

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

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INFORMATION  
(213) 978-1270  
[www.planning.lacity.org](http://www.planning.lacity.org)

March 20, 2009

Century City View, LLC (A) (O)  
10301 Santa Monica Boulevard  
Los Angeles, CA 90024

Behnam Rafalian (A) (O)  
5965 W. Washington Boulevard  
Culver City, CA 90232

Reynaldo T. De Rama (R)  
Tala Associates  
3280 Motor avenue, Suite 225  
Los Angeles, CA 90034

RE: Tentative Tract No. 63567  
Related Case: APCW-2005-7078-ZC  
10269 Santa Monica Boulevard  
C.D.: 5  
Existing Zone(s): [Q]C2-1-VL-O  
D.M.: 132B157  
Community Plan: Westwood  
CEQA: ENV-2005-7032-MND  
Legal Description: Lot 11 and 12  
Block 3 Tract 6193

**EXTENSION OF TIME**

On February 17, 2006 the Deputy Advisory Agency conditionally approved this tentative tract map. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6-year extension, totaling 9 years, from the decision date for the recording of the final map for Tentative Tract No. 63567 located at 10269 Santa Monica Boulevard in the Westwood Community Plan Area.

All tentative tract maps are automatically granted an additional one year as long as those maps were still valid as of July 15, 2008 and will expire before January 1, 2011.

Therefore, the new expiration date for the subject tract map is **February 17, 2016** and no further extension of time to record a final map can be granted.

S. Gail Goldberg  
Advisory Agency

MICHAEL S.Y. YOUNG  
Deputy Advisory Agency

MSYY:GC:sk

NOTE: IF THERE IS A RELATED CASE WITH  
YOUR TRACT / PARCEL, THIS EXTENSION  
WILL NOT EXTEND THE RELATED CASE  
APPROVAL.

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INFORMATION  
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Decision Date: April 29, 2014

Appeal Period Ends: May 09, 2014

Mahyar Barin (O) (A)  
CCSO, LLC  
5366 Collingwood Circle  
Calabasas, CA 91302

Steve Nazemi (R)  
275 Centennial Way, Suite 205  
Tustin, CA 92780

RE: Vesting Tentative Tract Map No. 63567-M1  
Address: 10269 West Santa Monica Boulevard  
Related Case(s): ZA 2013-3574(ZV)  
Westwood Planning Area  
Zone : (T)(Q)RAS4-1VL-O  
D. M. : 132B157  
C. D. : 5  
CEQA : ENV-2005-7032-MND-REC3

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved the MODIFICATION of Tentative Tract No. 63567 composed of 1 lot located at 10269 Santa Monica Boulevard for a new maximum of **19-unit residential condominium** as shown on map stamp-dated November 07, 2014 in the Westwood Community Plan. (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 Public Counter call (213) 482-7077. 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.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**EXISTING CONDITION NO. 2 reads:

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. Obtain permits for the demolition or removal of all existing structures on the site. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Provide a copy of Case No. APCW-2005-7078-ZC. Show compliance with all the conditions requirements of the APC case as applicable.
- c. Show all street/ alley dedication(s) as required by Bureau of Engineering. "area" requirements shall be re-checked as per net lot areas after street/ally dedication.

NEW CONDITION NO. 2 to read:

- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the final demolition permits to show completion of the demolition work.
- b. Provide a copy of [Q] condition. Show compliance with the [Q] conditions as applicable or Department of City Planning approval is required.
- c. Provide a copy of ZA case ZA-2013-3574-ZV. Show compliance with all the conditions/requirements of the ZA cases as applicable.
- d. Provide a copy of APC case APCW-2005-7078-ZC. Show compliance with all the conditions/requirements of the APC cases as applicable
- e. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Front and side yard requirements shall comply with current code as measured from new property lines after dedication(s).

## Notes:

This property is located in a Methane Zone.

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 John Pourhassan at (213) 482-0087 to schedule an appointment.

