

Planning Commission Report

Planning Commission Meeting: January 15, 2020		Agenda Item: 8-B
To:	Planning Commission	
From:	Jing Yeo, City Planning Division Manager	
Permit:	19ENT-0267: Vesting Tentative Tract Map No. 82563	
Address:	1432 17 th Street	
Applicant:	Victoria SK Holdings, LLC	
Subject	The applicant is requesting approval of a Vesting Tentative Tract Map to create six residential condominium airspace parcels on a single land parcel as part of a new two-story multi-unit development with subterranean parking located at 1432 17 th Street.	

Zoning District	R2 (Low Density Residential)
Land Use Element Designation	Low Density Housing
Parcel Area (SF)/Dimensions	7,500 SF / 50' W x 150' D
Existing On-Site Improvements	Single-Family Residence (1959)
Rent Control Status	Exempt; Single-Family Residence
Adjacent Zoning Districts & Land Uses	North: R2, Chabad Santa Monica South: R2, Single-Unit Residential East: R2, Multi-Unit Residential West: R3, Multi-Unit Residential
Historic Resources Inventory	Not listed on the HRI

Site Location Map:



Recommended Action	1. Approve 19ENT-0267: Vesting Tentative Tract Map No. 82563
	2. Approve Statement of Official Action

Executive Summary

The applicant requests approval of an airspace subdivision at the subject property for the purpose of constructing a new two-story, six-unit residential condominium project above a subterranean parking garage. Pursuant to Santa Monica Municipal Code Section 9.54.070(B), the Planning Commission is the responsible authority to approve, conditionally approve, or deny tentative subdivision map applications.

Subdivision Information

Tract Map Number: Vesting Tentative Tract Map No. 82563
 Subdivider/Applicant: Victoria SK Holdings, LLC
 Number of Units: Six (Five-Market Rate; One Moderate-Income Affordable Unit)
 City Engineer Preliminary Approval Date: November 7, 2019
 Required Off-Site Improvements: See conditions of approval.
 Covenants, Conditions and Restrictions (CC&Rs): The CC&Rs will be reviewed and approved as to form by the City Attorney consistent with SMMC Section 9.54.010(F) and prior to approval of the final map.
 Fee Estimates: Parks and Recreation Development Impact Fee (\$7,493.22/unit x 6 units). Total tax = \$44,959.32.
 Condominium Facilities Tax (\$1,000/unit x 6 units). Total tax = \$6,000.00
 Affordable Housing Production Program. One affordable unit to be provided onsite. See conditions of approval.
 Child Care Linkage Fee (\$156.54/unit x 6 units). Total tax = \$939.24. See conditions of approval
 Cultural Arts Requirement. See conditions of approval
 Transportation Impact Fee in Area 3 (\$3,045.60/unit x 6 units). Total Tax = \$18,273.60. See Conditions of Approval
 Transportation Demand Management Fee. N/A for a 6-unit project. Applicable for projects with 16 or more residential units. See Conditions of Approval

Project Analysis

The proposed six (6)-unit condominium project is subject to the regulations and standards as set forth in Article 9 of the Municipal Code. Staff has completed a preliminary review of the proposed six-unit condominium project for compliance with the Low Density Residential (R2) district development standards and finds that the applicant's proposal appears to generally conform to the applicable zoning and design standards. However, this review is only intended to identify aspects of the plans that could result in significant changes to the project's design. A complete code-compliance review will occur when the application is submitted for plan check. It is the applicant's responsibility to ensure that the plans comply fully with all applicable provisions of the Municipal Code. The project is subject to review by the Architectural Review Board.

The proposed subdivision is consistent with the City's General Plan in that a six (6) unit condominium subdivision is proposed in an area where low density residential uses are encouraged, and the proposed density of development meets the limitations established for this land use district, including State incentives for density bonuses. The proposed design of the units will also meet the intent of the General Plan by not exceeding two (2) stories or 30 feet in height. In addition, the proposal will conform to the density limitations of the R2 district development standards, where a maximum of six (6) dwelling units may be permitted on-site with density bonus provisions set forth in SMMC Chapter 9.22. The applicant project includes a request for two density bonus incentive/concessions for parcel coverage and unexcavated side yard. The subject property is relatively flat and does not contain any fish or wildlife habitat due to its urbanized location surrounded by similar development. It is located within a neighborhood where the necessary public infrastructure and improvements are currently in place, and developments of similar use, density, and design are prevalent. Pedestrian access to the site is provided from 17th Street and vehicular access to the site is by means of an adjacent rear alley (17th Court). The subject property is not constrained by any public use or access easements. In general, the proposed airspace subdivision will not compromise the public's health and general welfare. The tract map is included with this report as Attachment D.

