximum density allowed by right is 8 dwelling units per Ordinance 176,354, with a minimum 600 square feet of lot area for each subdivided lot for proposed Small Lot Subdivision.

The proposed subdivision will merge two existing lots and subdivide the subject site into seven (7) lots, which will include seven (7) small lots in accordance with Ordinance 176,354 in the RD1.5-1 zone. The proposed subdivision will be developed with seven (7) small lot homes with fourteen (14) parking spaces.

The property is located within the Venice Coastal Zone Specific Plan (Oakwood Subarea) and the Los Angeles Coastal Transportation Corridor. The Coastal Transportation Corridor Specific Plan does not address development issues. It identifies trip fee requirements for non-residential projects.

The project is also within the Venice Coastal Zone. As a condition of approval, **Condition No. 7c** of this Letter of Determination requires the applicant to show compliance with all the conditions/requirements of Coastal Development Permit case number ZA-2014-1264-CDP-SPP-MEL, which is the companion case addressing compliance with the Venice Coastal Zone, a Specific Plan Project Permit Compliance review, and Mello Act Compliance determination. That case approval insures that the project is consistent with the Venice Coastal Zone requirements.

Therefore, as conditioned, the project 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 Bureau of Engineering has reviewed the proposed subdivision. According to the Bureau of Engineering letter dated March 12, 2015, there is an existing sewer available in street adjoining the subdivision. The construction of mainline and house connection sewers within suitable easement will be required to serve the tract. The Bureau of Engineering recommends conditions of approval, that include street, alley, curb improvements. See conditions under department.

Existing topography for the site is relatively flat, with a slight slope from west to east. The subject parcel is not located in a hillside area, a flood zone, or a landslide area. Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the applicable General and Specific Plans.

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

The subject property is a rectangular-shaped, interior, record lots, having frontages of approximately 80 feet on the north side of Rennie Avenue and a depth of 160 feet. The subject site contains a total of 12,596 net square feet of lot area after the required dedications. The project site consist of two existing parcels, currently developed with five dwelling units on four structures, which will be demolished.

The site is relatively flat and is not located in a flood zone, or landslide area. The site, however, is located in a liquefaction area. The Department of Building and Safety, Grading Division, has found that the soils report prepared by Irvine Geotechnical dated March 6, 2014, is acceptable and has recommended conditions to be complied with during the site development. The project has been conditioned so that prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division.

The tentative tract map was circulated to various City departments and agencies for their review and recommendations. Their comments are incorporated into the project's conditions of approval. Therefore as conditioned, the site is physically suitable for a Small Lot Subdivision for the proposed seven (7) lots.

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

The site is zoned RD1.5-1 and designated Low Medium II Residential land uses. The subject site is approximately 12,596 square feet after required dedication. Based on the square footage of the subject parcel, the maximum density allowed by right is 8 dwelling units per Ordinance 176,354, with a minimum 600 square feet of lot area for each subdivided lot for proposed Small Lot Subdivision.

Proposed subdivision consists of developing seven (7) single family homes on seven (7) new lots. The lots sizes will range from 1,603 square feet to 2,293 square feet, thereby meeting the minimum 600 square-foot lot size of the Small Lot Ordinance. All lots meet the minimum lot width requirement of 16 feet.

Since Small Lot subdivision tract applications are required to be filed as vested, the Director's Interpretation (DIR-2008-4703-DI) issued on January 26, 2009, applies to the proposed subdivision. The subject case was filed on April 10, 2014, prior to the adoption of DIR-2014-2824-DI. Therefore, the subject parcel is sufficient in size to allow for a density of 7 dwelling units.

- (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 Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as plant life or animal life are concerned. However, measures are required as part of this approval which will mitigate the above mentioned impact to a less than significant level.

Furthermore, the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

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

There appears to be no potential 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 Los Angeles 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)

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 lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

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 Tract No. VTT-72727-SL.

Vincent P. Bertoni, AICP
Advisory Agency



JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

VPB:JCR:IW:th

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

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.