#### **DEPARTMENT OF TRANSPORTATION**

##### EXISTING CONDITION NO. 3 a reads:

That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

- a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.

##### NEW CONDITION 3 a to read:

That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

- a. Reservoir space shall be provided to the satisfaction of the Department of Transportation.

##### EXISTING CONDITION NO. 3 b reads:

That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

- b. Driveways shall be provided from alley.

NEW CONDITION 3 b to read:

That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

- b. Vehicular access shall be limited to the alley and/or the little Santa Monica Boulevard.

**DEPARTMENT OF RECREATION AND PARKS**

EXISTING CONDITION NO. 9 reads:

That the Quimby fee be based on the C2 Zone or the proposed RAS4 Zone.

NEW CONDITION NO. 9 to read:

That the Quimby fee be based on the (T)(Q) RAS4 Zone.

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

EXISTING CONDITION NO. 11 a reads:

- a. Limit the proposed development to a maximum of 16 residential condominiums and 1 commercial condominium unit (3,100 square feet).

NEW CONDITION NO. 11 a to read:

- a. Limit the proposed development to a maximum of 19 residential condominiums.

EXISTING CONDITION NO. 11b reads:

- b. Provide a minimum of 2 covered off-street parking spaces per residential unit, plus ½ guest parking spaces per unit. Commercial parking spaces shall comply with LAMC Section 12.21.4(c).

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 space 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 (200 North Spring Street, Room 750).

NEW CONDITION NO. 11b to read:

- b. Provide a minimum of 2 covered off-street parking spaces per residential unit, plus 6 guest parking spaces per unit. In addition, the applicant shall provide a minimum of 21 bicycle parking spaces (19 long-term and 2 short-term).

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 space 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 (200 North Spring Street, Room 750).

EXISTING CONDITION NO. 12 reads:

Prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. APCW-2005-7078-ZC shall be submitted to the satisfaction of the Advisory Agency. In the event that APCW-2005-7078-ZC is not approved, the subdivider shall submit a tract modification.

NEW CONDITION NO. 12 to read:

Prior to the issuance of the building permit or the recordation of the final map, a copy of Ordinance No. 177,933, Case No. APCW-2005-7078-ZC and ZA Case No. 2013-3574(ZV)), shall be submitted to the satisfaction of the Advisory Agency. In the event that ZA Case No. 2013-3574(ZV) is not approved, the subdivider shall submit a tract modification.

EXISTING CONDITION NO. 13 reads:

That the subdivider shall record and execute a Covenant and Agreement to comply with [Q] Condition(s) per Ordinance No. 163,191, unless Case No. APCW-2005-7078-ZC has been approved and adopted.

NEW CONDITION NO. 13 to read:

That the subdivider shall record and execute a Covenant and Agreement to comply with [Q] Condition(s) per Ordinance No. 163,191, unless Case No. APCW-2005-7078-ZC has been approved and adopted.

ADD NEW CONDITION NO. 14b to read:

Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

**DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES  
(ADDED NEW MITIGATION MEASURES)**

- MM-13. 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 and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.
- MM-14 A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
- MM-15 Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- MM-16 The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- MM-17 Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- MM-18 Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- MM-19 Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

- MM-20 An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
- MM-21 A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use. A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.
- MM-22 Any outdoor address or paging systems shall be designed by a qualified audio sound engineer with the following minimum specifications:
- Only low-pressure type speakers shall be used which are designed to have a minimum coverage area of approximately 400 square feet each.
- Distance between speakers shall not exceed 40 feet.
- Amplified signals shall be inaudible beyond the boundaries of the subject property.
- MM-23 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- MM-24 The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed.

Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

MM-25 The applicant shall pay a trip fee, as required by the Department of Transportation (DOT), to a DOT fund for financing regional and local transportation improvements.

