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Decision Date: February 11, 2026

Appeal End Date: February 26, 2026

Applicant/ Owner

Grant Keene
AK Lofts 4 LLC
28392 Airoso Street
Rancho Mission Viejo, CA 92694

Re: AA-2025-1381-PM-CC
609 East Broadway
Venice Coastal Zone-Specific Plan

Zone : RD1.5-1

C.D. : 11

CEQA : ENV-2025-1375-CE

Legal Description: Lot 42, Block K, Ocean
Park Villa Tract

Representative

Jonathan Hakimi
Summit Development Consulting
503 North Oakhurst Drive
Beverly Hills, CA 90210

In accordance with provisions of Sections 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, pursuant to CEQA State Guidelines Article 19, Sections 15301 and 15315, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2, applies. The Advisory Agency issues ENV-2025-1375-CE as the environmental clearance and approves Parcel Map No. AA-2025-1381-PM-CC, located at 609 East Broadway, for a maximum of **two (2) residential condominium units**, as shown on a map stamp-dated March 6, 2025, 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. A copy of the first page of this grant and all conditions and/or subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building issued.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 290. Any questions regarding this report may be directed to the Bureau of Engineering - Permit Case Management Division - Land Development Group, via the Customer

Service Request system at <https://dscsr.lacity.org/> or by making an appointment using the BuildLA system at <https://appointments.lacity.org>.

1. That, along Broadway adjoining the subdivision, a 4-foot wide strip of land be dedicated to complete a 12-foot wide sidewalk boarder right-of-way dedication in accordance with Local Street Standards of the LA Mobility Plan.
2. In the event that AA-2020-773-PMLA is still valid then it shall be received and filed with the Department of City Planning prior to the recordation of the final map; or evidence shall be provided to the City Engineer showing that the parcel map AA-2020-773-PMLA has expired.
3. That any existing public easement(s) within the subdivision be delineated on the final map.
4. That the subdivider make a request to BOE Valley District to determine the capacity of existing sewers in this area.

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 Parcel 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 when 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.

5. 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

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen (213)482-0427 or helen.nguyen@lacity.org to schedule an appointment.

6. The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on March 6, 2025 by the Department of City planning. The site is designated as being in the RD1.5-1 Zone. A clearance letter will be issued stating that no Building or Zoning Code violations existing relating to the subdivision on the subject site once the following items have been satisfied:
 - a. Provide a plot plan drawn to scale that accurately dimensions all: building sizes and required yards on the site. Indicate the number of stories, permitted use and the type of construction for existing buildings on site per permit 18010-10000-03259.
 - b. Provide a copy of DIR case DIR-2025-1374-CDP-MEL-HCA. Show compliance with all the conditions/requirements of the case as applicable.
 - c. Show all street/alley dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be re-checked as per net lot area after street dedications. Maintain a minimum of 15 feet front yard and rear yard setbacks measured from the new property lines after required dedications are taken.

- d. The submitted Map does not comply with minimum lot area (5,000 SF) requirement of the RD1.5-1 Zone after the required dedications are taken. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning to allow for the lot area for the RD1.5-1 Zone to be less than 5,000 SF.

Notes:

This property is located in a Specific Plan Area: Los Angeles Coastal Transportation Corridor.

This property is located in a Specific Plan Area: Venice Coastal Zone.

This property is located in Coastal Zone: Calvo Exclusion Area and Single Permit Jurisdiction Area.

This property is located in a Methane Buffer Zone.

This property is located in a Liquefaction Zone.

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

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.

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) 482-6543. You should advise any consultant representing you of this requirement as well.*

7. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 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.
 - c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane

- d. 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.
- e. 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.
- 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. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

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) 202-2683 or rap.parkfees@lacity.org for any questions or comments, at your convenience.

- 8. 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.

- 9. 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 two (2) residential condominium units.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2025-1385-PM-CC 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.
 - 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. 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.
- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. 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.
- h. 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.

