

Determination Letter Mailing:
DIR-2017-264, 268, 334, 336, 361, 366,
445, 449-CDP-MEL-1A
Mailing Date: December 9, 2019

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Determination Letter Mailing:
AA-2016-4696 ML
Mailing Date: December 19, 2019

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WEST LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

Mailing Date: DEC 19 2019

CASE NO. AA-2016-4700-PMEX-1A

Council District: 11 – Bonin

CEQA: ENV-2017-1259-CE

Plan Area: Brentwood Pacific Palisades

Related Cases:

AA-2016-4696-PMEX-1A

DIR-2017-264-CDP-MEL-1A

DIR-2017-268-CDP-MEL-1A

DIR-2017-334-CDP-MEL-1A

DIR-2017-336-CDP-MEL-1A

DIR-2017-361-CDP-MEL-1A

DIR-2017-366-CDP-MEL-1A

DIR-2017-445-CDP-MEL-1A

DIR-2017-449-CDP-MEL-1A

Project Site: 578 North Marquette Street

Applicant: Cosimo Pizzulli, Pizzulli Associates, Inc.
Representative: Neill Brower, Jeffer, Mangels, Butler & Mitchell, LLP

Appellant: Gene Rink, Lisa Locker and Linda Deacon, Save Las Pulgas Canyon

At its meeting of **November 6, 2019**, the West Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following project:

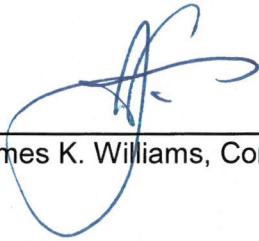
The adjustment of the common lot lines between the parcels on the map date August 13, 2019.

1. **Determined**, based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Denied** the appeal in part, **granted** the appeal in part and **sustained** the Advisory Agency's Determination dated September 19, 2019, which **found**, pursuant to Section 17.50 B 3(c) of the Los Angeles Municipal Code, that the adjustment of the common lot lines between parcels on the map dated **August 13, 2019** are exempt from a Parcel Map; and
3. **Adopted** the attached Findings with the technical correction to reflect the change of map date from August 30, 2019 to August 13, 2019.

This action was taken by the following vote:

Moved: Newhouse
Seconded: Waltz Morocco
Ayes: Margulies, Rozman, Yellin

Vote: 5 – 0



James K. Williams, Commission Executive Assistant II

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the West Los Angeles Area Planning Commission is not further appealable and shall become effective upon the mailing date.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable to a City appellate body** and the decision is final.

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

Attachments: Advisory Agency's determination dated September 19, 2019

- c: Robert Duenas, Principal City Planner
- Marc Woerschling, City Planner
- Michelle Singh, Senior City Planner
- Juliet Oh, City Planner
- Kenton Trinh, City Planning Associate

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September 19, 2019

Cosimo Pizzulli (A,O)
Pizzulli Associates, Inc
223 S. Beverly Drive
Beverly Hills, CA 90212

Parcel Map Exemption No. AA-2016-4700-PMEX
Zone R1-1
Council District No. 11
District Map No. 129 B 121

The Advisory Agency has found the adjustment of the common lot line(s) between the parcels on the map dated August 30, 2019 at 578 N. Marquette Street to be exempt from a parcel map, (Municipal Code Section 17.50-B,3(c)).

HOWEVER, ALL REQUIRED DOCUMENTS (SEE ATTACHED) MUST BE RECORDED TO LEGALLY ADJUST THE LOT LINE, AND COPIES RETURN TO 201 NORTH FIGUEROA STREET, ROOM 525, LOS ANGELES, CA 90012.

The approval does not relieve the owners from other applicable sections of the Municipal Code, nor from the responsibility for the correct legal descriptions on all documents. Further, the Advisory Agency finds that the adjustment of the common lot line(s), is a ministerial action and exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(1).

The above action becomes effective upon the mailing of this letter, unless an appeal has been submitted in person on Form CP-7769 before 5:00 p.m. by October 4, 2019.