MM-26 Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

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

The Department of City Planning issued a Reconsideration of Mitigated Negative Declaration No. ENV-2005-7032-MND on February 27, 2014. The Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (landscaping, light, glare);
- Air Quality (construction, operational);
- Biological Resources (tree removal/replacement);
- Geology and Soils (construction, seismic);
- Green House Gas Emissions;
- Hazards and Hazardous Materials (methane);
- Hydrology and Water Quality (storm water);
- Land Use;
- Noise (construction);
- Public Services (fire, schools, street improvements, water supplies);
- Recreation (parks); and
- Utilities (solid waste).

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2005-7032-MND-REC3 reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. **16 and 17** 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, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

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

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 16.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

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

In connection with the approval of the MODIFICATION of Tentative Tract Map No. 63567, 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 WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Westwood Community Plan designates the subject property for land use with the corresponding zone of RAS4. The property contains approximately .216 net acres (9, 419.36 net square feet after required dedication) and is presently zoned (T)(Q)RAS4. The proposed development of 19 residential condominiums is allowable under the current adopted zone and the land use designation. In conjunction with the tract map modification, under Case No. ZA 2013-3574(ZV), the applicant is requesting, Zone Variances from existing (Q) conditions of Ordinance No. 177,933, to permit: 1) a revised Exhibit E-3 in lieu of previously approved Exhibit A; 2) an Floor Area Ratio (FAR) in excess of 3 to 1 for a total floor area of 29,095 square feet (3.09:1 FAR); 3) an increase in density to 19 units in lieu of previously approved 16 units; 4) a height increase to 56 feet along the street frontage and to 46 feet along the property's northern elevation (in order to accommodate a 6-foot parapet wall on the roof deck) in lieu of the previously approved 50 feet along the street frontage and 40 feet along the project's northern elevation; 5) a 5-foot landscaped rear yard setback at the northern property line in lieu of the previously approved 24-foot landscaped rear yard setback; 6) the elimination of a rear driveway/ gate along the northern property line; 7) balconies along the north elevation to be limited to depth of 6 feet in lieu of the previously approved 15 inches; and 8) a reduction in the number of guest parking spaces to 6 in lieu of the previously approved 9 guest parking spaces.

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

Therefore, as conditioned, the proposed tract 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 subject site abuts an alley to the north, across which properties are developed with single-family homes and zoned R1. The adjoining property to the south is the Westfield Mall in the C2-1VL-O Zone. Adjoining property to directly to the west is developed with a commercial use in the [Q]C2-1VL-O Zone. The adjoining property directly to the east is improved with multi-family units in the [Q]C2-1VL-O Zone. Santa Monica Boulevard is currently undergoing street widening and improvements.

The project is proposing to provide 44 on-site parking spaces, including 2 covered residential parking spaces per unit and 6 guest parking spaces. In addition, the project will provide 19 long term bicycle parking spaces and 2 short term bicycle parking spaces.

The project is located in the West Los Angeles Transportation Improvement and Mitigation Plan. Per Condition 14 of Tract Map 63567, the applicant shall comply with the Specific Plan requirements.

As designed, conditioned, and with approval of Case No. ZA 2013-3574(ZV), the proposed project will be consistent with the applicable General Plan requirements.

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

The site consists approximately .216 net acres (9, 419.36 net square feet after required dedication) and is presently zoned (T)(Q)RAS4. The proposed development of 19 residential condominiums is allowable under the current adopted zone and the land use designation. As designed, conditioned, and with approval of Case No. ZA 2013-3574(ZV), the proposed project is physically suitable for the proposed density of development.

All other conditions and findings of Vesting Tentative Tract No. 63567 shall remain as originally written.

Michael LoGrande  
Advisory Agency



JAE H. KIM  
Deputy Advisory Agency

JHK:TI:VS:jjq

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the 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., 4<sup>th</sup> 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

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

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review. If you have any questions, please call Subdivision staff at (213) 473-9984.

