PARCEL MAP AA-2013-3873-PMLA (stamped map dated February 26, 2014)

HEARING DATE: SEPTEMBER 9, 2015

PLANNING DEPARTMENT STAFF REPORT

PURSUANT TO ORDINANCE 164,845, IF A CERTIFICATE OF POSTING HAS NOT BEEN SUBMITTED BEFORE THE DATE OF THE PUBLIC HEARING, IT MUST BE PRESENTED AT THE HEARING, OR THE CASE MUST BE CONTINUED.

REQUEST

This is a request for the approval of preliminary parcel map for a one-lot subdivision to permit the construction of two residential condominium units with five parking spaces on a 4,950 net square-foot site zoned RD1.5-1-O and designated for Low Medium II Residential uses in the Venice Community Plan. Note: this is a continuation of the public hearing held on April 8, 2015 to allow filing of a Coastal Development Permit.

ADDRESS

1217-1219 South Cabrillo Avenue

APPLICANT/REPRESENTATIVE

John Staff
(310) 629-0904

RELEVANT CASES

ON-SITE:

ZA-2015-1473-CDP – A concurrent Coastal Development Permit to allow a one-lot subdivision for a two-unit residential condominium with five parking spaces in the single Coastal Jurisdiction Zone.

DIR-2013-1784-VSO-MEL – Determination on June 14, 2013 that a Specific Plan Project Permit Compliance is not required. The Los Angeles Housing Department’s ‘no affordable units exist’ letter was issued on June 5, 2013. The proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Sections 8.A, 10.F, and 13.

OFF-SITE:

There are no previous or existing cases relevant to this subdivision.
PUBLIC RESPONSES

One letter was received regarding the Negative Declaration. The letter stated that the Negative Declaration should not have been issued as environmental factors may be affected including air quality, geology and soils, green house emissions, hazardous materials, hydrology, public services, and utilities.

GENERAL COMMENTS

The subject property is a level, rectangular-shaped, interior, parcel of land, consisting of two lots, having a frontage of 60 feet on the north side of Cabrillo Avenue and a uniform depth of approximately 85 feet. The subject site has a lot area of 4,950 net square feet. The subject site is zoned RD1.5-1-O and designated Low Medium II Residential in the Venice Community Plan. The property is located within the Venice Coastal Zone Specific Plan (North Venice Subarea) and the Coastal Transportation Corridor Specific Plan.

The subject property is currently under construction with the proposed project. According to the applicant, the project is 80 percent to 90 percent complete. Surrounding properties to the north are zoned C2-1-O-CA and are developed with single-family and multi-family dwellings, and retail businesses. Surrounding properties to the east, west, and south are zoned RD1.5-1-O and are developed with single-family and multi-family dwellings.

The Preliminary Parcel Map is to merge two lots and re-subdivide for a one-lot subdivision for two condominium units. The project is located within the North Venice Subarea of the Venice Coastal Zone Specific Plan. Per the subarea standards, a maximum of two dwelling units per lot are permitted on multiple-family residentially-zone lots. The lot area per dwelling unit is required to be not less than 1,500 square feet on RD1.5 zoned lots. The proposed lot is 4,950 square feet after dedication. A maximum height of 35 feet is permitted for projects with varied rooflines, provided that any portion of the roof that exceeds 30 feet is set back from the required front yard at least one foot in depth for every foot in height above 30 feet. As designed, the duplex will be three stories with a maximum height of 35 feet. The subarea regulations require a front yard setback consistent with the Los Angeles Municipal Code (LAMC). The project will maintain a 15-foot front yard setback as required in the RD1.5 Zone.