DEPARTMENT OF CITY PLANNING - STANDARD COMMERCIAL CONDOMINIUM CONVERSION CONDITIONS

- CC-1 The subdivider shall acknowledge that the City Engineer will certify the map as being correct only with respect to the areas shown on the tentative map. The City Engineer will not certify as to the accuracy or compliance with local ordinances of any division of air space, which may be shown on additional sheets of the final map. (City Engineer 201 N. Figueroa Street, 2nd Floor)
- CC-2 That a Building Inspection Report be submitted prior to recordation of the final map. Said report shall be prepared by a registered civil or structural engineer, licensed general building contractor, licensed general engineering contractor or architect. As necessary,

the inspection shall be conducted by a team of experts certified by the International Conference of Building Officials, with specialty in mechanical, electrical, plumbing and structural engineering. Said report shall show substantial compliance with applicable provisions of Chapter IX of the Los Angeles Municipal Code for existing commercial buildings, taking into account nonconforming rights. In addition, prior to inspecting the building, the subdivider or owner shall obtain from the tenants a list of defects and necessary repairs which in their opinion exist on the site and the common areas, unit or structure. CP-6711 will not be prepared unless a tenant's list of defects are submitted. The Advisory Agency has guidelines available at 201 N. Figueroa Street, 4th Floor for the preparation of Building Inspection reports.

The report shall indicate the condition and estimated remaining useful life of the roof, foundation, plumbing, electrical, heating, air conditioning, other mechanical and structural systems. Prior to recordation of the final map, any deficiencies determined by the inspection shall be corrected and satisfactory evidence shall be submitted to the Advisory Agency that said corrections have been made. A certified parking plan shall be required as a part of this condition and all spaces shall be in place prior to recordation.

OR

The Department of Building and Safety shall certify to the satisfaction of the Advisory Agency that the existing structure meets all applicable Codes to its satisfaction for the proposed commercial use.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. Bureau of Engineering Standard Conditions are listed as follows:

- (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) Those 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.

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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Broadway being dedicated and adjoining the subdivision by the removal of the existing concrete curb and sidewalk; and construction of a new integral concrete curb and gutter, and a 9-foot wide concrete sidewalk and landscaping of the parkway; including any necessary removal and reconstruction of existing improvements to join the existing improvements.
 - b. Improve the curb ramp at northeast corner of the Broadway and 6th Street intersection per the City standard.
 - c. Improve the curb ramp at northwest corner of the Broadway and 6th Street intersection per the City standard.
 - d. Improve the curb ramp at southeast corner of the Broadway and 6th Street intersection per the City standard.
 - e. Improve the alley adjoining the subdivision by the removal and reconstruction

of the existing improvements to provide a new 5-foot wide half alley, including any necessary removal and reconstruction of existing improvements to transition to the existing improvements.

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 tract 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.

CEQA: FINDINGS OF FACT

A Categorical Exemption, ENV-2025-1375-CE, has been prepared for the proposed project, consistent with the provisions of the California Environmental Quality Act. The project proposes the conversion of a two-story duplex into a two residential unit condominium structure, maintaining five (5) parking spaces on-site. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Sections 15301 (Class 1) and 15315 (Class 15).

A project qualifies for a Class 1 Categorical Exemption if it involves the division of existing multiple family residences into common-interest ownership, where no physical changes occur. The proposed project qualifies for the Class 1 Categorical Exemption because it involves the division of existing multiple family residences into common-interest ownership, where no exterior alterations are proposed

A project qualifies for a Class 15 Categorical Exemption if it involves the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject site is zoned RD1.5-1 with a Land Use Designation of Low Medium II Residential and the project consists of the conversion of two (2) dwelling units to two (2) residential condominium units. The project does not require any variances or exceptions and the project maintains all existing connections to public services

such as water, power, and sewage. The parcel was not involved in a division of a larger parcel within the previous 2 years and the site does not have an average slope greater than 20 percent, thereby qualifying for this exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

The Exceptions outlined in the State CEQA Guidelines Section 15300.2 do not apply to the project:

- b. Cumulative Impact. The project is consistent with the type of development permitted for lots zoned RD1.5-1 and Low Medium II Residential land use designation. The proposed conversion of two dwelling units will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.
- c. Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project consists of work typical in a residential neighborhood and, as such, no unusual circumstances are present or foreseeable.
- d. Scenic Highways. The project site is not located on or near a designated state scenic highway.
- e. Hazardous Waste Sites. The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. Historical Resources. The subject site and existing structure have not been identified as a historic resource or within a historic district (SurveyLA, 2015), the project is not listed on the National or California Register of Historic Places, or identified as a Historic Cultural Monument (HCM)

The proposed project is determined to be categorically exempt and therefore does not require mitigation or monitoring measures. For this reason, no alternatives of the project were evaluated, and an appropriate environmental clearance has been granted.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2025-1381-PM-CC 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 site is located within 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 project site is located within the Venice Community Plan, which designates the site with a Low Medium II Residential land use designation. The Project Site is zoned RD1.5, which is consistent with the land use designation.

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 project site, 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 tract 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. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 17.35 and is consistent with the applicable General Plan, the Venice Coastal Zone Specific Plan, and Ordinance 176,345.

(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 project site. As the project site is zoned RD1.5-1 and located within the Venice Coastal Zone Specific Plan area, the Specific Plan would permit a maximum of two dwelling units on the one lot project site. As the map is proposed for condominium conversion containing two residential units, it is consistent with the density permitted by the zone.

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, and a 4-foot wide strip of land is required to be dedicated to complete a 12-foot wide sidewalk on Broadway Street accordance with Local Street Standards of the LA Mobility Plan. In addition, the Bureau of Engineering has recommended the removal of existing sidewalk and curb, construction of a new 9-foot wide concrete sidewalk, repair and replace any broken or off-grade roadway, including any necessary removal and reconstruction of existing improvements along Broadway and

improve the alley, Brooks Court. In addition, the Bureau of Engineering has recommended the off-site improvement by the removal of the three existing curb ramps at northeast, northwest, and southeast corner of Broadway and 6th street intersection and the construction of new curb ramps per the City Standards. 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 project site consists of one lot with a total area of approximately 5,200 square feet within the Venice Community Plan and zoned RD1.5-1 with a Low Medium II Residential Land Use Designation. No division of land or lot line adjustment, or merger is proposed. The project converts a three-story, 5,972 square-foot residential building into a building containing two residential condominium units with two roof decks and a total of five parking spaces onsite.

The project site is located within 4.52 km from the Santa Monica Fault and is located within a Liquefaction area. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, or landslide zone. The site is located within a methane buffer zone and will be required to comply with all applicable regulations as it pertains to development within a methane zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is located outside of the flood zone. 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). The 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 dated March 21, 2025 and attached to the case file for Parcel No. AA-2025-1381-PM-CC. Therefore, the site 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 residential condominium units is consistent with the density of the development in the immediate area. The properties within a 500-foot radius surrounding the subject site have a land use designation of Low Medium II Residential and are zoned RD1.5-1.

The project proposes the conversion of a previously approved, three-story, 5,972 square-foot duplex to two condominium units. As proposed, the density and height are consistent with the zone and land use designation. The density is also consistent with the Venice Coastal Zone Specific Plan, which would permit a maximum of two dwelling units per lot and a 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 dated March 21, 2025, and attached to the case file for Parcel Map No. AA-2025-1381-PM-CC. Therefore, the site will be physically suitable for the proposed type of development. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would 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 project proposes the conversion of a previously approved, three-story, 5,972 square-foot residential duplex to two condominium units. The project does not result in new floor area, height, change in building footprint, density, or intensification of use. The project site and the surrounding area are currently developed with residential structures. There are no trees on the project site or within the public right-of-way adjacent to the project site. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed 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.

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandate by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. 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.

The area surrounding the property is fully developed with active uses indicating that sewers and other services are available. Additionally, an environment assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was concluded for the proposed project; the City Planning Department issued a Categorical Exemption (Case No. ENV-2025-1375-CE) that reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment and this is therefore exempt from further CEQA review. Therefore, the design

of the subdivision and the proposed improvements will not cause serious public health problems.

