

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

04-0974

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

CD 1

April 27, 2005

Building & Safety Department,
Attn: Zoning Coordinator
Office of Zoning Administration
City Planning Department
City Engineer
Councilmember Reyes

Loyola High School of Los Angeles
1901 Venice Blvd.
Los Angeles, CA 90006

Iacobellis & Associates, Inc.
11145 Tampa Avenue, #10B
Northridge, CA 91326

County of Los Angeles, Mountain &
Rural/Water, Sewage Sub. Programs
5050 Commerce Drive
Baldwin Park, CA 91706-1423
(with copy of Engineer's report)

RE: APPROVING FINAL MAP OF TRACT NO. 60368 LYING NORTHERLY OF VENICE
BOULEVARD AND WESTERLY OF BERENDO STREET

At the meeting of the Council held April 26, 2005, the following action was
taken:

Tract map approved for filing with the County Recorder.....	<u> X </u>
Parcel map approved for filing with the County Recorder.....	<u> </u>
Bond approved is No. <u>C-108039</u> of Contract.....	<u> X </u>
Attached City Engineer's report adopted.....	<u> X </u>
Ordinance adopted.....	<u> </u>
Resolution adopted.....	<u> </u>
FORTHWITH.....	<u> </u>
Negative Declaration adopted.....	<u> </u>

Frank T. Martinez

PLACE IN FILES

APR 29 2005

DEPUTY

City Clerk
crm



52

Office of the City Engineer
Los Angeles, California

To The Honorable Council
Of the City of Los Angeles
Honorable Members:

C. D. No. 1 ✓
APR 20 2005

SUBJECT:

Final Map of Tract No. 060368

RECOMMENDATIONS:

Approve the final map of Tract No. 060368 lying northerly of Venice Boulevard and westerly of Berendo Street and accompanying Subdivision Improvement Agreement and Contract with attached security documents.

FISCAL IMPACT STATEMENT

The Subdivider has paid a fee of \$ 6,540.00 for the processing of this final tract map pursuant to Section 19.02(A)(2) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

- 1. Map of Tract No. 060368.
- 2. Unnumbered file for Tract No. 060368.
- 3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:


The Tentative map of Tract No. 060368 was conditionally approved by the Advisory Agency on May 27, 2004 to merge approximately 49 lots and to vacate portions of abutting streets and alley to create a maximum of 3 lots.

The Advisory Agency has determined that this project will not have a significant effect on the environment.

This final map proposes to merge 15th Street, the Alleys adjoining 15th Street, and Berendo Street within the tract boundaries with the remainder of the subdivision pursuant to Section 66499.20-1/2 of the State Government Code.

RECEIVED
CITY CLERK'S OFFICE

2005 APR 20 PM 12:14

CITY CLERK
BY  DEPUTY

The conditions of approval for the tract map have been fulfilled. Transmitted Subdivision Improvement Agreement and Contract with attached security documents guarantees construction of the required improvements. Upon approval by the Council, the final map will be transmitted to the County Engineer for filing with the County Recorder.

The expiration date of the tentative map approval is May 27, 2007.

The subdivider and engineer for this subdivision are:

Subdivider

Engineer

Loyola High School of Los Angeles
1901 Venice Blvd.
Los Angeles, CA 90006

Iacobellis & Associates, Inc.
11145 Tampa Avenue #10B
Northridge, CA 91326

Report prepared by:

Respectfully submitted,

Land Development Group



Joseph Gnade
Civil Engineer
Phone (213) 977-8931

Edmond Yew
Manager
Land Development Group
Bureau of Engineering

Said Agreement is No.
of Contracts: C-108039

APR 26 2005 - Map and Bond Approved - City Engineer's Report
Adopted

COUNCIL VOTE

Apr 26, 2005 10:40:12 AM, #4

Items for Which Public Hearings Have Not Been Held - Items 29-53

Voting on Item(s): 30-43,45-50,52-53

Roll Call

CARDENAS	Yes
GARCETTI	Yes
GREUEL	Yes
HAHN	Yes
LABONGE	Absent
LUDLOW	Yes
MISCIKOWSKI	Yes
PARKS	Absent
PERRY	Yes
REYES	Yes
SMITH	Yes
VILLARAIGOSA	Yes
WEISS	Yes
ZINE	Yes
*PADILLA	Yes

Present: 13, Yes: 13 No: 0

SUBDIVISION GUARANTEE

Order No: 91150786A - X15
Fee: \$740.00
Subdivision Map of
Tract/P.M. No: TRACT 60368
Consisting of 6 Sheet(s)

Dated: April 7, 2005 at 7:30 AM

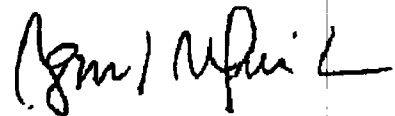
Issued for the benefit and protection of the County of Los Angeles and of any City within which said subdivision is located.

After an examination of the Public Records which, under the recording laws, impart constructive notice of matters affecting the title to the land hereinafter described,

CHICAGO TITLE INSURANCE COMPANY a Missouri corporation

hereby guarantees, for the benefit of said county and city, in a sum not to exceed \$1,000.00, that as shown by said records the only parties having any record title interest in said land, and whose signatures are or may be required, under the requirements of the Subdivision Map Act of said land and offering for dedication any streets roads, avenues and other easements offered for dedication by said Subdivision Map are as set forth in Schedule A.

Issued By: Chicago Title Company
1717 WALNUT GROVE
ROSEMEAD, CALIFORNIA 91770
(818)307-7000



Patrick F. Stone
President



GARY OSTBY
Title Officer



M'Liss Jones Kane
Secretary

Order No: 91150786A - X1!
Dated: April 7, 2005
Tract/P.M. No: TRACT 60368

at 7:30 AM

SCHEDULE A

The map hereinbefore referred to is a subdivision of:

SEE ATTACHED DESCRIPTION

The parties hereinbefore referred to are:

1. LOYOLA HIGH SCHOOL OF LOS ANGELES, A CALIFORNIA NON-PROFIT CORPORATION ALSO KNOWN AS LOYOLA HIGH SCHOOL, A CORPORATION, OWNER
- a 2. THE SIGNATURE OF HENRY P. NAZARIAN AND NEVART H. NAZARIAN, SUCCESSOR OR ASSIGNEE, THE OWNERS OF OIL AND MINERAL RIGHTS BY A DEED RECORDED FEBRUARY 26, 1959 AS INSTRUMENT NO. 2195 IN BOOK D-378 PAGE 956 OFFICIAL RECORDS, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)3C OF THE SUBDIVISION MAP ACT.
- b 3. THE SIGNATURE OF UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, SUCCESSOR OR ASSIGNEE, THE OWNERS OF THE LEASEHOLD ESTATE UNDER AN OIL AND GAS LEASE RECORDED APRIL 22, 1964 AS INSTRUMENT NO. 3667 IN BOOK M-1505 PAGE 650, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)3C OF THE SUBDIVISION MAP ACT.
- c 4. THE SIGNATURE OF STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, SUCCESSOR OR ASSIGNEE, THE OWNERS OF THE LEASEHOLD ESTATE UNDER AN OIL AND GAS LEASE RECORDED FEBRUARY 3, 1965 AS INSTRUMENT NO. 2470 IN BOOK M-1759 PAGE 445, APRIL 14, 1969 AS INSTRUMENT NO. 2098 IN BOOK M-3186 PAGE 255, APRIL 21, 1969 AS INSTRUMENT NO. 2308 IN BOOK M-3193 PAGE 319, JUNE 23, 1969 AS INSTRUMENT NO. 2431 IN BOOK M-3238 PAGE 55, MAY 25, 1970 AS INSTRUMENT NO. 1315 IN BOOK M-3493 PAGE 502 AND JULY 10, 1970 AS INSTRUMENT NO. 2474 IN BOOK M-3527 PAGE 387 AND RE-RECORDED OCTOBER 30, 1970 AS INSTRUMENT NO. 3236 IN BOOK M-3604 PAGE 198 ALL OFFICIAL RECORDS, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)3C OF THE SUBDIVISION MAP ACT.