The Venice Specific Plan requires two parking spaces for each dwelling unit plus a minimum of one guest parking space for each four or fewer units for multiple dwellings and a duplex on a lot of 40 feet or more in width. Based on this standard a total of five parking spaces are required. The project will provide two parking spaces per unit within an enclosed garage plus one uncovered space, for a total of five parking spaces. It should be noted that the original plan was to provide two uncovered spaces, for a total of six parking spaces, however, during plan check it was determined that there was not enough area for two spaces so one space was eliminated. Vehicular access to the project will be provided from the alley (Alhambra Court) as required by the Specific Plan.
In their comments, the Department of Building and Safety, Zoning, indicates that the submitted map does not comply with the minimum lot area (5,000 sq. ft. after required street/alley dedication is taken) requirement of the RD1.5 Zone. The Bureau of Engineering is requiring that a 2.5-foot wide strip of land be dedicated along the adjoining alley (Alhambra Court) which reduces the lot area to 4,950 square feet. The Department of Building and Safety requests that the applicant either revise the map to show compliance with the lot area requirement or obtain approval from the Department of City Planning.

Per LAMC Section 12.22-C.13, "If a lot resulting from the acquisition of all or a portion of a parcel for public use does not comply with the area requirements of the zone in which it is located, or if a legally existing nonconforming lot is further reduced in size because of such acquisition, said lot may be utilized and a building permit shall be issued for any purpose permitted in the zone, so long as the lot is not smaller in size or width than one-half (½) of the minimum area or width required for the zone". The subject property meets the requirements of this provision.

On September 20, 2013, the California Coastal Commission issued a letter waiving the requirements for a coastal development permit. The letter stated that the proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case No. DIR-2013-1784, 6/14/13) and is consistent with the RD1.5-1 zoning designation, the Venice Specific Plan, and the surrounding land uses. The City of Los Angeles Housing Department determined that there are no affordable housing units on the site (6/5/13).

A Coastal Development Permit, however, is required and was filed for the proposed parcel map. Case No. ZA-2015-1473-CDP is to allow a one-lot subdivision for a two-unit residential condominium with five parking spaces in the single Coastal Jurisdiction Zone.

The Preliminary Parcel Map indicates that there are no protected trees located on the subject site.

REPORTS RECEIVED

BUREAU OF ENGINEERING: Reports that the Preliminary Parcel Map layout is satisfactory as submitted and recommends approval subject to conditions pertaining to dedications and improvements along the adjoining alley (Alhambra Court) and Cabrillo Avenue.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION: A clearance letter will be issued stating that no Building and Zoning Code violations exist on the subject site once the items identified in the memo dated May 1, 2014 have been satisfied.
DEPARTMENT OF TRANSPORTATION: No comments were available at the writing of the staff report.

FIRE DEPARTMENT: No comments were available at the writing of the staff report.

LOS ANGELES UNIFIED SCHOOL DISTRICT: No comments were available at the writing of the staff report.

BUREAU OF STREET LIGHTING: Recommends that the project be subject to conditions stated in the memo dated April 6, 2015. See recommended conditions in Draft Tentative Tract Report with Conditions under department.

ENVIRONMENTAL CLEARANCE

The Environmental Staff Advisory Committee issued Negative Declaration ENV-2013-3872-ND on July 6, 2015.

STAFF RECOMMENDATIONS

The Planning Department staff recommends approval of Preliminary Parcel Map AA-2013-3873-PMLA.

Prepared by:

Joey Vasquez
City Planning Associate

Note: Recommendation does not constitute a decision. Changes may be made by the Advisory Agency at the time of the public hearing.
DRAFT PRELIMINARY PARCEL MAP REPORT WITH CONDITIONS

Case No. AA-2013-3873-PMLA
Address: 1217-1219 South Cabrillo Avenue
Planning Area: Venice
Zone: RD1.5-1-O
D. M.: 108B145
C. D.: 11
CEQA: ENV-2013-3872-ND
Legal Description: Venice of America Tract, Block 15, Lots 7 and 8.

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency adopted Negative Declaration ENV-2013-3873-ND as the environmental clearance, and approved Parcel Map AA-2013-3873-PMLA composed of one lot, located at 1217-1219 South Cabrillo Avenue for a maximum two-unit residential condominium as shown on map stamp-dated February 26, 2014. This unit density is based on the RD1.5 Zone and subject to the following conditions. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

BUREAU OF ENGINEERING

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 202-3492.

1. That a 2.5-foot wide strip of land be dedicated along the alley (Alhambra Court) adjoining the subdivision to complete a 10-foot half alley dedication.