- (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 project site has a minimum of 20 feet of frontage along Broadway, which is a public street. The project site consists of a parcel identified as Lot No. 42 of Ocean Park Villa Tract and is identified by the Assessor Parcel Map No. 4239-012-043. 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 would 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 subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site 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 site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2025-1381-PM-CC

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).

APPEALS

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day of the appeal period in order to appeal the determination. Should the final day fall on a weekend or a legal City holiday, the time for filing an appeal will be extended to 4:30 PM (PST) on the next following working day. Appeals should be filed early to ensure that the Department of City Planning Development Services Center (DSC) staff have adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to
Online Appeal Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN-PERSON APPEAL FILINGS



QR Code to Forms for
In-Person Appeal
Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. The Department of City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

DEPARTMENT OF CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

Department of City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA
Appointment Portal for
Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination.

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

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.

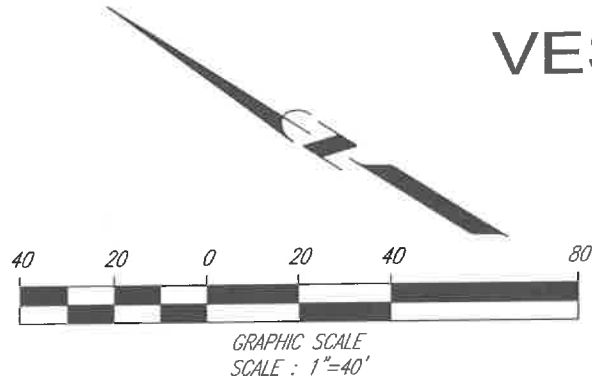
VINCENT P. BERTONI, AICP
Advisory Agency



Esther Serrato, City Planner
Deputy Advisory Agency

ES:IB:SK

J:\9632-24010\PLANNING\40 scale TPM-Broadway.dwg Feb 27, 2025 11:13 am MTAKATA



VESTING TENTATIVE PARCEL MAP NO. _____

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A PROPOSED SUBDIVISION OF LOT 42, BLOCK K, OCEAN PARK VILLA TRACT, PER MAP RECORDED IN BOOK 4, PAGE 23
OF MAPS, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, RECORDS OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 42, BLOCK "K", OF OCEAN PARK VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GENERAL NOTES:

- PROJECT ADDRESS: 609 AND 611 E BROADWAY STREET
VENICE, CA 90291
- APN: 4239-012-043
- RECORD OWNER: AK LOFTS 4, LLC
- EXISTING LOT AREA: 0.12 ACRES GROSS (5,200 SF.)
0.11 ACRES NET (4,800 SF.)
- EXISTING GENERAL PLAN LAND USE: LOW MEDIUM II RESIDENTIAL
- PROPOSED GENERAL PLAN LAND USE: LOW MEDIUM II RESIDENTIAL
- EXISTING ZONING: RD1.5-1
- PROPOSED ZONING: RD1.5-1
- DEVELOPMENT TYPE: RESIDENTIAL
- FEMA FLOOD ZONE X, AREA OR MINIMAL FLOOD HAZARD PER FIRM NO. 06037C1752.
- FRONT YARD SETBACK: 15'
REAR YARD SETBACK: 5'
SIDE YARD SETBACK: 5'
- SEWER AND WATER UTILITIES ARE EXISTING ON SITE.
- NO PROTECTED TREES ON SITE.
- STORM DRAIN EASEMENT IS APPROXIMATE.
LOCATION REFERENCED FROM EXHIBIT 1 OF INST. 2020-0586802.

PROJECT SUMMARY

CONVERT AN EXISTING 2-STORY, 2-UNIT BUILDING INTO CONDOMINIUMS.
3-STORY BUILDING MAX HEIGHT 30'.
4-PARKING SPACES IN ATTACHED GARAGES PLUS 1 GUEST PARKING.

BENCH MARK

CITY OF LOS ANGELES BENCH MARK: 16-01240
WIRE SPK. 4FT N OF N CURB SAN JUAN AVE; 21.6 FT E OF BC
RET E OF 6TH AVE AT NE CORNER
ELEV.= 13.767 (NAVD 88 2000 ADJ.)