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INFORMATION

www.planning.lacity.org

*asking for  
more units no  
additional BOE  
report!  
(A)  
12/9/13*

**Filing Notification and Distribution**

|  |  |
|--|--|
| <p><b>ADDRESS:</b> 10269 W. Santa Monica Boulevard</p> <p><b>COMMUNITY:</b> Westwood</p> <p style="text-align: center;"><b>MODIFICATION<br/>EXPEDITED PROCESSING<br/>SECTION</b></p>   | <p><b>DATE OF FILING AND MAP STAMP<br/>DATE:</b> 11/7/2013</p> <p><b>TT MAP NO:</b> 63567-M1</p> <p><b>DEEMED COMPLETE AND DISTRIBUTION<br/>DATE:</b> 12/4/2013</p> <p>Hillside: ( ) Yes (X) No</p>  |
| <p>(X) COUNCIL DISTRICT NO: 5</p> <p>(X) Neighborhood Planning (Check Office below)</p> <p style="padding-left: 20px;">( ) Valley</p> <p style="padding-left: 20px;">(X) West Los Angeles</p> <p style="padding-left: 20px;">( ) Harbor</p> <p style="padding-left: 20px;">( ) Metro E/S</p> <p>Department of Public Works</p> <p style="padding-left: 20px;">(X) Bureau of Engineering</p> <p style="padding-left: 20px;">(X) Bureau of Sanitation</p> <p>Department of Building and Safety</p> <p style="padding-left: 20px;">(X) Grading Engineer</p> <p style="padding-left: 20px;">(X) Zoning Engineer</p> <p>(X) Department of Transportation</p> <p>Department of Water and Power</p> <p style="padding-left: 20px;">( ) Underground Design</p> <p style="padding-left: 20px;">(X) Real Estate</p> <p style="padding-left: 20px;">(X) Water System</p> <p style="padding-left: 20px;">(X) Fire Department (mark "Fire")</p> | <p>( ) Community Plan Revision</p> <p>(X) Department of Recreation and Parks</p> <p>(X) Department of Telecommunications</p> <p>(X) Bureau of Street Lighting (No. P.S.)</p> <p>( ) Community Redevelopment Agency<br/>(See Counter Map) (No. P.S.)</p> <p>( ) Animal Regulation (Hillside)</p> <p>(X) Housing Department</p> <p>(X) Board of Education (No P.S.)</p> <p>(X) Los Angeles County Health Department<br/>(No P.S.)</p> <p>( ) City of Beverly Hills<br/>(See Counter Map) (No P.S.)</p> <p>( ) Dan O'Connell (if Mulholland Scenic Corridor)</p> <p>(X) Imaging Services</p> <p>(X) GIS - c/o Fae Tsukamoto</p> <p>(X) Westwood Neighborhood Council</p> <p>N.C. please respond with comments within 90 days<br/>from "deemed complete and distribution date"<br/>(LISTED ABOVE).</p> |

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 distribution, we will assume that you have no report to make.

Michael J. LoGrande  
Director of Planning

*asking for*

Jae Kim  
Deputy Advisory Agency

CP-6300 (1/21/09)

**EXPEDITED PROCESSING CASE  
DUE DATE 1/12/2014**

Please forward reports to the following e-mail addresses:  
planning.expedited@lacity.org

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4

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# CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

## DEPARTMENT OF CITY PLANNING

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

### CITY PLANNING COMMISSION

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ANDRES F. IRLANDO  
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Decision Date: February 17, 2006

Appeal Period Ends: February 27, 2006

Century City View, LLC (A/O)  
10301 Santa Monica Blvd.  
Los Angeles, CA 90024

Behnam Rafalian (A/O)  
5965 W. Washington Blvd.  
Culver City, CA 90232

Reynaldo T. De Rama (E)  
Tala Associates  
3280 Motor Avenue, Suite 225  
Los Angeles, CA 90034

### Tentative Tract Map No. 63567

Related Case: APCW-2005-7078-ZC

Project Address: 10269 Santa Monica Blvd.