SEE ATTACHED EXHIBIT

DESCRIPTION

LOTS 13, 14, 17 TO 23 INCLUSIVE, 31 TO 37 INCLUSIVE, 44, 46 AND 70 TO 86 INCLUSIVE AND A PORTION OF LOT 12 IN THE SOUTH SIDE TRACT AS PER MAP RECORDED IN BOOK 15 PAGE 10 MISCELLANEOUS RECORDS, LOTS 19 TO 28 INCLUSIVE AND A PORTION OF LOT 29 IN THE ARNOLD AND DODGE TRACT, AS PER MAP RECORDED IN BOOK 7 PAGE 41 OF MAPS, LOTS 13 AND 14 IN E.M. FUNK'S SUBDIVISION OF THE WITHEROW TRACT, AS PER MAP RECORDED IN BOOK 29 PAGE 5 MISCELLANEOUS RECORDS, A PORTION OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, A PORTION OF LOT 1 TRACT NO. 3034, AS PER MAP RECORDED IN BOOK 32 PAGE 5 OF MAPS, A PORTION OF LOT 23 IN BLOCK B OF URMY HOMESTEAD TRACT AS PER MAP RECORDED IN BOOK 17 PAGE 2 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF SAID RECORDER, TOGETHER WITH A PORTION OF DEWEY AVENUE AS VACATED UNDER RESOLUTION NO. 97-1400472 WHICH RECORDED APRIL 11, 1997 AS INSTRUMENT NO. 97-551383 OFFICIAL RECORDS, PORTIONS BERENDO STREET SHOWN AS TELEGRAPH STREET AND OF 15TH STREET SHOWN AS ELECTRIC STREET AND THOSE CERTAIN 15 FOOT WIDE ALLEY WAYS, AS DEDICATED BY THE MAP OF SAID SOUTH SIDE TRACT AND A PORTION OF BERENDO STREET AS DEDICATED BY SAID ARNOLD AND DODGE TRACT, ALL IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT

- D 5. THE SIGNATURE OF CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, INTEREST HOLDER(S) BY IRREVOCABLE OFFER TO DEDICATE RECORDED MAY 25, 1979 AS INSTRUMENT NO. 79-576212 AND 79-576213, MARCH 19, 1982 AS INSTRUMENT NO. 82-296498, APRIL 20, 1982 AS INSTRUMENT NO. 82-408490, AND APRIL 11, 1997 AS INSTRUMENT NO. 97-551381 AND 99-551382, ALL OFFICIAL RECORDS MAY BE OMITTED IF THE NAME(S) AND THE NATURE OF THEIR INTEREST ARE STATED ON THE MAP AND IF NOT REQUIRED BY THE GOVERNING BODY IN ACCORDANCE WITH SECTION 66436 (a)3A(I-VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE.
- E 6. THE SIGNATURE OF ALL VALLEY WASHER SERVICE, INC., A CALIFORNIA CORPORATION, LESSEE(S) UNDER AN UNRECORDED LEASE DISCLOSED BY MEMORANDUM OF LEASE RECORDED MARCH 8, 1983 AS INSTRUMENT NO. 83-258469 AND AUGUST 10, 1987 AS INSTRUMENT NO. 87-1270670, OFFICIAL RECORDS, MAY BE OMITTED IF THE NAME(S) AND THE NATURE OF THEIR INTEREST ARE STATED ON THE MAP AND IF NOT REQUIRED BY THE GOVERNING BODY IN ACCORDANCE WITH SECTION 66436 (a)3A (I-VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE.
- F 7. THE SIGNATURE OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, EASEMENT HOLDER(S) AS RESERVED IN RESOLUTION TO VACATE NO. 97-1400472 WHICH RECORDED APRIL 11, 1997 AS INSTRUMENT NO. 97-551383, OFFICIAL RECORDS MAY BE OMITTED IF THE NAME(S) AND THE NATURE OF THEIR INTEREST ARE STATED ON THE MAP AND IF NOT REQUIRED BY THE GOVERNING BODY IN ACCORDANCE WITH SECTION 66436 (a)3A(I-VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE.
- G 8. THE SIGNATURE OF CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, EASEMENT HOLDER(S) AS RESERVED IN RESOLUTION TO VACATE NO. 97-1400472 WHICH RECORDED APRIL 11, 1997 AS INSTRUMENT NO. 97-551383, OFFICIAL RECORDS MAY BE OMITTED IF THE NAME(S) AND THE NATURE OF THEIR INTEREST ARE STATED ON THE MAP AND IF NOT REQUIRED BY THE GOVERNING BODY IN ACCORDANCE WITH SECTION 66436 (a)3A(I-VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE.
- H 9. THE SIGNATURE OF AMERICAN CABLESYSTEMS OF CALIFORNIA INC., A CALIFORNIA CORPORATION d/b/a MEDIAONE, EASEMENT HOLDER(S) BY DEED(S) RECORDED JANUARY 21, 1999 AS INSTRUMENT NO. 99-94885 OFFICIAL RECORDS MAY BE OMITTED IF THE NAME(S) AND THE NATURE OF THEIR INTEREST ARE STATED ON THE MAP AND IF NOT REQUIRED BY THE GOVERNING BODY IN ACCORDANCE WITH SECTION 66436 (a)3A(I-VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE.

TRACT / P.M. NUMBER: TRACT 60368

BEING A SUBDIVISION OF:

LOTS 13, 14, 17 TO 23 INCLUSIVE, 31 TO 37 INCLUSIVE, 44, 46 AND 70 TO 86 INCLUSIVE AND A PORTION OF LOT 12 IN THE SOUTH SIDE TRACT AS PER MAP RECORDED IN BOOK 15 PAGE 10 MISCELLANEOUS RECORDS, LOTS 19 TO 28 INCLUSIVE AND A PORTION OF LOT 29 IN THE ARNOLD AND DODGE TRACT, AS PER MAP RECORDED IN BOOK 7 PAGE 41 OF MAPS, LOTS 13 AND 14 IN E.M. FUNK'S SUBDIVISION OF THE WITHEROW TRACT, AS PER MAP RECORDED IN BOOK 29 PAGE 5 MISCELLANEOUS RECORDS, A PORTION OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, A PORTION OF LOT 1 TRACT NO. 3034, AS PER MAP RECORDED IN BOOK 32 PAGE 5 OF MAPS, A PORTION OF LOT 23 IN BLOCK B OF URMY HOMESTEAD TRACT AS PER MAP RECORDED IN BOOK 17 PAGE 2 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF SAID RECORDER, TOGETHER WITH A PORTION OF DEWEY AVENUE AS VACATED UNDER RESOLUTION NO. 97-1400472 WHICH RECORDED APRIL 11, 1997 AS INSTRUMENT NO. 97-551383 OFFICIAL RECORDS, PORTIONS BERENDO STREET SHOWN AS TELEGRAPH STREET AND OF 15TH STREET SHOWN AS ELECTRIC STREET AND THOSE CERTAIN 15 FOOT WIDE ALLEY WAYS, AS DEDICATED BY THE MAP OF SAID SOUTH SIDE TRACT AND A PORTION OF BERENDO STREET AS DEDICATED BY SAID ARNOLD AND DODGE TRACT, ALL IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING 3 LOT(S)/PARCEL(S) NUMBERED
PARCELS 1, 2 AND 3 INCLUSIVE

1. DEFINITION OF TERMS

The following terms when used in this Guarantee mean:

- (a) "land": the land described, specifically or by reference, in this Guarantee and improvements affixed thereto which by law constitute real property;
- (b) "public records": those records which impart constructive notice of matters relating to said land;
- (c) "date": the effective date;
- (d) "the Assured": the party or parties named as the Assured in this Guarantee, or in a supplemental writing executed by the Company;
- (e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage, the Company shall have the option to purchase the indebtedness secured by said mortgage. Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness and the mortgage securing the same to the Company upon

2. EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

The Company assumes no liability for loss or damage by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims, or title to water.
- (c) Title to any property beyond the lines of the land expressly described in the description set forth in this Guarantee, or title to streets, roads, avenues, lanes, ways, or waterways on which said land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure of improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) Defects, liens, encumbrances, adverse claims against the title as guaranteed or other matters (1) created, suffered, assumed or agreed to by on or more of the Assured; or (2) resulting in no loss to the Assured.