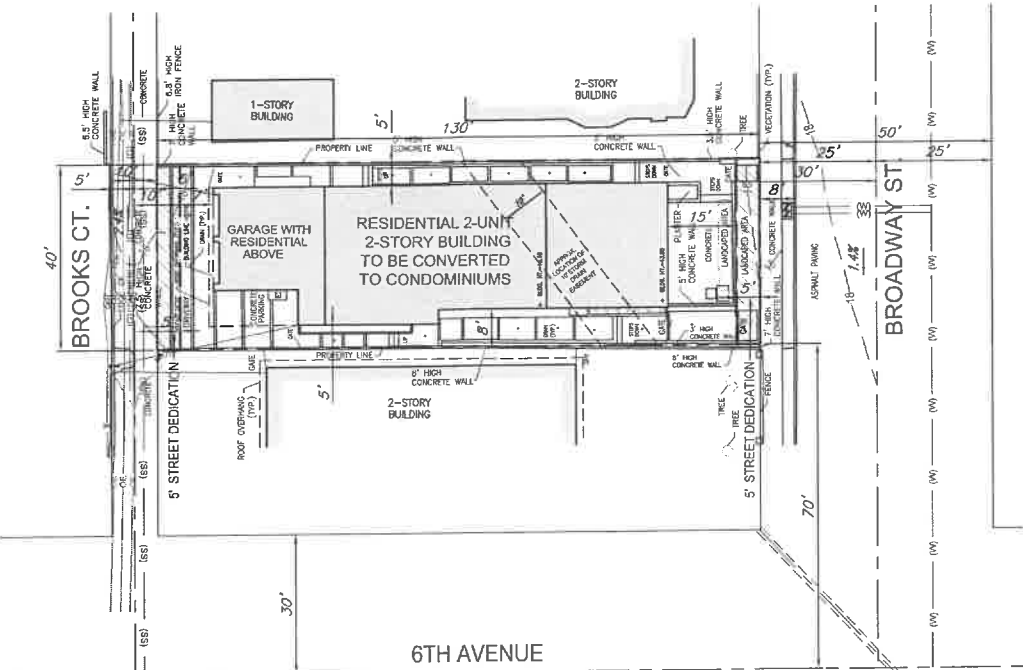
PREPARED BY:

Southland
Civil Engineering
& Survey, LLP
87 N. Raymond Ave., Ste. 300, Pasadena, CA 91103
TEL: (626) 486-2555
www.SouthlandCivil.com

Larry L. Mar 2/27/25
LARRY L. MAR R.C.E. 55069 DATE

87 N. Raymond Ave., Ste 300
Pasadena, CA 91103
Office: 626-486-2555

SCES Proj. No.
9632-24010



LEGEND

- PROPERTY LINE
- (G) EXISTING GAS LINE
- (SS) EXISTING SEWER LINE
- (W) EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- OE EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING AREA DRAIN
- EXISTING BUSH/TREE

AA-2025-1381

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ PARCEL MAP

MAR 06 2025

☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

OWNER:

AK LOFTS 4, LLC
29392 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949)677-0668

APPLICANT:

WJK DEVELOPMENT CO.
29392 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949)677-0668
GRANT KEENE

ARCHITECT:

DU ARCHITECTS
624 VENICE BOULEVARD
VENICE, CA 90291
(310) 452-8161
ROBERT THIBODEAU

ENGINEER:

SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP
87 N. RAYMOND AVE., STE. 300
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(626) 486-2555
LMAR@SOUTHLANDCIVIL.COM
TOPO/BOUNDARY SURVEY:
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4300 STINE ROAD
BAKERSFIELD, CA 93313
(661) 205-5228
AARON@NEXUS3D.COM

EXHIBIT "A"

Page No. 1 of 1
Case No. AA-2025-1381-PM-CC

VESTING TENTATIVE PARCEL MAP

CITY OF LOS ANGELES
609 AND 611 E BROADWAY STREET
VENICE, CA
APN: 4239-012-043

APPROVED:

CITY ENGINEER

DATE

DATE: 2/27/25

SHEET 1 OF 1