

**DEPARTMENT OF
CITY PLANNING**

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**CITY OF LOS ANGELES
CALIFORNIA**



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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

August 19, 2025

Applicant / Owner

Alon Zakoot
701 Cali, LLC
17200 Ventura Blvd.
Encino, CA 91316

RE: AA-2018-2001-PMLA-SL
Address: 701 & 701 ½ Vernon
Ave. Community Plan: Venice
Council District: 11 - Park
Zone: RD1 .5-1
CEQA: ENV-2018-1990-CE

EXTENSION OF TIME

On February 16, 2021 the Deputy Advisory Agency conditionally approved Parcel Map No. AA-2018-2001-PMLA-SL, located at 701 and 701 ½ East Vernon Avenue, for a maximum of two small lots (pursuant to the LAMC Section 12.22 C.27), as shown on revised map stamp-dated September 17, 2020, in the Venice Community Plan.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final AA-2018-2001-PMLA-.

In accordance with the provisions of Assembly Bill No. 2729, Section 65914.4.(a), Chapter 737 of the Government Code, a local agency is authorized to grant an 18-month extension for the recording of the final Parcel Map No. AA-2018-2001-PMLA-SL.

Therefore, the new expiration date for the subject map AA-2018-2001-PMLA August 16, 2031.

VINCENT P. BERTONI, AICP
Director of Planning

Nelson Rodriguez
Deputy Advisory Agency
VPB: NR:AV

cc: Traci Park

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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: February 16, 2021

Applicant/ Owner

Alon Zakoot
701 Cali, LLC
17200 Ventura Blvd.
Encino, CA, 91316

Representative

Stacey Van Dyke
Alliance Team Reality, Inc.
17200 Ventura Blvd. #305
Encino, CA, 91316

Case No. AA-2018-2001-PMLA-SL

Related Case: DIR-2018-2002-CDP-MEL
ADM-2019-1061-SLD

CEQA: ENV-2018-1990-CE

Location: 701& 701 ½ Vernon Avenue

Council District: 11 – Bonin

Community Plan Area: Venice Community Plan

Zoning: R1.5-1

Land Use Designation: Low Medium II Residential

Legal Description: Lot 49, Arb None, M B 21-123
Tract TR 1694

Last Day to File an Appeal: March 3, 2021

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the proposed project is Categorically Exempt, and issues ENV-2018-1990-CE as the environmental clearance, and approves Parcel Map No. AA-2018-2001-PMLA-SL, located at 701 and 701 ½ East Vernon Avenue, for a maximum of **two small lots**, (pursuant to the LAMC Section 12.22 C,27), as shown on revised map stamp-dated September 17, 2020, in the Venice Community Plan. This unit density is based on the RD1.5-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.

1. That a 5-foot wide strip of land be dedicated along Vernon Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way in accordance with **Local Street** Standards of the LA Mobility Plan. In addition, a 15-foot radius property line return be dedicated at intersection with 7th Avenue adjoining the subdivision.
2. That a 3.25-foot wide strip of land be dedicated along the alley adjoining the subdivision to complete a 10-foot wide half alley right-of-way.
3. That if this parcel map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
4. That if this parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. "185462" satisfactory to the City Engineer.
5. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
6. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the West Los Angeles Engineering District Office.
7. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
8. That the subdivider make a request to the West Los Angeles District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
9. That all pedestrian common access easements be shown on the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

10. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated March 28, 2018, Log No. 101339-01 and attached to the case file.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

11. 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. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Provide a copy of City Planning cases DIR-2018-2002-CDP-MEL. Show compliance with all the conditions/requirements of the above case as applicable.
- c. 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, side and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
- d. Setbacks are to measured perpendicular to the property line. Verify that 5 ft. side yard setback along 7th Avenue is to be measured perpendicular to the property line.
- e. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

DEPARTMENT OF TRANSPORTATION

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

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

13. 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. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

- d. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- f. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- g. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

- 15. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

- 16. Clean Water North Collection Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated August 12, 2019. 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

- 17. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated

response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.

18. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

19. 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. Per the Director of Planning's Interpretation of Small Lot Subdivisions within the Venice Coastal Zone Specific Plan, the existing lot may be subdivided into two small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2018-2001-PMLA-SL shall not be issued until after the final map has been recorded.
 - c. That the subdivider shall comply with the **Venice Coastal Zone Specific Plan** prior to the issuance of a building or grading permit. The subdivider shall obtain a Venice Sign Off (VSO) for each newly subdivided small lot, to be issued by a Venice Project Planner at the time of plan check.
 - d. Provide a minimum of 2 off-street parking spaces per dwelling unit.

In addition to the above, provide a minimum of ¼ guest parking spaces per dwelling. 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.