6. LIMITATION OF LIABILITY - PAYMENT OF LOSS

- (a) The liability of the Company under this Guarantee shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall such liability exceed the amount of the liability stated on the face page hereof.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorney's fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for damages shall arise or be maintainable under this Guarantee (1) if the Company after having received notice of an alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Guarantee, except for attorneys fees as provided for in paragraph 6(b) hereof, shall reduce the amount of the liability herein pro tanto, and no payment shall be made without producing this Guarantee for indorsement of such payment unless the Guarantee be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Guarantee, the loss or damage shall be payable within thirty days thereafter.

3. PROSECUTION OF ACTIONS

- (a) The Company shall have the right at its own cost to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein guaranteed; and the Company may take any appropriate action under the terms of this Guarantee whether or not it shall be liable thereunder and shall not thereby concede liability or waive any provision hereof.
- (b) In all cases where the Company does so institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for such purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.

7. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to such claim had this Guarantee not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to such rights and remedies in the proportion which said payments bears to the amount of said loss. The Assured if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect such right or subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving such rights or remedies.

4. NOTICE OF LOSS - LIMITATION OF ACTION

A statement in writing of any loss or damage for which it is claimed the Company is liable under this Guarantee shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Guarantee until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Guarantee unless action shall be commenced thereon within two years after expiration of said thirty day period. Failure to furnish such statement of loss or damage or to commence such action within the time hereinbefore specified, shall be a conclusive bar against maintenance by the Assured of any action under this Guarantee.

8. GUARANTEE ENTIRE CONTRACT

Any action or actions or rights of action the the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Guarantee. No provision or condition of this Guarantee can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

5. OPTION TO PAY, SETTLE, OR COMPROMISE CLAIMS

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this

9. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at the office which issued this Guarantee.

- 10. The fee specified on the face of this Guarantee is the total fee for title search and examination and for this Guarantee.





TRACT No. 060368

DATE: April 6, 2005 WRITER: QL

DISK C:\Quincy\060368 PGS. 2

DO NOT REMOVE FROM DOCUMENT

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

JOSEPH KLEIN
PRESIDENT

MABEL CHANG
VICE-PRESIDENT

JOY ATKINSON
DAVID L. BURG

ERNESTO CARDENAS
DORENE DOMINGUEZ

MITCHELL B. MENZER
BRADLEY MINDLIN

THOMAS E. SCHIFF

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

EXECUTIVE OFFICES

CON HOWE
DIRECTOR
(213) 978-1271

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.lacity.org/PLN

Decision Date: May 27, 2004

Appeal Ending Date: June 7, 2004

Rev. Robert T. Walsh, S.J. (O)(A)
Loyola High School of Los Angeles
1901 Venice Boulevard
Los Angeles, CA 90006

Renee Meshul (R)
Brown/Meshul Incorporated
11835 W. Olympic Boulevard, Suite 285
Los Angeles, CA 90064

RE: Tentative Tract No.: 60368
Related Case: ZA-2003-6886-CU-ZV-SPR
Council District: 1
Community Plan: South Los Angeles
Existing Zone: RD5-1, [Q]RD5-1, [Q]R4-1,
R3-1, RD1.5-1, PB-1, CM-2 & [Q]CM-1
MND No.: ENV-2003-5573-MND
Fish and Game Exempt

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Tentative Tract No. 60368 for a Merger and Resubdivision to merge approximately 49 lots and to vacate portions of abutting streets and alleys to create **a maximum of 3 lots**, located at 1901 Venice Boulevard as shown on revised map stamped February 13, 2004 in the South Los Angeles Community Plan. The existing zoning is RD5-1, [Q]RD5-1, R3-1, [Q]R4-1, CM-2, [Q]CM-1, PB-1, and RD1.5-1. (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 will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1326. 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 15th Street between Catalina Street and Kenmore Avenue and portion of the alleys adjoining 15th Street as shown on the tentative map be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20-1/2 of the State Government Code, and in addition, the following be done and be administered by the City Engineer:
 - a. That consents to the street and alleys being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the areas being merged.

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

2. That Berendo Street between Venice Boulevard and 15th Street except for these portions required for 15th Street and Venice Boulevard street dedication, be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20-1/2 of the State Government Code, and in addition, the following be done and be administered by the City Engineer:
 - a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

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

3. That 10-foot by 10-foot property line cut-corner be dedicated at the intersection of the 15th street and Fedora Street adjoining the tract satisfactory to the City Engineer.
4. That the proposed two new alleys, both northerly of 15th Street, not be shown on the final map satisfactory to the City Engineer.

5. That any contiguous portion of the subdivision separated by public streets and alleys shall have separate lot designation on the final map satisfactory to the City Engineer.
6. That approximately 5-foot wide and variable width strip of land be dedicated as public street along Venice Boulevard outside of existing fences and/or Loyola facilities. The exact amount of the street dedication is based on exact locations of the existing fence and/or Loyola facilities which will be determined by a detailed map prepared by a licensed surveyor submitted to the City Engineer prior to recordation of the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

7. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

8. 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.

DEPARTMENT OF TRANSPORTATION

9. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 40-foot reservoir space be provided between any security gate(s) and the property line along Venice Boulevard at the Berendo Street entrance.
 - b. Left-Turn movement for vehicles traveling westbound on Pico Boulevard at Dewey Street shall be prohibited between 7 am and 9 am. The subdivider shall pay for the cost of signage installation by Department of Transportation field crews.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 400, Station 3.

FIRE DEPARTMENT

10. 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 review and approval prior to recordation of Tract Map Action.
- b. Adequate off-site public and on-site private fire hydrants may be required. Their numbers and location to be determined after the Fire Department's review of the plot plan.
- c. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- d. The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.
- e. Fire lanes, where required, and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- f. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- g. Any relocation of public fire hydrants and/or infrastructure in the right of way are to be done at the expense of the applicant. 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.
- h. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- i. Electric gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

DEPARTMENT OF WATER AND POWER

11. Satisfactory arrangements shall be made with the Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and Requirements. In addition, prior to the issuance of a grading or building permit, satisfactory arrangements shall be made with the Department of Water and Power for the following:
 - a. Arrange for the LADWP to install Fire Hydrants.
 - b. Abandon approximately 650' of existing 6" C.I. main in 15th Street, between Kenmore Avenue and Catalina Street.

- c. Obtain approval from L.A. City Fire Department to remove or relocate fire hydrant (NW of 15th Street and Dewey Avenue).
- d. Relocate or disconnect existing meters and services in 15th Street.
- e. New fire hydrants and/or top upgrades to existing fire hydrants are required in accordance with the Los Angeles Fire Code as follows: Two 2 ½ " x 4" Double Fire Hydrants (D.F.H.)
- f. New easements are required: It is required that the following easements be dedicated for water line purposes to the City of Los Angeles for the use of the Department of Water and Power and shown as such on the subdivision map: Provide water easement for existing 6" C.I. main in Berendo Street, between 15th Street and Venice Boulevard (refer to street vacation no. VAC-E1400730). The Department's standard Dedication Certificate must be incorporated as part of the Ownership Certificate and executed by the owner of the subdivision prior to the recording of the subdivision map. A copy of the Dedication Certificate has been forwarded to the subdivision engineer.