Council District: 5

Existing Zone: [Q]C2-1-VL-O

Community Plan: Westwood

ENV No.: ENV-2005-7032-MND

Fish and Game: EXEMPT

## Department of Building and Safety

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Tentative Tract No. 63467 composed of 1 lot located at 10269 Santa Monica Boulevard for a maximum **16 residential condominium units and 1 commercial condominium unit** as shown on map stamp-dated October 4, 2005 in the Westwood Community Plan. This unit density is based on the C2 Zone and the approval of Case No. APCW-2005-7078-ZC. (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) 978-1383. 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.



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

1. 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**

2. 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. Obtain permits for the demolition or removal of all existing structures on the site. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. Provide a copy of Case No. APCW-2005-7078-ZC. Show compliance with all the conditions/requirements of the APC case as applicable.
  - c. Show all street/alley dedication(s) as required by Bureau of Engineering. "Area" requirements shall be re-checked as per net lot area after street/alley dedication.

**DEPARTMENT OF TRANSPORTATION**

3. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
  - b. Driveways shall be provided from alley.
  - c. This project is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045.

**FIRE DEPARTMENT**

4. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

- a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
- b. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- c. 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. Exception: Dwelling unit travel distance shall be computed to front door of unit.
- d. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- e. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

**DEPARTMENT OF WATER AND POWER**

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

**BUREAU OF STREET LIGHTING**

6. 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).)

**BUREAU OF SANITATION**

7. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

**INFORMATION TECHNOLOGY AGENCY**

8. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 120 S. San Pedro Street, Room 600, Los Angeles, CA 90012, (213) 485-7969.

**DEPARTMENT OF RECREATION AND PARKS**

9. That the Quimby fee be based on the C2 Zone or the proposed RAS4 Zone.

**STREET TREE DIVISION AND THE DEPARTMENT OF CITY PLANNING**

10. Removal and/or replacement 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. Tree replacement shall be to the satisfaction of the Street Tree Division of the Bureau of Street Services.

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

11. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - a. Limit the proposed development to a maximum of 16 residential condominium units and 1 commercial condominium unit (3,100 square feet).
  - b. Provide a minimum of 2 covered off-street parking spaces per residential unit, plus ½ guest parking space per unit. Commercial parking spaces shall comply with LAMC Section 12.21.4 (c).

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 (200 No. Spring Street, Room 750).

- c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. (MM)
  - d. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
  - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - f. That the subdivider 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. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
  - h. Trash area shall be enclosed and located in the subterranean garage.
  - i. The applicant shall install a minimum of 24-inch box trees in planters every ten feet, center on center, in the rear yard setback area.
12. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. APCW-2005-7078-ZC shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. APCW-2005-7078-ZC is not approved, the subdivider shall submit a tract modification.
13. That the subdivider shall record and execute a Covenant and Agreement to comply with [Q] Condition(s) per Ordinance No. 163,191, unless Case No. APCW-2005-7078-ZC has been approved and adopted.
14. That the subdivider shall record and execute a Covenant and Agreement to comply with the West Los Angeles Transportation Improvement and Mitigation **Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

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

15. 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). 16 and 17 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.

16. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- MM-1 a. Grading shall be kept to a minimum.
- b. The project shall comply with the City's Hillside Development Guidelines.
- MM-2 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
- MM-3 a. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- b. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91,8104.15.
- MM-4 a. On-site signs shall be limited to the maximum allowable under the Code.
- b. Multiple temporary signs in the store windows and along the building walls are not permitted.
- MM-5 a. Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
- MM-6 The exterior of the proposed building for retail uses shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.
- MM-7 a. All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised

foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.

- b. All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.

MM-8 Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations.

- MM-9
- a. 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.
  - b. Post development peak stormwater runoff discharge 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.
  - c. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
  - d. Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
  - e. Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.
  - f. 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.