- e. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor

deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27:

- i. Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front	Rear	Side	Side
A	15'-0" (Vernon Avenue)	0'-2"	5'-0" (N)	5'-0" (S)
B	5'-0" (7th Avenue)	5'-0"	0'-2" (S)	5'-0" (W)

- d. 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.
- 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. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting

a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

- 20. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the

agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.

21. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
22. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. DIR-2018-2002-CDP-MEL shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. DIR-2018-2002-CDP-MEL is not approved, the subdivider shall submit a Parcel Map modification.

DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS

- SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
 - a. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center 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.
 - b. 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.
- SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Desirable trees are those 8 inches or greater in diameter.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys and easements shall

be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights; one (1) on 7th Avenue and one (1) on Vernon Avenue.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (1) Improve Vernon Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - a. An integral concrete curb and gutter, and a 5-foot wide concrete sidewalk and landscaping of the remainder sidewalk areas.
 - b. Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway and variable half roadway width at the intersection.
 - c. Any necessary removal and reconstruction of existing improvements.
 - d. The necessary transitions to join the existing improvements.
- (2) Improve 7th Avenue adjoining the subdivision by the removal of the existing sidewalk and curb and gutter; and construction of a new 5-foot wide concrete sidewalk and landscaping of the remainder sidewalk areas; and a new integral concrete curb and gutter at the same location; including any necessary removal and reconstruction of existing improvements.
- (3) Improve alley being dedicated and adjoining the subdivision by the construction of a suitable surfacing to complete a new full-width V-Section concrete alley and the alley intersection with 7th Avenue; together with any necessary removal and reconstruction of existing improvements.
- (4) Improve all newly dedicated corner cuts with concrete sidewalks and reconstruction of the existing curb ramps.
- (5) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map 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 17.05-N of the Los Angeles Municipal Code (LAMC).

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

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

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

DETERMINED, based on the whole of the administrative record, the proposed project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301 (Class 1), 15303 (Class 3), 15315 (Class 15), and 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2018-2001-PMLA-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The subject property is located in the Oakwood Subarea of the Venice Coastal Zone Specific Plan Area.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The subject property is located in the Venice Community Plan Area, which designates the subject property with a Low Medium II Residential land use designation. The land use designation lists the RD1.5, RD2, RW2, and RZ2.5 Zones as the correspondence zones. The subject property is zoned RD1.5, which is consistent with the land use designation.

The subject property has approximately 6,312 square feet of lot area, to be reduced to 5,935 square feet after dedications. The Venice Coastal Zone Specific Plan allows a maximum density of two dwelling units per lot (one unit per 1,500 square feet of lot area). As shown on the parcel map, the project proposes to subdivide the subject property into two small lots, pursuant to LAMC Section 12.22 C,27, which is consistent with the density permitted by the zone. Parcel A will have a lot area of 2,873 square feet and Parcel B will have a lot area of 3,052 square feet, which meet the minimum lot area requirement of 1,500 square feet.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain

information regarding the boundaries of the subject property, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the parcel map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C,27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C,27 and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and “improvements” refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the subject property. As the subject property is zoned RD1.5-1 and located in the Venice Coastal Zone Specific Plan Area, the Specific Plan permits a maximum of two dwelling units on the resulting 5,935 square-foot lot. As the map is proposed for a two-lot small lot subdivision, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-ways for vehicular access.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Vernon Avenue, 7th Avenue, and the adjoining alley, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting has recommended the relocation and upgrade of street lights; one on Vernon Avenue and one on 7th Avenue. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The subject property is 6,312 square feet in lot area, to be reduced to 5,935 square feet after accounting for street dedications. The proposed subdivision will create two new small lots with lot areas of 2,873 (Parcel A) and 3,052 square feet (Parcel B). The subject property is developed with a single-family dwelling to be demolished. The project proposes a single-family dwelling on each newly created lot.

The subject property is located within 4.19 kilometers (2.60 miles) from the Santa Monica Fault, but is not located in the Alquist-Priolo Fault Zone. The subject property is not located in a designated Hillside Area or BOE Special Grading Area. The subject property is not located in a Very High Fire Hazard Severity Zone, Flood Zone, Landslide Area, Methane or Tsunami Inundation Zone. The subject property is located in a Liquefaction Zone and will be required to comply with all applicable regulations as it pertains to development in those areas. Prior to the issuance of any permits, the proposed project will be required to be reviewed and approved by the Department of Building and Safety and Fire Department. The subject property is not identified as having hazardous waste or past remediation. The subject property is within Flood Zone Type X, which denotes areas outside of a Flood Zone. The subject property is 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). The proposed project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance 172,081).