2. That the entire parcel map area be labeled as Parcel “A” on the final map.

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

   a. Improve Cabrillo Avenue adjoining the subdivision by the construction of
standard concrete curb and gutter, a 6-foot wide concrete sidewalk adjacent to the property line, planting trees with root barriers and tree wells and landscaping of the parkway, including any necessary removal and reconstruction of the existing improvements.

b. Improve the alley (Alhambra Court) being dedicated and adjoining the subdivision by the construction of a suitable surfacing to complete a 10-foot half alley, together with any necessary removal and reconstruction of the existing improvements.

c. Construct the necessary house connections to serve the subdivision, or evaluate the efficiency of the existing house connections in the alley.

4. That the following street lighting facilities to serve the parcel map as required by the Bureau of Street Lighting be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

a. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Cabrillo Avenue.

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) above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Building and Safety approvals are conducted by appointment only- contact Laura Duong at (213)482-0434 to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

5. 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 DIR case DIR-2013-1784-VSO-MEL. Show compliance with all the conditions/requirements of the DIR case as applicable.

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 rechecked as per net lot area after street/alley dedication.

c. The submitted Map does not comply with the minimum lot area (5,000 s.f. after required street/alley dedication is taken) requirement of the RD1.5 Zone. Revise the Map to show compliance with the above requirements or obtain approval from the Department of City Planning.

Notes:

This property is located within the Venice Specific Zone. Subdivision within the boundary of the Venice Coastal Specific Plan Area may require compliance with Venice Coastal Specific Plan.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A 4 (a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

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

Any proposed structures or uses on the site have not been checked for and shall 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) 482-0434 to schedule an appointment.

**DEPARTMENT OF TRANSPORTATION**

6. This project is subject to the Venice Coastal Zone Specific Plan and the 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 shall be accomplished by submitting the detailed site/driveway plans at a scale of 1" = 40' to DOT’s West Los Angeles Coastal Development Review Section located at 7166 West Manchester Avenue, Los Angeles, 90045.
FIRE DEPARTMENT

Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street. 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.

7. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
   a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid a 1200 West 7th Street, Suite 700, Los Angeles

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

BUREAU OF STREET LIGHTING-SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition 4.

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals conducted at 201 North Figueroa Street, 4th Floor, unless otherwise indicated.

10 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. Use. Limit the proposed development to a maximum of two units.
b. Parking. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit, plus \( \frac{1}{4} \) guest parking spaces per dwelling, for a minimum of five (5) on-site parking spaces. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (201 N. Figueroa Street, 4th Floor).

c. Landscape Plans. 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 permit. 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. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.

ii. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec. 12.40 G LAMC.)

iii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.

iv. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

d. Parcel Map Conditions on Building Plans. In order to expedite the development, the applicant may apply for a building permit for an apartment
building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable parcel map conditions affecting the physical design of the building and or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable parcel map conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

Alternatively, if a building permit for apartments shall not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant shall not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

e. **Fence.** 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. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.

f. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

g. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.

h. **Indemnification.** Upon the effective date of this conditional approval, the applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

i. **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:
11. That the subdivider shall record and execute a Covenant and Agreement to comply with the Venice Coastal Zone Specific Plan and the Coastal Transportation Corridor Specific Plan prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

12. A covenant and agreement shall be recorded satisfactory to the Advisory Agency stating as follows:

   a. During construction, exposed earth surfaces shall be sprayed with water at least twice a day by the contractor to minimize dust generation.

   b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

   c. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law. Additionally, there shall be no staging of construction equipment and materials on the public streets.

   d. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

   e. One flag person shall be required at the job site to assist the trucks in and out of the project area. Flag person and warning signs shall be in compliance with the 1996 Edition of “Work Area Traffic Control Handbook”.

   f. All clearing, grading, 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.

   g. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

   h. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

   i. The project shall comply with the City of Los Angeles Noise Ordinances 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.

   j. Construction shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
k. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

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

m. The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

The Environmental Staff Advisory Committee found that the proposed project could not have a significant effect on the environment and issued Negative Declaration ENV-2013-3872-ND on July 6, 2015.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2013-3873-PMLA, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

(a) PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Venice Community Plan designates the subject property for Low Medium II Residential density with the corresponding zones of RD1.5, RD2, RW2, RZ2.5. The 0.11 net acre property is zoned RD1.5-1-O. The proposed map is to merge two 2,550 square-foot lots and re-subdivide for a one-lot subdivision for two condominium units. The resulting 5,100 square-foot lot is being reduced in size to 4,950 square feet by a Bureau of Engineering requirement of a 2.5-foot alley dedication. The dedication brings the lot below the minimum lot size of 5,000 square feet in the RD1.5 Zone.