- g. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- h. Legibility of stencils and signs must be maintained.
- i. 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.
- j. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- k. 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.
- l. In addition to the following provisions, applicant must meet the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board. including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- m. Protect slopes and channels and reduce run-off velocities by complying with Chapter IX, Division 70 of the Los Angeles Municipal Code and utilizing vegetation (grass, shrubs, vines, ground covers, and trees) to provide long-term stabilization of soil.
- n. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.
- o. Reduce and recycle wastes, including oil and grease.

MM-10 The interior ramps shall be textured to prevent tire squeal at turning areas.

MM-11 a. All exterior windows having a line of sight to Santa Monica Boulevard (noise source) shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto.

- b. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

MM-12 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant; and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

MM-13 The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213) 485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

MM-14 The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

MM-15 Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

17. **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 tract map number. YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
  - Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
  - If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.
- CM-2
- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - b. The 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. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
  - e. 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.
  - f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-3
- a. 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.
  - b. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

- c. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
  - d. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
  - e. 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.
- CM-4
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
  - b. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
  - c. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-5
- a. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
  - b. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
  - c. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
  - d. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

- e. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- f. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

#### DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
- 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
  - 2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. That prior to recordation of the final map, the subdivider shall record an "Agreement for Development of Units for Lease or Sale ("15% Ordinance")" covenant, to benefit the Housing Authority, for certification of the development in accordance with Section 12.39A. Arrangements shall be made with the Department of Building and Safety, Zoning Section - Subdivisions (213.482.0000) to approve the covenant format, prior to recording the covenant.
- C-3. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-4. 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 tract 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:

- a. 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.
  - b. 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.)
  - c. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
  - d. 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.
- C-5. 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 tract 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 tract 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.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will 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.

#### **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 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:
  - i. Improve the alley adjoining the subdivision by the reconstruction of the existing 20-foot wide alley with pavement with a 2-foot wide concrete longitudinal gutter all satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

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.

**FINDINGS OF FACT (CEQA)**

The Planning Staff issued Mitigated Negative Declaration ENV-2005-7032-MND on January, 26, 2006. The Committee found that potential negative impact could occur from the projects's implementation due to:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics             | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input checked="" type="checkbox"/> Recreation      |
-

- Air Quality  
 Biological Resources  
 Cultural Resources  
 Geology/Soils
- Land Use/Planning  
 Mineral Resources  
 Noise  
 Population/Housing
- Transportation/Traffic  
 Utilities/Service Systems  
 Mandatory Findings of Significance

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2005-7032-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 less than significant level through implementation of Condition **No(s). 16 and 17** 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, Stormwater 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, air, water, and risk of upset are concerned. However, measures are required as part of this approval which will mitigate the above mentioned impacts to a less than significant level. Furthermore, the project site, as well as the surrounding area is presently developed with 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. 15.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

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

In connection with the approval of Tentative Tract No. 63567, 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 WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Westwood Community Plan designates the subject property for General Commercial land use with the corresponding zone(s) of C1.5, C2, C4, RAS3 and RAS4. The property contains approximately 0.22 net acres (9,419 net square feet after required dedication) and is presently zoned [Q]C2-1VL-O. The proposed development of 16 residential units and 3,100 SF of commercial space is allowable under the current adopted zone and the land use designation.

The proposed mixed-used development is appropriate and compatible with the surrounding uses as it functions as a transitional area and a buffer between the Westfield Century City Shopping Center across a major thoroughfare, Santa Monica Boulevard, to the south and single-family homes across the alley to the north. It would also link the various, older commercial uses lining the north side of the Boulevard, particularly between the retail use to the west and the multi-leveled apartment building to the east.

In addition, the General Plan Framework and the Land Use Diagram identifies portions of the Santa Monica Boulevard in the Westwood Community Plan area as a Mixed-Use Boulevard. Furthermore, the existing [Q] Condition for the subject property limits the uses permitted in the C4 Zone, with which the proposed RAS4 zone change is consistent. The proposed, concurrent zone change promotes the mixed-use nature of the project and is ideal along a major thoroughfare.