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division, prior to the recordation of the map and issuance of any permits. The subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval Letter dated March 28, 2018, Log No. 101339-01, and attached to the case file for Parcel Map No. AA-2018-2001-PMLA-SL. Therefore, the subject property will be physically suitable for the proposed type of development.

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

The proposed density of two single-family dwellings over two lots is consistent with the density of the development in the immediate area. The properties surrounding the subject property have land use designations of Low Medium II Residential and are zoned RD1.5-1. The property to the north across the alley is developed with three single-family dwellings. The property to the south across Vernon Avenue is developed with two single-family dwellings. The property to the west across 7th Avenue is developed with a single-family dwelling. The property to the east is developed with a triplex.

The project proposes to construct two small lot homes; each will be two stories with a maximum height of 30 feet. As proposed, the density and height is consistent with the zone and land use designation, which permits a maximum of two dwelling units and height of 30 feet. The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division, prior to the recordation of the map and issuance of any permits. The subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval Letter dated March 28, 2018, Log No. 101339-01, and attached to the case file for Parcel Map No. AA-2018-2001-PMLA-SL. Additionally, prior to the issuance of a demolition, grading, or building permit, the proposed project will be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed parcel map is physically suitable for the proposed density of the development.

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

The subject property is currently developed with a single-family dwelling. The surrounding area is presently developed with structures. Neither the subject property nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the proposed project and the design of the proposed subdivision and improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

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

The proposed 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 OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the subject property has a minimum of 20 feet of frontage along Vernon Avenue and 7th Avenue, which are public streets. The subject property consists of a parcel identified as Lot No. 49 of Tract 1694 and is identified by the Assessor Parcel Map No. 4240-016-076. While the proposed project will provide a private easement for common/vehicular access purposes within the subdivision, there are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map.

Therefore, 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 the property within the proposed subdivision.

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

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

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

The topography of the subject property has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the subject property in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2018-2001-PMLA-SL.

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

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

Note: The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the Central Area Planning Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 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 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Service Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2901