BUREAU OF STREET LIGHTING

12. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting and/or the following street lighting improvements shall be required. (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3. (c).)
 - a. Required: install (1) 15th Street; remove (3) 15th Street, (1) Dewey Avenue, (2) Berendo Street.
 - b. If street widening, relocate/upgrade (4) 15th Street, (1) Catalina Street, (1) Berendo Street, (12) Venice Boulevard.

BUREAU OF SANITATION

13. 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).) Any improvements or encroachment onto the public right of way will require Department of Public Works approval.

STREET TREE DIVISION AND THE DEPARTMENT OF CITY PLANNING

14. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the

site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Street Tree Division standards.

The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Street Tree Division of the Bureau of Street Services and the Advisory Agency. **Note:** Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Street Tree Division at: 213-485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

15. 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 tract to a maximum of 3-lots.
 - b. Parking shall be provided in conformance to the LAMC and/or consistent with Case Number ZA-2003-6886-CU-ZV-SPR filed concurrently with Tentative Tract 60368.
 - c. Install within any new buildings an air filtration system (either charcoal or electronic) to reduce the air quality effects on the occupants of the project.
 - 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. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - g. A minimum 6-foot-high slumpstone or masonry wall with clinging vines, or other fencing as approved by any grants under Case Number ZA-2003-6886-CU-ZV-SPR, shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
16. **Pedestrian Easement:** A non-exclusive easement shall be granted and recorded by the property owner, contemporaneous with the recordation of the final map of Tentative Tract 60368, for public pedestrian access, generally located between 15th

Street and approximately 150 feet northerly of 15th Street and between Kenmore Avenue and Catalina Street subject to the following:

- a. The easement may vary in width from not less than 6 feet to not more than 20 feet and shall average at least 15 feet in width.
- b. The final design, location and construction of the pedestrian easement shall be completed prior to issuance of a Certificate of Occupancy for the Science Hall and Academic Center Building.

The easement shall be reviewed and approved by the Advisory Agency prior to recordation. The easement shall not be terminated without the approval of the Advisory Agency (City of Los Angeles, Department of City Planning).

17. Venice Boulevard is hereby designated as the front yard for Lot 1. The rear yard of Lot 1 shall be the frontage of Dewey Avenue and the east-west lot lines perpendicular to Dewey Avenue at the northern boundary of the Tentative Tract.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

18. 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 No(s). 14, 19, 20 and 21 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
19. 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 requirements for all new construction on the site:
 - MM-1 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.
 - MM-2 Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
 - MM-3 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate

from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.

- MM-4** Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- MM-5** Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- MM-6** Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- MM-7** Promote natural vegetation by using parking lot islands and other landscaped areas.
- MM-8** Cover loading dock areas or design drainage to minimize run-on and run-off of stormwater.
- MM-9** Vehicle/equipment wash areas must be self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to the sanitary sewer.
- MM-10** Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- MM-11** The following activities are to be conducted under proper cover with drain routed to the sanitary sewer.
- Storage of industrial wastes
 - Handling or storage of hazardous wastes
 - Metal fabrication or Pre-cast concrete fabrication
 - Welding, Cutting or Assembly
 - Painting, Coating or Finishing
- MM-12** Toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water-tight dumpsters with lids. Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.
- MM-13** Reduce and recycle wastes, including: paper; glass; aluminum; oil; and grease.
- MM-14** Reduce the use of hazardous materials and waste by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.

MM-15 Utilize natural drainage systems to the maximum extent practicable.

MM-16 Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable.

MM-17 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.

MM-18 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.

MM-19 The storage area must be paved and sufficiently impervious to contain leaks and spills.

MM-20 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.

MM-21 Legibility of stencils and signs must be maintained.

MM-22 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

MM-23 A1. All occupants are given a minimum 180-day written notice of termination of tenancy and no tenant shall be required to move because of the proposed demolition for a period of 180-days after the decision-maker's decision; and relocation assistance is provided to the tenants, satisfactory to the Planning Department and Department of Housing Preservation and Production.

OR

A2. When 50 percent or more rents of the tenants are at the low-moderate or below levels and/or when 50 percent or more of the occupants are qualified tenants pursuant to Section 47.07 of the Municipal Code all tenants are given a minimum 365-day written notice of termination of tenancy, no tenant shall be required to move because of demolition for a period of 365 days after the decision-maker's decision and relocation assistance is provided to the tenants satisfactory to the Planning Department and Department of Housing Preservation and Production and a relocation assistance counselor is made available at no fee for the tenants for the duration of the notice period.

AND

A3. The structures to be demolished shall be offered in a manner satisfactory to the City¹ for relocation to another site within 1 ½ mile of the proposed or within the Community Plan area of the proposed project. The applicant shall be responsible for relocation expenses not to exceed \$15,000 or 25% of moving costs, whichever is greater. The structures shall be offered free of cost to both the City Housing Authority (which shall be given the right of first refusal) and to the public.

20. **Construction Mitigation Conditions - Prior to the issuance of a grading or building permit, or the recordation of the final map,** the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the Tentative Tract 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 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

CM-3 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.

¹Pursuant to the standards established by the City Housing Authority, Department of Housing Preservation and Production, City Planning Department and the Advisory Agency.

- CM-4 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6 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.
- CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-9 Construction and demolition activity located within 300 feet of a residential use 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-10 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12 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.

DEPARTMENT OF CITY PLANNING-STANDARD CONDITIONS

- 21. That a landscape plan, prepared as a site "Master Illustrative 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 Master Landscape Plan may be prepared at 40 scale for purposes of clearing this condition and denote the overall relationship of the landscape to the Loyola High School Master Plan.

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. A copy of the Plan shall be submitted to Council Office for review.

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 Municipal Code.
- (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 comply with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceed 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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the

Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk, except as waived along Venice Boulevard pursuant to the City Council Motion adopted on May 21, 2004 under CF 04-0974, satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Berendo Street being merged by closure of the street if necessary with the construction of a curb, gutter and concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements all satisfactory to the City Engineer.
 - b. Improve the alley westerly of New Hampshire Street adjoining the tract by the construction of a 2-foot concrete longitudinal gutter and suitable surfacing to join the existing alley, together with any necessary removal and reconstruction of existing improvements all satisfactory to the City Engineer.
 - c. Relocate and/or reconstruct any sewer and drainage facilities, if necessary, in connection with the proposed street merger.

NOTES:

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 17.05N of the Los Angeles Municipal Code.

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

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

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low-and moderate-income housing, per Section 12.39-A of the LAMC.

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.

Further, in the event the Advisory Agency approves the Tentative Tract, the following findings for the California Environmental Quality Act and Subdivision Map Act should be adopted by the Advisory Agency.

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2003-5573-MND on October 3, 2003. The Committee found that potential negative impact could occur from the projects's implementation due to:

- existing ambient air pollution levels.
- illumination from the parking area.
- noise from the site.
- potential seismic activity.
- design of the parking area and access driveway.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2003-5573-MND reflects the independent judgement 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 level of insignificance through implementation of Condition **No(s). 14, 19, 20 and 21** 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.

The Initial Study prepared for the project identifies potential adverse impacts on fish or wildlife resources as far as earth and air are concerned. However, measures are required as part of this approval which will mitigate the above mentioned impacts to a level of insignificance. Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish

or wildlife. In light of the above, the project qualifies for the De Minimis Exemption for Fish and Game fees (AB 3158)

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. 21.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 60368, 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.
- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted South Los Angeles Community Plan designates the subject property for Low Medium I, Low Medium II, and Medium Density Residential land use and for Commercial Manufacturing land use with the corresponding zone(s) of RD1.5, RD2, RD3, RD4, RD5, RD6, R1, R3 and CM. The property contains approximately 18.39 net acres (801,275 net square feet after required dedication not including the merger of abutting streets and alleys) and is presently zoned RD5-1, [Q]RD5-1, R3-1, CM-2, [Q] CM-1, PB-1, and RD1.5-1. The proposed creation of 3 lots is allowable under the current adopted zone and the land use designation. Development of the site is subject to the approval of Case Number ZA-2003-6886-CU-ZV-SPR.