Per LAMC Section 12.22-C,13, "If a lot resulting from the acquisition of all or a portion of a parcel for public use does not comply with the area requirements of the zone in which it is located, or if a legally existing nonconforming lot is further reduced in size because of such acquisition, said lot may be utilized and a building permit shall be issued for any purpose permitted in the zone, so long as the lot is not smaller in size or width than one-half (½) of the minimum area or width required for the zone". The subject property meets the requirements of this provision.
Therefore, the proposed map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The project is located within the Venice Coastal Zone Specific Plan (North Venice Subarea). Per the subarea development standards a maximum of two dwelling units per lot area are permitted on multiple-family residentially-zoned lots. On RD1.5 zoned properties the lot area per dwelling unit requirement is 1,500 square feet. The subject property is 4,950 square feet after the required alley dedication. As designed, the duplex will be three stories with a maximum height of 35 feet. A maximum height of 35 feet is permitted by the Specific Plan for projects with varied rooflines, provided that any portion of the roof that exceeds 30 feet is set back from the required front yard at least one foot in depth for every foot in height above 30 feet. The project has been conditioned to comply with the requirements of the Specific Plan (Condition No. 11). The subarea regulations require a front yard setback consistent with the Municipal Code. The project will maintain a 15-foot front yard setback as required in the RD1.5 Zone.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. The subdivider is required to make a 2.5-foot alley dedication and make improvements on Cabrillo Avenue and the adjoining alley (Alhambra Court) in order to meet current street and alley standards. The design and improvement of the proposed subdivision are therefore consistent with the applicable general and specific plan.

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

The subject site is level and is not located in a slope stability area, high erosion hazard area, or a fault-rupture study zone. The site however is located in a liquefaction area. The Department of Building and Safety has tentatively approved the map indicating that a soil report may be required prior to issuance of permits.

The preliminary parcel map was circulated to various City departments and agencies for their review and recommendations. Their comments are incorporated into the conditions of approval. Therefore as conditioned, the site is physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT
The subject site is a level 4,950 net square-foot property. The Preliminary Parcel Map is a one-lot subdivision for two condominium units. The project is located within the North Venice Subarea of the Venice Coastal Zone Specific Plan. Per the subarea standards a maximum of two dwelling units per lot are permitted on multiple-family residentially-zoned lots. On RD1.5 zoned properties the lot area per dwelling unit requirement is 1,500 square feet. The 4,950 net square-foot site is therefore physically suitable for the proposed density of development.

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

The Environmental Staff Advisory Committee found that the proposed project could not have a significant effect on the environment and issued Negative Declaration ENV-2013-3872-ND on July 6, 2015.

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

There are no apparent health problems that might be caused by the design or construction of the proposed condominium units. The Bureau of Engineering has reported that an existing sanitary sewer is available in Alhambra Court (alley) with an existing house connection sewer extended to the property line adjoining the subdivision. This development is required to be connected to the City’s sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards.

(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. However, needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

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.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 978-0856.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the _________ Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on ___date____* at one of the City Planning Department Public Counters, 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 Bl., Room 251
Van Nuys, CA 91401
(818) 374-5050

*Please note the cashiers at the public counters close at 3:30 PM.

Appeal forms are available on-line at www.lacity.org/pln.

There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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, including all appeals, if any.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. ________________.

No requests for time extensions or appeals received by mail shall be accepted.

If you have any questions, please call Parcel Maps staff at (213) 978-1364.
Michael J. LoGrande
Advisory Agency

JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

MJL:JCR: (your initials)

cc:
Bureau of Engineering - 4
Community Planning Bureau
Planning Office & 1 Map
D.M. (add in DM #)
Bureau of Street Lighting
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)