Vincent P. Bertoni, AICP
Advisory Agency

MARC WOERSCHING
Deputy Advisory Agency

Attachment - Required Documents and Procedures

REQUIRED DOCUMENTS AND PROCEDURES TO COMPLETE A LOT LINE ADJUSTMENT**LENDER OR BENEFICIARY LETTER**

Now that the Deputy Advisory Agency has approved your lot line adjustment, if an ownership has deeds of trust, provide appropriate proof of beneficiary approval (reconveyance or beneficiary approval letter) and submit with all required deeds to assigned staff: **201 North Figueroa St, Room 525, Los Angeles, CA 90012.**

DEED REVIEW & APPROVAL

New Grant Deeds, Trust Deeds, etc., will be reviewed and stamped by staff. Deeds must be signed and notarized. Upon approval of the deeds, a Certificate of Compliance (C of C) will be issued **DO NOT RECORD ANY GRANT DEEDS PRIOR TO STAFF REVIEW.** (Recorded deeds without City stamp will not be accepted). Once review is completed staff will return all original documentation to the applicant and it's the responsibility of the applicant to record all documents with the Los Angeles County Recorder's Office.

PREPARATION OF DEEDS

- **Use a standard Grant Deed**
- For all deeds, type **See Exhibits A and B** in the space for legal description. (Attach the appropriate legal descriptions (Exhibit A) and approved map (Exhibit B) to the deeds.) Also, to avoid tax reassessment, the face of the deed(s) should state:

THE RECORDING IS NOT FOR CONSIDERATION BUT FOR THE PURPOSE OF ADJUSTING THE BOUNDARY LINES PER LOT LINE ADJUSTMENT CASE NO. AA-2016-4700-PMEX.

- **Single Comprehensive Deed:** **Comprehensive** means a deed wherein the parcels after a conveyance are legally described and the **grantor** and **grantee** are the same. When the adjustment involves multiple parcels owned by a common ownership only 1 deed is required.
- **Multiple Deeds:** When the adjustment involves multiple ownerships, where one ownership is transferring or conveying a portion of property to another ownership, one or more grant deeds must be prepared as follows:
- **Conveyance Deed:** Prepare a deed(s) for each conveyance of portions of property from one ownership (the grantor) to another ownership (the grantee).
- **Comprehensive Single Ownership Deed:** Prepare a **Single Comprehensive Ownership Deed**, as explained above, **for each separate ownership involved.**

LEGAL DESCRIPTIONS

All legal descriptions for areas to be conveyed and legal descriptions for the adjusted properties must be typed on individual 8½ x 11 paper.

However, when the adjustment involves a common ownership of multiple parcels, the adjusted parcels should be listed sequentially and labeled Parcels 1, 2, 3, etc.

FINAL APPROVAL

The Lot Line Adjustment Approval shall be effective for a period of 3 years from the date of approval by the Advisory Agency during which time it must be recorded at the Los Angeles County Recorder's office.

Lapsing of Approval

The Lot Line Adjustment Approval shall lapse if:

- a. The Certificate of Compliance for a Lot Line Adjustment is not recorded within the required time limit.
- b. The Certificate of Compliance for a Lot Line Adjustment has been improperly recorded without the satisfactory completion of all conditions attached to the approval.
- c. The final recording is a departure from the approved map.

FINAL COMPLETION

In order to have final completion of the Lot Line Adjustment, **Return one certified copy of all deeds and three certified copies of the C of C's** to assigned staff at: 201 North Figueroa Street, Room 525, Los Angeles, CA 90012.

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STEVEN REINER
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SYAN BARNCastle
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SALM & GAIL MORAD!
623 MARQUETTE ST
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1
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LINDA DEACON
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14
ELLEN SLOAN
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THEMLA WHITE
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16421 PACIFIC COAST HWY
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2
OCCUPANT
640 N MARQUETTE ST
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OCCUPANT
571 N MARQUETTE ST
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19
OCCUPANT
627 N MARQUETTE ST
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OCCUPANT
16400 W SUNSET BL
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