The site is not located in the Flood Plain Management Specific Plan area (flood hazard area/hillside area/mud prone area).

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

The site is one of the few underimproved properties in the vicinity. The development of this tract is an infill of an otherwise mix-density commercial and residential neighborhood.

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

- (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 potential adverse impact on fish or wildlife resources as far as earth and air are concerned.

However, measures are required as part of this approval which will mitigate the above mentioned impact(s) to a level of insignificance.

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

In light of the above, the project qualifies for the De Minimis Exemption for Fish and Game fees (AB 3158).

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

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

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

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

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

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

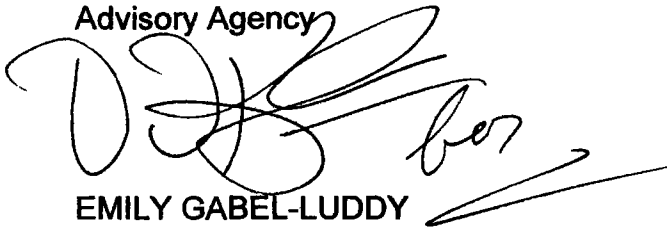
1) In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours,

configuration of the parcel(s) to be subdivided and other design and improvement requirements.

- 2) Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
- 3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
- 4) The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
- 5) In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 60368.

Con Howe
Advisory Agency



EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:DLK:FT:jh

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 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401
818.374.5050

Forms are also available on-line at www.lacity.org/pln.

If you have any questions, please call Subdivision staff at (213) 978-1330.

n:tract_letters (09-18-03)

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION

JOSEPH KLEIN
PRESIDENT
MABEL CHANG
VICE-PRESIDENT
JOY ATKINSON
DAVID L. BURG
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INFORMATION
(213) 978-1270
www.lacity.org/PLN

RECEIVED
LAND DEVELOPMENT GROUP
04 FEB 26 AM 10:30

Filing Notification and Distribution

REVISED MAP

February 13, 2004

DATE OF FILING AND MAP STAMP DATE

TENTATIVE TRACT MAP NO. 60368

ADDRESS: **1901 Venice Boulevard**

DEEMED COMPLETE AND
DISTRIBUTION DATE: February 24, 2004

Hillside: () Yes (X) No

COMMUNITY: **Northeast Los Angeles**

(X) COUNCIL DISTRICT NO. 1

(X) Neighborhood Planning (Check Office below)

() Valley

() West Los Angeles

() Harbor

(X) Metro E/S

Department of Public Works

(X) Bureau of Engineering

(X) Bureau of Sanitation

Department of Building and Safety

(X) Grading Engineer

(X) Zoning Engineer

(X) Department of Transportation

Department of Water and Power

() Underground Design

() Real Estate

() Water System

() Fire Department (mark "Fire")

() Community Plan Revision

(X) Department of Recreation and Parks

() Department of Telecommunications

(X) Bureau of Street Lighting (No. P.S.)

() Community Redevelopment Agency

(See Counter Map) (No P.S.)

() Animal Regulation (Hillside)

() Housing Department

() Board of Education (No P.S.)

() Los Angeles County Health Dept. (No. P.S.)

() City of Beverly Hills

(See Counter Map) (No P.S.)

() Dan O'Connell (if in Mulholland Scenic Corridor)

(X) Imaging Services

(X) GIS - c/o Fae Tsukamoto

The above tract has been filed with the Advisory Agency.

The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

Con Howe
Director of Planning

EMILY GABEL-LUDDY
Deputy Director of Planning



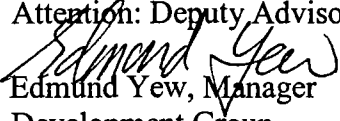


REVISED MAP 2-13-04

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: February 23, 2004

To: Mr. Con Howe, Director
Department of City Planning
Attention: Deputy Advisory Agency

From: 
Edmund Yew, Manager
Development Group
Bureau of Engineering

Subject: Request for Revised Tentative Tract No. 60368

Your Department has requested Bureau of Engineering comments regarding the revised map for tentative tract No. 60368 stamp dated February 13, 2004.

This project is proposing among other requests to merge portions of two existing public streets adjoining the tract (15th street and Berendo street) .

At the public hearing the applicant presented a proposal to dedicate two new public alleys for purpose of easing some of the traffic circulation and emergency access issues due to the public street mergers and eliminate the existing alley turnarounds recommended by the City Engineer.

These new alley dedications were not identified or required in the City Engineer letter to Planning Department dated November 25, 2003.

Your and the subdivision committee members considered the matter under advisement for the applicant to submit an official revised map proposing the two new alley dedications. You also instructed the Fire Department and the Department of Transportation to conduct further study and report specifically regarding the two new alleys and the traffic circulation for the entire area being affected by these street mergers and also for the Fire Department to study the emergency access situation.

To date , I'm not aware or received any written comments from the Fire Department and Department of Transportation on the adequacy of the proposed alleys in mitigating the street merger proposal. Therefore, I **will not** be able to prepare a revised report to you regarding the two new alley proposals.

I'll provide you with detailed conditions regarding the dedication and improvements of said alleys once they have been determined to be required by Fire and Transportation Department in conjunction with the street merger request.

Any question regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section located at 634 S. Spring Street Suite No. 400, or by calling (213) 485-1760.

CC: Allyn Rifkin / DOT

CC: Joseph Johnson / FIRE

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: November 25, 2003

To: Mr. Con Howe, Director
Department of City Planning
Attention: Deputy Advisory Agency

From: Edmond Yew, Manager
Land Development Group
Bureau of Engineering



Subject: Tentative Tract Map No. 60368 - Transmittal of Map.

Transmitted is a print of tentative map of Tract Map No. 60368 lying northerly of Venice Boulevard and westerly of New Hampshire Avenue in Council District No. 1.

This map has been filed for mergers and 3-lot subdivision purposes over parcels of land in the existing R3-1 and RD5-1 zones. The subdivision layout is unsatisfactory as submitted.

There are existing sewers available in the streets adjoining the subdivision. The construction of house connection sewers will be required to serve the tract. This tract will connect to the public sewer system and will not result in violation of the California Water Code. I therefore recommend that you make the necessary determination.

The applicant is requesting to merge Berendo Street between Venice Boulevard and 15th Street, 15th Street between Catalina Street and Kenmore Avenue and the alleys between last two said streets adjoining and within the tract boundary. The vacation of Berendo Street between Venice Boulevard and 15th Street was initiated by the City Council on June 14, 2001, under Council File No. 01-0321. After a careful review of the existing public street access and any future impact resulting from the above mergers in the immediate area of the tract, we believe that 15th Street between Catalina Street and Kenmore Avenue and alleys adjoining 15th Street cannot be merged with the tract unless, Department of Transportation and the Fire Department have no objections to the merger of 15th Street in written correspondences to the Advisory Agency and the City Engineer. These correspondences should be based on emergency access and traffic circulation study done by the Department of Transportation and the Fire Department specifically discussing the effect of the merger of 15th Street on the existing residences and businesses fronting Catalina Street and Berendo Street between 15th Street and Pico Boulevard. If both 15th Street and Berendo Street are to be merged with this tract. These existing residences and businesses will have only one access which will be north to Pico Boulevard.

The applicant under Revocable Permit Number LDG 02-03-27 has temporarily closed 15th Street between Catalina Street and Kenmore Avenue.

In the event you approve tentative map of Tract No. 60368 the standard conditions issued by your department and the following special conditions should be included as part of your action:

1. That merger of 15th Street and the alleys adjoining the tract be approved by the Department of Transportation as part of the final clearance process by a letter addressing to the Advisory Agency.
2. That merger of 15th Street and the alleys adjoining the tract be approved by the Fire Department as part of the final clearance process by a letter addressing to the Advisory Agency.
3. That in the event Department of Transportation and the Fire Department have no objection, then 15th Street between Catalina Street and Kenmore Avenue and portion of the alleys adjoining 15th Street as shown on the tentative map be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20-1/2 of the State Government Code, and in addition, the following be done and be administered by the City Engineer:
 - a. That consents to the street and alleys being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the areas being merged.