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

Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP
Advisory Agency



Juliet Oh
Deputy Advisory Agency
JO:KT:SK

PRELIMINARY PARCEL MAP NO AA-2018-2001-PMLA-SL
FOR SMALL LOT SUBDIVISION PURPOSES

701 VERNON AVENUE & 702 SUNSET CT, VENICE, CA 90291

REVISED
MAP

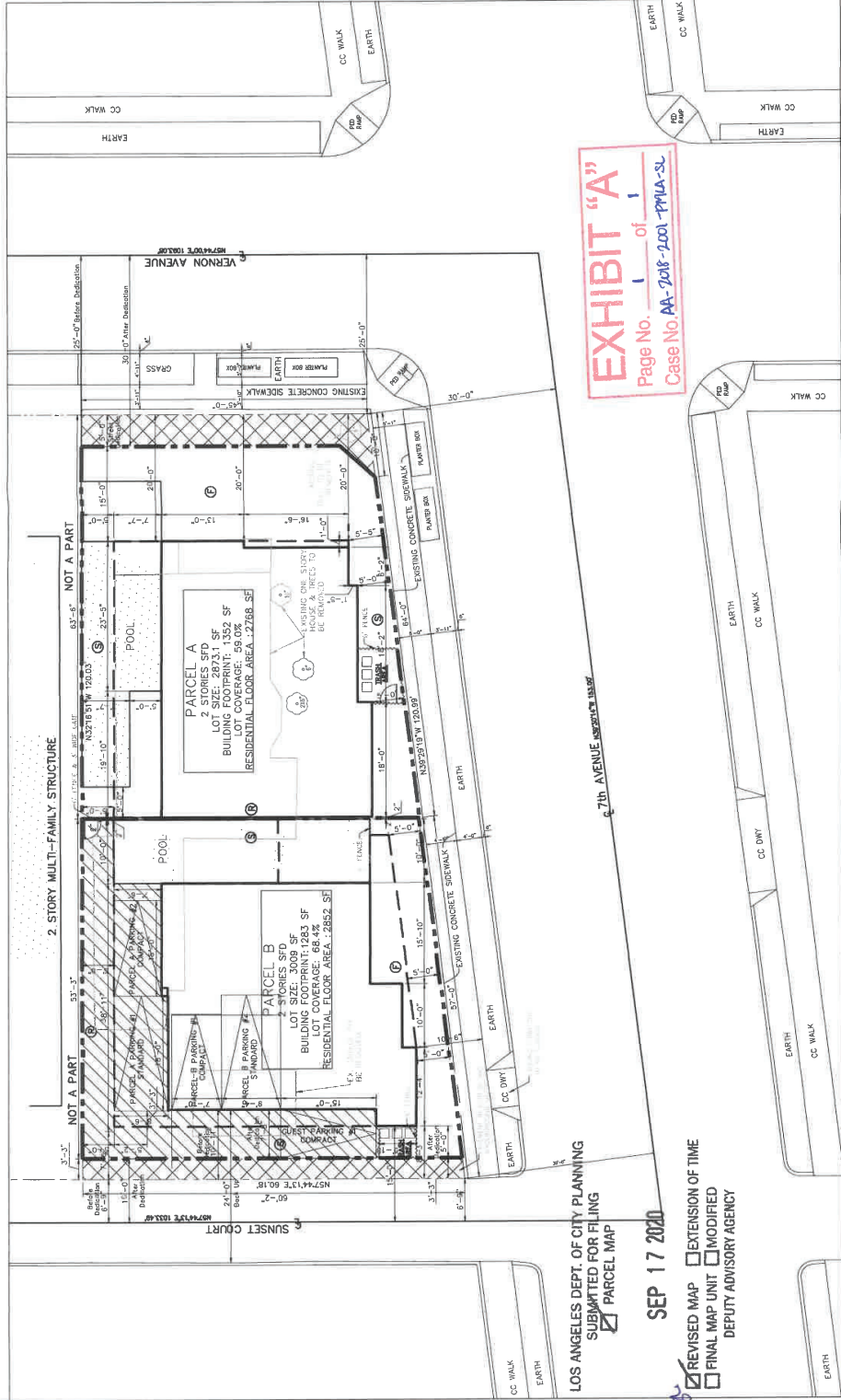


EXHIBIT "A"
Page No. 1 of 1
Case No. AA-2018-2001-PMLA-SL

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
[X] PARCEL MAP

SEP 17 2020

[X] REVISED MAP [] EXTENSION OF TIME
[] FINAL MAP UNIT [] MODIFIED
DEPUTY ADVISORY AGENCY

EXISTING SITE:

ADDRESS: 701 E VERNON AVE. & 701 1/2 E VERNON AVE.
VANCE 90291
ASSESSORS PARCEL NO.: 4240-016-076
BRIEF LEGAL DESCRIPTION: LOT 49 OF TRACT NO. 1684, M.B. 21/123
LAND AREA: 6,312.50 SQ. FT. (0.144 ACRES)
EASEMENT NOTE: THERE IS AN EASEMENT TO THE PROVIDED PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 00178434-894-VNO-SI, DATED 9/28/17.
EXISTING ZONING: RD1.5-1
PROPOSED ZONING: LOW MEDIUM II RESIDENTIAL
LAND USE DESIGNATION:

CONCURRENT CASE:

DR-2019-2002-CDP-MEL

NOTES:

- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1 ZONE, PURSUANT TO SMALL LOT ORDINANCE NO. 185,462
- PROPERTY LOCATED WITHIN THE OAKWOOD SUBAREA OF THE VENICE SPECIFIC PLAN.
- GROSS LOT AREA = 6312 SF. NET LOT AREA = 5935 SF
- EXISTING LOT AREA = 6312 SF. NET LOT AREA = 5935 SF
- PARKING SPACES: 5 (2 PER DWELLING UNIT + 1 GUEST)
- PROJECT INCLUDES DEMOLITION OF THE EXISTING SINGLE FAMILY DWELLING AND GARAGE AND CONSTRUCTION OF 2 NEW SINGLE-FAMILY HOMES.
- PROPERTY IS IN LIQUIDATION ZONE
- PROPERTY IS WITHIN THE VENICE COASTAL ZONE SP
- MAX HEIGHTS OF BUILDINGS SHALL BE DETERMINED FROM THE CENTERLINE OF STREET. ANY HEIGHT OF BUILDING EXCEEDING 25 FT. SHALL BE STEPPED BACK AT LEAST 1 FT FOR EVERY 1 FT INCREASE FROM THE REQUIRED FRONT YARD (FRONT LOT LINE).
- THERE IS NO EASEMENT ON THE SUBJECT PROPERTY EXCEPT AS SHOWN.
- COMMON ACCESS EASEMENT TO BE PROVIDED FOR PARKING ACCESS AS SHOWN.

1 PARCEL MAP

FULL SIZE PLOT SCALE: 1/8" = 1'-0"
HALF SIZE PLOT SCALE: 1/16" = 1'-0"

2 VICINITY MAP



AA - 2018 - 2001

CONTACT INFO:

OWNER/BUILDER: 701 LAM LLC (818-574-0806), 17200 VENTURA BLVD, #201, ENCINO, CA 91316
DESIGNER: ALON ZAKOCT ON BEHALF OF ALLIANCE TEAM REALTY, INC. (818-574-0806) ALONZAKOCT@GMAIL.COM