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

The design and improvement of the proposed subdivision for a mixed-use building is consistent with the Westwood Community Plan. As mentioned above, a mixed-used development is appropriate for the subject location as it functions as a transitional area between the Westfield Century City Shopping Center across Santa Monica Boulevard to the south and single-family homes across the alley to the north.

The subject site is currently developed with an older motel that is underutilized. The applicant proposes a development with 16 residential units with 3,100 SF of ground floor commercial use. The General Plan Framework and the Land Use Diagram identifies portions of the Santa Monica Boulevard in the Westwood Community Plan area as a Mixed-Use Boulevard. It encourages mixed-use projects with ground floor commercial uses and residential units above in a typically vertical pattern. The intent is to provide housing in proximity to jobs and services, to reduce vehicular trips, congestion and air pollution, to provide for rental housing, and to stimulate pedestrian-oriented areas. Mixed use development may also provide community facilities such as libraries, meeting rooms, post offices, senior centers, or day care facilities for children.

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

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The subject site abuts an alley way to the north, across which properties are developed with single-family homes and zoned R1. Properties to the east is developed with a multi-family building and to the west a retail use, both of which are zoned C2. To the south, properties are developed with the Westfield Century City Shopping Center and zoned C2. Santa Monica Boulevard is currently undergoing street widening and improvements.

As mentioned above, a mixed-used development is appropriate and compatible with the surrounding uses as it functions as a transitional area and a buffer between the Westfield Century City Shopping Center to the south and the single-family homes across the alley to the north. It would also link the various, older commercial uses lining the north side of the Boulevard, particularly between the retail use to the west and the multi-leveled apartment building to the east.

The project also includes adequate parking for the commercial and residential components of the proposed development thereby keeping cars off of neighborhood streets. The project is providing a total of 40 on-site parking spaces for the residential condominium units, which complies with the Advisory Agency's parking requirements of 2 parking spaces per unit plus 1/2 guest space per unit. The project is also proposed for 12 parking spaces for the 3,100 square feet of retail spaces, which is required to meet the current zoning regulations.

Therefore, 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 physically suitable for the proposed density of development as it consists of 0.22 net acres (9,419 net square feet after required dedication) in the [Q]C2-1VL-O Zone and designated General Commercial land use. The proposed development of 16 residential units and 3,100 SF of commercial space is allowable under the current adopted zone and the land use designation. The site is currently developed with an older, underutilized motel.

The applicant plans to demolish the existing motel and construct the proposed mixed-use building. As such, the applicant is concurrently requesting to change the

Zone from [Q]C2-1VL-O (Commercial Zone) to RAS4-1VL-O (Residential Accessory Services Zone) under Case No. APCW-2005-7078-ZC.

The Department of Building and Safety, Grading Division, has tentatively approved the tract map without conditions, relative to Division 70 of the Building Code.

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

- (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 design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage as the proposed project, as conditioned, will enhance the existing, underutilized state of the motel use into a more pedestrian-friendly mixed-used development that will include much-needed for-sale housing. Planning Staff issued Mitigated Negative Declaration ENV-2005-7032-MND on January, 26, 2006, and mitigation measures have been incorporated as part of this determination to reduce the environmental damage to a less than significant level.

The Initial Study prepared for the project identifies potential adverse impacts on fish or wildlife resources as far as earth, air, water, and risk of upset are concerned. However, measures are required as part of this approval which will mitigate the above mentioned impacts to a less than significant level. Furthermore, the project site, as well as the surrounding area is presently developed with 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 has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

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

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)
  - 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. 63567.

Mark Winogrand  
Advisory Agency



MICHAEL LOGRANDE  
Deputy Advisory Agency

MW/ML:JHK:jjq

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the 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., 4<sup>th</sup> 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

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

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 90<sup>th</sup> day following the date on which the City's decision becomes final.

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