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

4. That Berendo Street between Venice Boulevard and 15th Street except for these portions required for 15th Street and Venice Boulevard street dedication, be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20-1/2 of the State Government Code, and in addition, the following be done and be administered by the City Engineer:
 - a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers

be obtained from all property owners who might have certain rights in the area being merged.

- b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

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

- 5. That additional turning areas if necessary dedicated at the terminus of the alleys being merged satisfactory to the City Engineer.
- 6. That 10-foot by 10-foot property line cut-corner be dedicated at the intersection of the 15th street and Fedora Street adjoining the tract satisfactory to the City Engineer.
- 7. That a 45-foot radius property line cul-de-sac be dedicated at the southerly terminus of Dewey Avenue on an alignment satisfactory to the City Engineer.
- 8. That any contiguous portion of the subdivision separated by public streets and alleys shall have separate lot designation on the final map satisfactory to the City Engineer.
- 9. That 2-foot to 7.5-foot variable width strip of land be dedicated along Venice Boulevard to complete a 45-foot half-street dedication in accordance with Secondary Highway Standards all satisfactory to the City Engineer.
- 10. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Berendo Street being merged by closure of the street with the construction of a curb, gutter and concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements all satisfactory to the City Engineer.
 - b. Improve Dewey Avenue adjoining the subdivision by the construction of the following:

- (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk around the cul-de-sac.
 - (2) Suitable surfacing to join the existing pavement and to complete 35-foot and variable roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.
 - (5) Suitable improvements of the 35-foot curb radius cul-de-sac satisfactory to the City Engineer.
- c. Improve Venice Boulevard being dedicated and adjoining the subdivision by the construction of the following:
- (1) A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavement and to complete 35-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.
- d. Improve the alley westerly of Hampshire Street by the construction of a 2-foot concrete longitudinal gutter and suitable surfacing to join the existing alley, together with any necessary removal and reconstruction of existing improvements all satisfactory to the City Engineer.
- e. Improve the alley turning areas being merged satisfactory to the City Engineer.
- f. Relocate and/or reconstruct any sewer and drainage facilities, if necessary in connection with the proposed street merger.

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) 977-6335.

EY/GA/gt

Mr. Howe

5

H:\ldg2\gtWP61

Enc.

cc: Central Group Engineering District Office

CITY OF LOS ANGELES
CALIFORNIA

EXECUTIVE OFFICES

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION



CON HOWE
DIRECTOR
(213) 978-1271
FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273
G3 AUG 18 PM 1:30

MITCHELL B. MENZER
PRESIDENT

JOSEPH KLEIN
VICE-PRESIDENT

RICHARD BROWN
MABEL CHANG

DORENE DOMINGUEZ
JAVIER O. LOPEZ

PASTOR GERARD MCCALLUM II
BRADLEY H. MINDLIN
THOMAS E. SCHIFF

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1247

JAMES K. HAHN
MAYOR

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.lacity.org/PLN

TT FEE PAID
AUG 26 2003

Filing Notification and Distribution

ADDRESS: 1901 Venice Boulevard

DATE OF FILING AND MAP STAMP

DATE: August 12, 2003

COMMUNITY: South Los Angeles

TRACT MAP NO: 60368

DEEMED COMPLETE AND DISTRIBUTION

DATE: August 13, 2003

Hillside: () Yes (X) No

- (X) COUNCIL DISTRICT NO: 1
- (X) Neighborhood Planning (Check Office below)
 - () Valley
 - () West Los Angeles
 - () Harbor
 - (X) Metro E/S

- Department of Public Works
 - (X) Bureau of Engineering
 - (X) Bureau of Sanitation

- Department of Building and Safety
 - (X) Grading Engineer
 - (X) Zoning Engineer

- (X) Department of Transportation
- Department of Water and Power

- (X) Underground Design
- (X) Real Estate
- (X) Water System
- (X) Fire Department (mark "Fire")

- () Community Plan Revision
- (X) Department of Recreation and Parks
- (X) Department of Telecommunications
- (X) Bureau of Street Lighting (No. P.S.)
- () Community Redevelopment Agency
(See Counter Map) (No. P.S.)
- () Animal Regulation (Hillside)
- (X) Housing Department
- (X) Board of Education (No P.S.)
- (X) Los Angeles County Health Department
(No P.S.)
- () City of Beverly Hills
(See Counter Map) (No P.S.)
- () Dan O'Connell (if Mulholland Scenic Corridor)
- (X) Imaging Services
- (X) GIS - c/o Fae Tsukamoto

The above tract has been filed with the Advisory Agency.

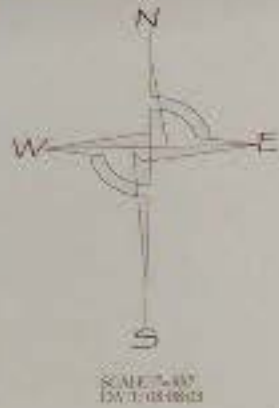
The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

Con Howe
Director of Planning

EMILY GABEL LUDDY
Deputy Director of Planning

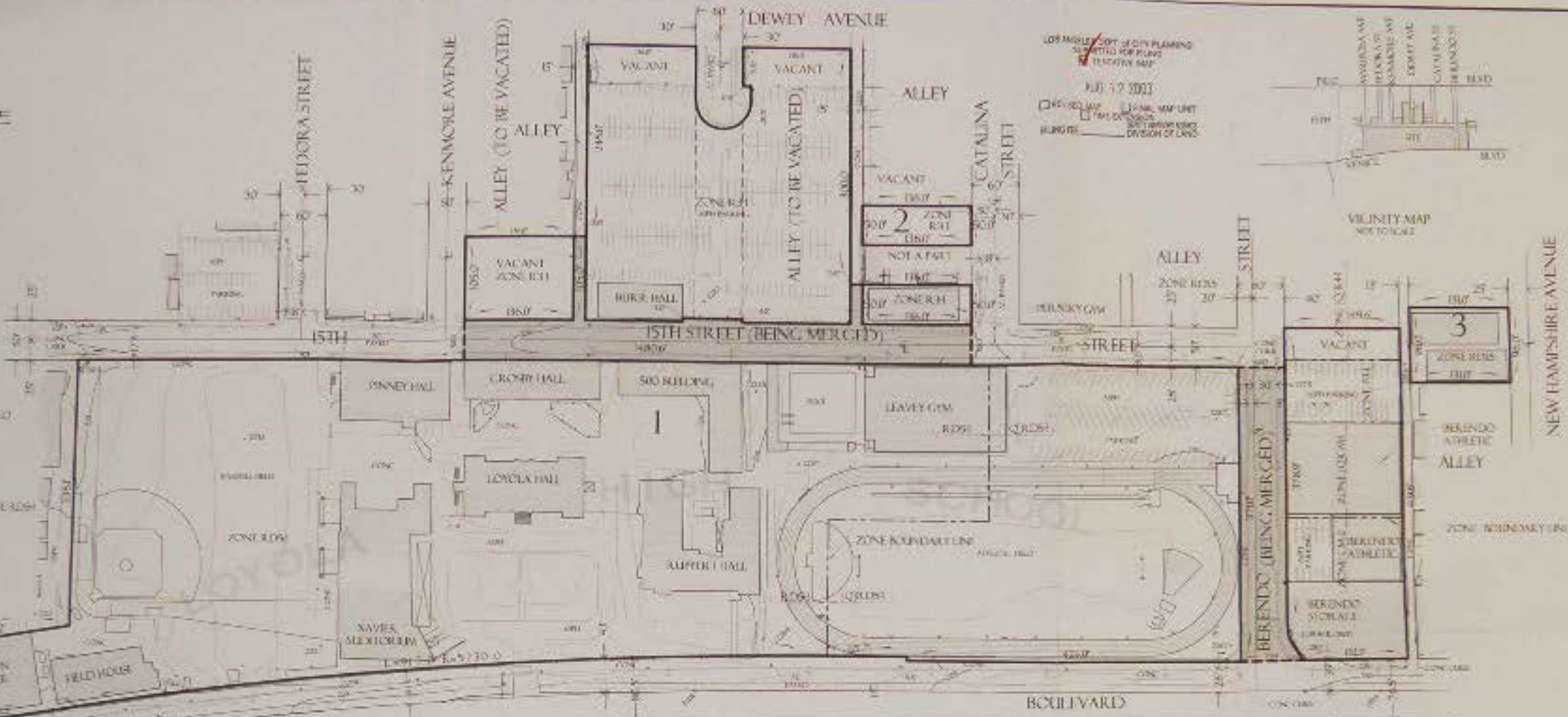
CP-6800 (5/23/00)