Environmental Analysis

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303 (b) of the State CEQA Guidelines. Projects located in an urbanized environment designed for not more than six dwelling units are, consistent with the Guidelines, exempt from environmental review.

Moreover, the project, including the property and any existing improvements have been reviewed, and for the purposes of CEQA, determined not to constitute a significant historic resource. Notwithstanding this CEQA determination, because the existing structure(s) proposed for demolition is over 40 years old, a permit to demolish the existing improvements will not be issued until the Landmarks Commission reviews the demolition permit application and all requirements of Interim Zoning Ordinance No. 2592 (CCS) are met.

The Landmarks Commission held a preliminary hearing on the demolition permit (19BLD-2770) on September 9, 2019 and determined that there is not credible evidence

in the record to proceed with a further public hearing to determine whether the buildings or structures meet the criteria for a City Landmark or Structure of Merit.

Alternative Actions:

In addition to the recommended action, the Planning Commission could consider the following with respect to the project if supported by the evidentiary record and consistent with applicable requirements:

- A1. Continue the project for specific reasons, consistent with applicable deadlines and with agreement from the applicant
- A2. Articulate revised findings and/or conditions to Approve OR Deny the subject application, with/without prejudice

Prepared by: Rathar Duong, Associate Planner

Attachments

- A. Process Review Times & Deadlines
- B. Draft Statement of Official Action (includes recommended findings and/or conditions to act upon the project)
- C. Public Notification
- D. Subdivision Map #82563

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**ATTACHMENT A
PROCESS REVIEW TIME AND DEADLINES**

Application Determined Complete for Filing	December 6, 2019
CEQA Deadline	January 5, 2020
Subdivision Deadline	January 25, 2020
Total Process Review Time (Days)	40 days

**ATTACHMENT B
DRAFT STATEMENT OF OFFICIAL ACTION**



City of Santa Monica
City Planning Division

DRAFT
PLANNING COMMISSION
STATEMENT OF OFFICIAL ACTION

PROJECT INFORMATION

CASE NUMBER: Vesting Tentative Tract Map No. 82563 (19ENT-0267)

LOCATION: 1432 17th Street

APPLICANT: Victoria SK Holdings, LLC

PROPERTY OWNER: Victoria SK Holdings, LLC

CASE PLANNER: Rathar Duong, Associate Planner

REQUEST: The applicant requests approval of a Vesting Tentative Tract Map to create a six-unit residential condominium development in the R2 (Low Density Residential) Zoning District.

CEQA STATUS: The project is categorically exempt from the provisions of CEQA, pursuant to Class 3 (b) Section 15303 of the State Implementation Guidelines in that the project involves construction of no more than six dwelling units in an urbanized area.

PLANNING COMMISSION ACTION

January 15, 2020	Determination Date
X	Approved based on the following findings and subject to the conditions below.
	Denied.
	Other:

EFFECTIVE DATES OF ACTIONS IF NOT APPEALED:	January 26, 2020
EXPIRATION DATE OF ANY PERMITS GRANTED:	January 26, 2022
LENGTH OF ANY POSSIBLE EXTENSION OF EXPIRATION DATES*:	Maximum three (3) years with Planning Commission approval

* Any request for an extension of the expiration date must be received in the City Planning Division prior to expiration of this permit.

Each and all of the findings and determinations are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information contained herein or in the findings are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

FINDINGS:

1. The proposed map is consistent with applicable general and specific plans as specified in Government Code Section 65451. Specifically, while the subject property is not located in an area governed by a specific plan as specified in Government Code Section 65451, compliance with the City’s General Plan is required. For the purpose of subdividing the subject parcel, there are two pertinent policies that must be evaluated with the map; those policies relate to building height and unit density. As noted and shown on the subject map, the project complies with applicable policies, including unit density and height standards for the subject land use designation.
2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. Specifically, while the subject property is not located in an area governed by a specific plan, compliance with the City’s General Plan is required. As noted and shown on the subject map, the proposed improvements will not exceed land use designation limits to building height and unit density.
3. The site is physically suitable for the type of development. Specifically, the subject parcel is a standard-sized parcel located within an urbanized area adequately served by existing roadways and infrastructure. The property is physically able to accommodate the proposed development.
4. The site is physically suitable for the proposed density of development. Specifically, the subject parcel is a standard-sized parcel located within an urbanized area adequately served by existing roadways and infrastructure. Moreover the type of development and unit density is consistent with policies set forth in the City’s General Plan and other improvements in the general vicinity.