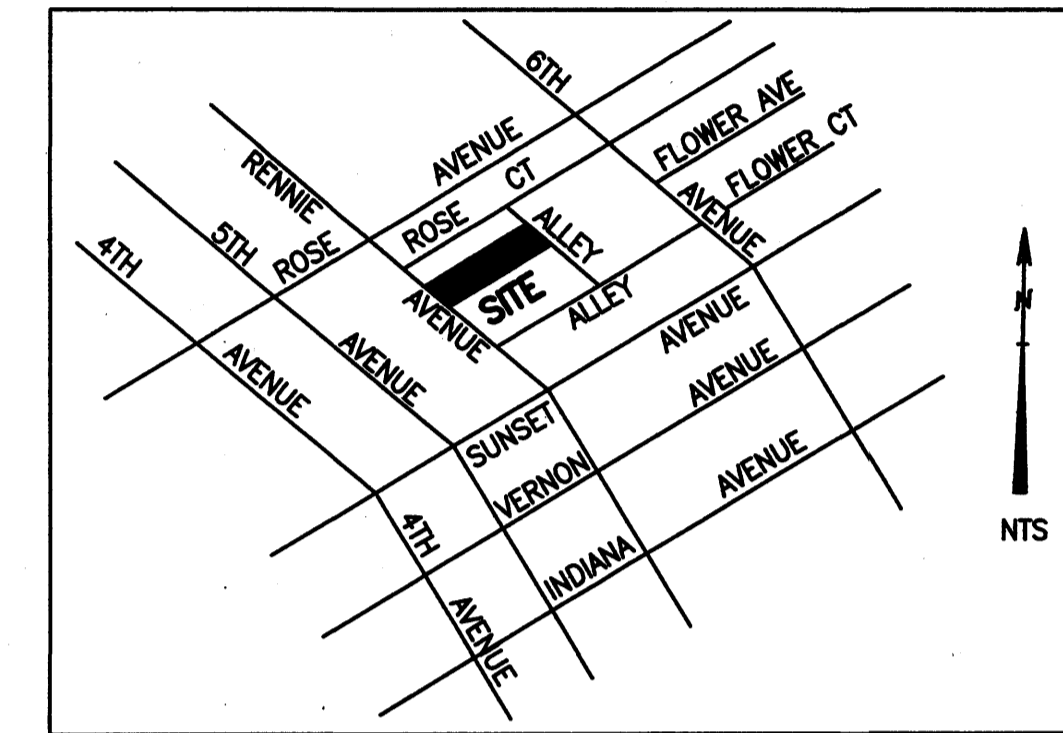
Forms are also available on-line at <http://cityplanning.lacity.org>

REVIS[▽]ED VESTING TENTATIVE TRACT NO. 72727

FOR SMALL LOT PURPOSES

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF LOTS 32 AND 33 BLOCK G, CARNATION PARK TRACT, M.B. 7-57, RECORDS OF LOS ANGELES COUNTY

ADDRESS: 330-332 S. RENNIE AVENUE



VICINITY MAP

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

JUL 08 2015

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

L.A. INDICATES LANDSCAPE AREA

NOTES:

- ▽ 1. TOTAL AREA: 14,763 S.F. (0.34 ACS.) GROSS TO CL OF ST. 12,586 S.F. (0.29 ACS.) NET
- ▽ 2. ZONING: EXIST: RD1.5-1 PROP: RD 1.5-1
- ▽ 3. USE: 7 SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1 ZONE, PURSUANT TO ORDINANCE NO. 176354
- ▽ 4. PARKING SPACES: 14 TENANT
5. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
6. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET.
- ▽ 7. NO OAK, WESTERN SYCAMORE, CALIF. BAY OR S.C. BLACK WALNUT TREES ON PROPERTY. ALL EXISTING TREES WILL BE REMOVED.
- ▽ 8. SITE HAS 3 SINGLE FAMILY DWELLINGS & 1 DUPLEX TO BE REMOVED.
9. SITE IS LEVEL.
10. THERE ARE NO EXIST. EASEMENTS ON THE SUBJECT PROPERTY EXCEPT AS SHOWN.
11. SITE IS IN THE LIQUEFACTION AREA.
12. THERE ARE NO OTHER HAZARDS OR HAZAROUS MATERIALS ON PROPERTY.
13. RESERVING A 5 FT EASEMENT ALONG THE SUBDIVISION BOUNDARIES (FOR STORM DRAINS AND UTILITIES).
14. ALLOW CROSS LOT SURFACE DRAINAGE THROUGHOUT THE SUBDIVISION.
15. THE COMMON ACCESS SHOWN HEREON IS FROM THE LOWER GARAGE SURFACE TO THE GARAGE CEILING EXCEPT FOR THE ACCESS RAMP AND WHERE THE COMMON ACCESS IS OPEN TO THE SKY.

VESTING NOTES:

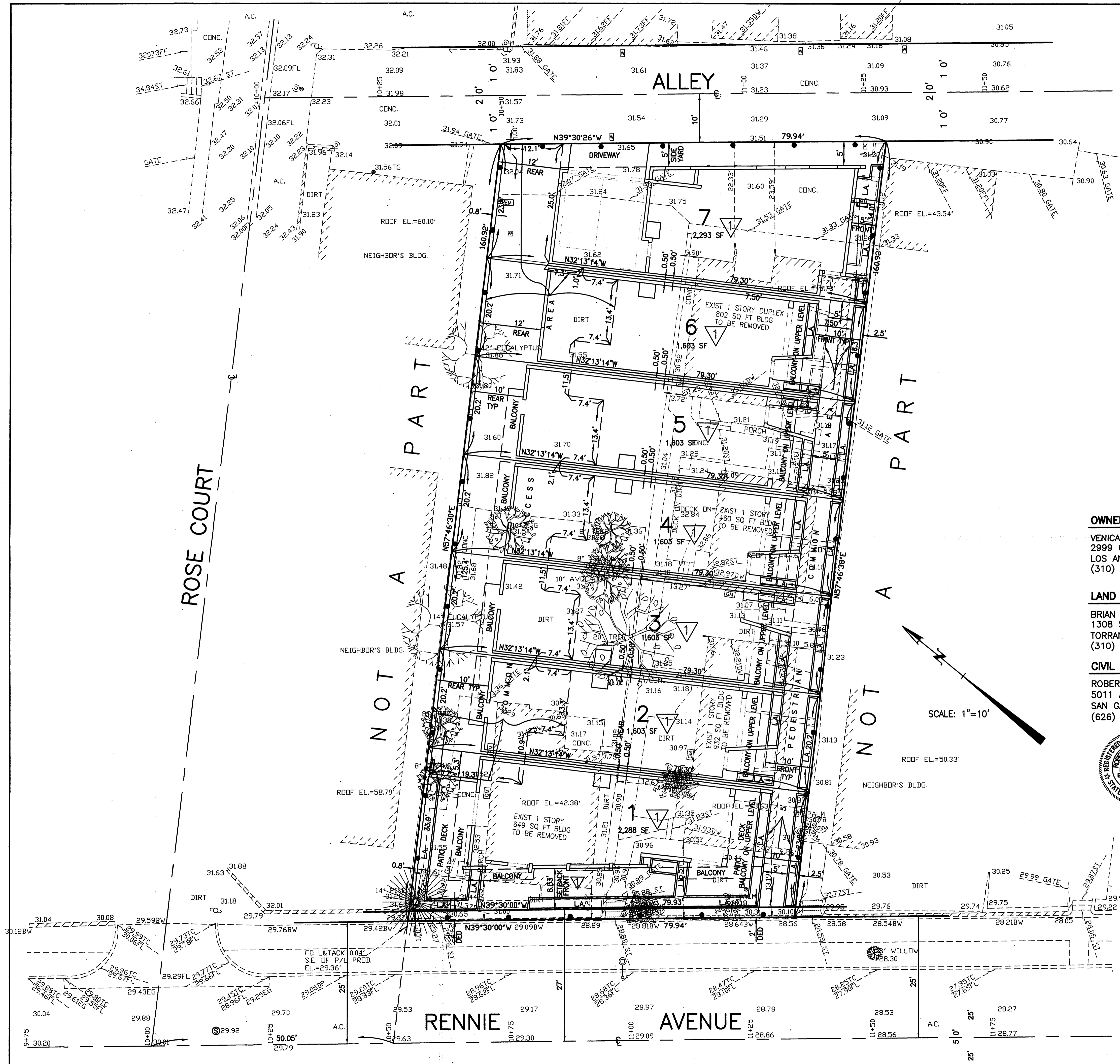
- ▽ 1. BUILDING HEIGHTS = LOTS 1-7 INCL.: PROPOSED 2 STORIES OVER SUBTERRANEAN GARAGE 30 FEET MAX.
2. BUILDING AREAS: LOT 1 = 3,506 SF LOTS 2-5 = 2,704 SF LOT 6 = 2,698 SF LOT 7 = 3,679 SF
3. TOTAL PARKING SPACES : 14 TENANT
4. ACCESS FROM ALLEY.

LOT MATRIX

LOT	YARDS: (NOTE: FRONT YARD IS ALONG COMMON ACCESS AREA)						
	REQUIRED FRONT	PROP. FRONT	REQUIRED SIDE (L)	PROP. SIDE (L)	REQUIRED SIDE (R)	PROP. SIDE (R)	REQUIRED REAR
1	8.33*	8.33'	5'	10'	5'	10'	0.5'
2	5'	10'MIN	0.5'	0.5'	0.5'	5'	10'MIN
3	5'	10'MIN	0.5'	0.5'	0.5'	5'	10'MIN
4	5'	10'MIN	0.5'	0.5'	0.5'	5'	10'MIN
5	5'	10'MIN	0.5'	0.5'	0.5'	5'	10'MIN
6	5'	10'MIN	0.5'	0.5'	0.5'	5'	12'
7	5'	5'	0.5'	5'	5'	5'	12'

* PREVAILING SETBACK

JUNE 2015
MAY 2015
JULY 2014



OWNER/SUBDIVIDER

VENICA HOLDING, LLC
2999 OVERLAND AVE. STE 130
LOS ANGELES, CA. 90064
(310) 367-9787

LAND PLANNING

BRIAN SILVEIRA & ASSOCIATES
1308 SARTORI AVE. #109
TORRANCE, CA. 90501
(310) 753-1090

CIVIL ENGINEER

ROBERT K. KAMEOKA
5011 ACACIA ST.
SAN GABRIEL, CA. 91776
(626) 286-6127



SCALE: 1"=10'