SCALE 1"=40'
1/8"=10'

INDICATES AXIS OF STREET TO BE MERGED



LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR PLANNING
TENTATIVE MAP
FILE 17 2003
REVISION MAP UNIT
DIVISION OF LAND



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

- A PORTION OF LOT 1 TRACT NO. 3034 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32 PAGE 5 OF MAPS.
- LOTS 11 AND 12, HUNTS SUBDIVISION OF THE WITHEROW TRACT IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 26 PAGE 5 OF MISCELLANEOUS RECORDS.
- LOTS 19 TO 25 INCLUSIVE AND A PORTION OF LOT 26, ARNOLD AND ESTERL TRACT, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 7 PAGE 11 OF MAPS.
- LOTS 14 AND 18 TO 22 INCLUSIVE, LOTS 31 TO 37 INCLUSIVE, LOT 44 AND LOTS 46 AND 47 TO 49 INCLUSIVE AND A PORTION OF LOTS 12 AND 23 AND A PORTION OF DEWEY AVENUE, VACATED, SCHEDULED TRACT, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 15 PAGE 107 OF MISCELLANEOUS RECORDS, ALL IN THE COUNTY OF THE COUNTY AND ORDER OF SAID COUNTY, A PORTION OF THE NORTH-EAST 1/4 SECTION 36, T.13, S. 4 W. 3 DM.

SURVEY NOTES:

1. CROSS SITE AREA 983,777.07 SQ. FT. OR 22.68 ACRES.
2. NET SITE AREA 847,225.52 SQ. FT. OR 19.34 ACRES.
3. THERE ARE NO OAK TREES ON SITE.
4. TREES TO BE REMOVED 258 TREES.
5. SITE ADDRESS: 150 VENICE BLVD.
6. PROPOSED DEVELOPMENT: MERGER OF LOTS AND STREETS.
7. ZONING: (ZONING IS PROPOSED TO BE ZONED TO ZONE R1, CM 2, (ZONING) AND R1M).
8. ZONING: (ZONING IS PROPOSED TO BE ZONED TO ZONE R1, CM 2, (ZONING) AND R1M).
9. EROSION CONTROL: (SEE PLAN).
10. THE TRACT IS IN THE MOUNTAIN & FIRE OBJECT AREA.
11. THERE ARE NO POTENTIAL HAZARDOUS AREAS ON SITE.

OWNER:

12125 A HIGH STREET
DE VENICE, BEVERLY HILLS
LOS ANGELES, CA 90006
C/O DON SWARTZ
30 RICHWAY

LOT AREAS:

LOT 1: 848,763.15 SQ. FT. OR 19.34 ACRES
LOT 2: 580,250.52 SQ. FT. OR 13.28 ACRES
LOT 3: 1,157,216.52 SQ. FT. OR 26.42 ACRES

PREPARED UNDER THE DIRECTION OF:

THOMAS J. IACOBELLIS, PLS. 004
IACOBELLIS & ASSOCIATES, INC.
1815 TAMPAY AVENUE, SUITE 400
NOR THREDING, CA 92361
(951) 386-9222



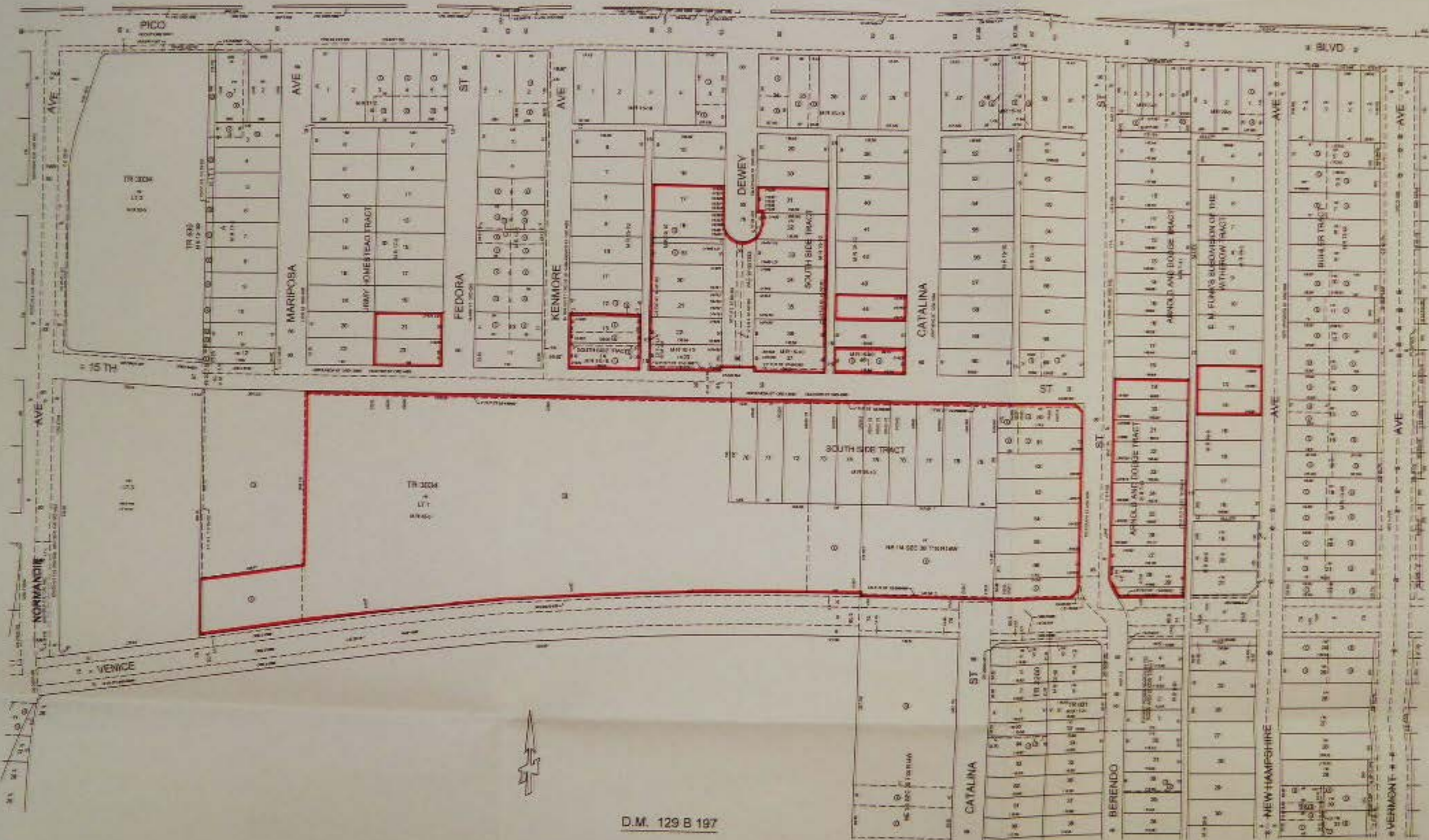
DETAIL
SCALE 1"=20'

DATE	REVISION

TENTATIVE TRACT MAP NO. D60368
FOR MERGER & RESUBDIVISION PURPOSES

IACOBELLIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYS - SUBDIVISIONS - PHOTOGRAMMETRY
7145 Terra Avenue, Suite 108, Norridge, CA 92061 PH: 951-386-9222 FAX: 951-386-4885

DATE	06-25-08
PROJECT NO.	08-173 LA 084-A5
SHEET NO.	1 OF 1



D.M. 129 B 197

60368

N. VENICE BLVD.
W. & E. BERENDO ST.

LAND DEVELOPMENT
GROUP - SUITE 200
201 NO. FIGUEROA ST.
LOS ANGELES, CA 90012

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0974

CD 1

May 25, 2004

PLACE IN FILES

MAY 26 2004

DEPUTY

Councilmember Reyes
Councilmember Smith
Bureau of Engineering,
Land Development Group
cc: Engineer Council Liaison
Stop 195

RE: WAIVING CERTAIN REQUIREMENTS PERTAINING TO A LOT MERGER AND
RESUBDIVISION WHICH WILL FACILITATE THE CONSOLIDATION OF PROPERTIES
OWNED BY LOYOLA HIGH SCHOOL OF LOS ANGELES

At the meeting of the Council held May 21, 2004, the following action was
taken:

Attached report adopted.....	_____
Attached motion (Reyes - Smith) adopted.....	_____ X _____
Attached resolution adopted.....	_____
FORTHWITH.....	_____
Mayor concurred	_____
Findings adopted.....	_____
Motion adopted to approve committee report recommendation(s)...	_____
Motion adopted to approve communication recommendation(s).....	_____
Negative Declaration adopted.....	_____
Categorically exempt.....	_____
Generally exempt.....	_____
EIR certified.....	_____

J. Michael Carey

City Clerk
et

steno\040974

FF 5/26/04



PUBLIC WORKS

MOTION

Loyola High School of Los Angeles ("Loyola"), the oldest private educational institution of any kind in Southern California, was established as a private religious school in 1865. Loyola moved to the current location at 1901 Venice Boulevard in 1917. Loyola provides a well-rounded, college preparatory program and maintains an attractive campus.

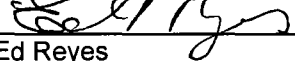
In order to maintain the highest standards of academic excellence and enhance the educational program, facilities and learning environment, the Loyola Board of Trustees has initiated a twelve year Master Plan for the campus. The Plan includes plans for new construction and renovation of existing buildings to improve the academic curriculum and physical features, increasing the safety and security of the students, staff and local community. No changes are proposed to any of the existing buildings and facilities located along the historic Venice Boulevard frontage.

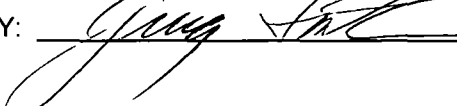
The Master Plan includes a three-lot Merger and Resubdivision to facilitate consolidation of properties under Loyola's ownership. Tentative Tract No. 060368 is currently under consideration to consolidate the school ownership. Lot 1 of proposed Merger and Resubdivision Tentative Tract No. 060368 is a large, irregularly-shaped, 19.26 acre, interior parcel of land with frontage along six adjacent streets, including an approximate 1,896-foot frontage along the north side of Venice Boulevard, a designated Secondary Highway. In conjunction with the pending subdivision action, based on the City's standards for Secondary Highways, a 2-foot to 7.5-foot variable strip of land would be required to be dedicated as public street along Venice Boulevard to accommodate a 45-foot half street dedication, and would require construction of street improvements to complete a 35-foot in width half roadway along the north side of Venice Boulevard.

In the instant situation, however, implementation of the standard public street dedication and improvement requirements would result in adverse impacts on both Loyola and the surrounding community. Standard street dedication would require destruction of existing Loyola improvements, including an existing building and regulation running track. This scenario would impinge on regular school activities. Since it would be an unreasonable hardship to require demolition of existing improvements, the standard 45-foot half street is not possible.

Furthermore, implementation of the standard 35-foot in width half roadway would result in substandard, inadequate sidewalk width with no beneficial impact on vehicular circulation patterns in the area. If the roadway were widened, the resulting variable sidewalk width would not meet State standards for disabled accessibility or City standards for a Secondary Highway, creating a hazardous situation for the pedestrian safety and security. The additional roadway width would not add vehicular capacity, since there are restricted roadway widths easterly (at Vermont Avenue) and westerly (at Normandie Avenue). Rather, the roadway width would permit either a limited third westbound lane or, a two-way left turn lane. The former would result in two vehicular hazard points when three lanes transition to two lanes at the existing Normandie Park and Loyola traffic signal; the latter would result in the elimination of curbside parking along the south side of the street. Any widening would result in the loss of mature trees

I THEREFORE MOVE that the City Council direct the Bureau of Engineering, in connection with the recordation of Tentative Tract No. 060368, to waive all requirements for: 1.) street dedication along the north side of Venice Boulevard, north of the existing fence line or east of Berendo Street (including no land that contains existing fencing and/or Loyola facilities to be dedicated and no future street dedications of any kind to be required); and 2.) construction of or bonding for any roadway widening or improvements along the north side of Venice Boulevard

PRESENTED BY: 
Ed Reyes
Councilman, First District

SECONDED BY: 

Mo.
ADOPTED
MAY 21 2004

LOS ANGELES CITY COUNCIL

MAY 14 2004

Handwritten mark

AP

COUNCIL VOTE

May 21, 2004 10:29:05 AM, #3

Items for Which Public Hearings Have Not Been Held - Items 24-38

Voting on Item(s): 25-38

Roll Call

CARDENAS	Yes
GARCETTI	Absent
GREUEL	Yes
HAHN	Yes
LABONGE	Yes
LUDLOW	Absent
MISCIKOWSKI	Yes
PARKS	Yes
PERRY	Yes
REYES	Absent
SMITH	Yes
VILLARAIGOSA	Absent
WEISS	Yes
ZINE	Yes
*PADILLA	Yes

Present: 11, Yes: 11 No: 0

PUBLIC WORKS COMMITTEE

SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 04-0974

Council Member(s) 1, 12

Petitioner/Communicant _____

Board of Public Works (Mail Stop 465) _____

Bureau of Accounting (Mail Stop 470) _____

Bureau of Contract Administration (Mail Stop 480) _____

Bureau of Engineering (Mail Stop 901) Land Development/Real Estate Div

Bureau of Street Services (Mail Stop 550) _____

Bureau of Street Lighting (Mail Stop 545) _____

Fire Department _____

Police Department _____

Controller _____

Mayor (with/without file) _____

Chief Legislative Analyst _____

City Administrative Officer _____

City Attorney (with blue sheet) _____

City Clerk _____

DOT (Mail Stop 725) _____

Bus. Eng. Ccl. Liason, MS# 195

25

PLEASE SCHEDULE THE FOLLOWING ITEM FOR FRIDAY, MAY 21, 2004:

AA

ITEM NO. () - Motion Required

04-0974 Motion (Reyes - Smith) relative to waiving certain requirements pertaining to a lot Merger and Resubdivision which will facilitate the consolidation of properties owned by Loyola High School of Los Angeles.

Recommendation for Council action:

INSTRUCT the Bureau of Engineering, in connection with the recordation of Tentative Tract No. 060368, to waive all requirements for:

- a. The street dedication along the north side of Venice Boulevard, north of the existing fence line or east of Berendo Street (including no land that contains existing fencing and/or Loyola facilities to be dedicated and no future street dedications of any kind to be required).
- b. The construction of or bonding for any roadway widening or improvements along the north side of Venice Boulevard.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

(Public Works Committee waived consideration of the above matter)

AA
05/14/04
CD 1
#040974.ph