5. 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, in that the proposed subdivision is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife.
6. The design of the subdivision or the type of improvement is not likely to cause serious public health problems. The proposed subdivision is for a property located in an urbanized area and is consistent with other similar improvements in the area. As noted and shown on the map, the project complies with height and unit density limitations set forth in the General Plan. The subdivision of the parcel does not have the potential to disrupt the urban environment or otherwise cause serious public health problems.
7. 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 in that there are no public easements located within the proposed subdivision.
8. The proposed subdivision is consistent with any ordinance or law of the City of Santa Monica. Specifically, the project has demonstrated compliance with applicable unit density and height limitations set forth in the underlying land use designation. Moreover, as conditioned, the project must comply with all applicable provisions of the Zoning Ordinance, which will be comprehensively evaluated during the City's plan check review process, prior to issuance of a building permit.

CONDITIONS OF APPROVAL:

PLANNING AND COMMUNITY DEVELOPMENT

Administrative

1. The tentative map shall expire 24 months after approval, except as provided in the provisions of California Government Code Section 66452.6 and Subchapter 9.54.090 of the Santa Monica Municipal Code. During this time period the final map shall be presented to the City of Santa Monica for approval. No building permit for the project will be granted until such time as the final map is approved by the Santa Monica City Council.
2. Within ten days of City Planning Division transmittal of the Statement of Official Action, project applicant shall sign and return a copy of the Statement of Official Action prepared by the City Planning Division, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. The signed

Statement shall be returned to the City Planning Division. Failure to comply with this condition shall constitute grounds for potential permit revocation.

3. An appeal of the approval conditions of approval, or denial of a subdivision map must be filed with the City Clerk within ten consecutive days following the date of Planning Commission determination in the manner provided in Section 9.54.070(G). Any appeal must be made in the form required by the Zoning Administrator.
4. Pursuant to SMMC Section 9.37.110(D), if the Building Official determines that another building permit has been issued less than fifteen months prior to the date on which the building permit for this project has received all plan check approvals and none of the relevant exceptions specified in Sections 9.37.110(C) and (E) apply, the Building Official shall place the project on a waiting list in order of the date and time of day that the permit application received all plan check approvals, and the term of this approval and other City approvals or permits necessary to commence the project shall be automatically extended by the amount of time that a project remains on the waiting list. However, the permit shall also expire if the building permit expires, if final inspection is not completed or a Certificate of Occupancy is not issued within the time periods specified in SMMC Section 8.08.060. One, one-year extension may be permitted if approved by the Director of Planning. Applicant is on notice that time extensions shall not be granted if development standards or the development process applicable to the project have changed since project approval. Extension requests to a subdivision map must be approved by the Planning Commission.
5. In the event permittee violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.

Conformance with Approved Plans

6. Project plans for the condominium development shall be subject to a complete code compliance review when the condominium plans are submitted for plan check and shall comply with all applicable City of Santa Monica ordinances, regulations, and policies prior to building permit issuance, including, but not limited to, the requirements established or authorized by Articles VII, VIII, and IX of the Municipal Code.

Affordable Housing Obligation

7. Pursuant to Santa Monica Municipal Code (SMMC) Chapter 9.64 the project is subject to the City's Affordable Housing Production Program which requires the proposed 6-unit (5-market rate units and 1-affordable unit) condominium development to provide twenty (20) percent of the units affordable to moderate-income households on-site or one (1) unit. The applicant will satisfy the

affordable housing obligation by providing one, two-bedroom (plus loft) lower income unit on-site in accordance with SMMC Section 9.64.050.

Density Bonus Incentives/Concessions

8. Pursuant to SMMC Chapter 9.22, the applicant is proposing one density bonus unit and has requested incentives/concessions from development standards for the proposed project which include: 10% parcel coverage deviation above the maximum permitted by Code and 100% of the required unexcavated side yard.
9. Prior to the issuance of a building permit, a deed restriction limiting future use, occupancy, sales price and/or rental rates of the project must be drafted, executed by the property owner, City and recorded by the County Recorder. Restrictions on affordable sales price, rental rates and qualified income occupants shall be effective for 55 years from Certificate of Occupancy. The applicant needs to submit a Deed Restriction application, including a complete and accurate legal description of the property; the full name(s) of the property owner(s); the full name(s) and title of the person(s) authorized to execute deed documents on behalf of the property owner to the City Planning Division early during the plan check process to avoid delay. A title report or copy of the current deed contains this information.

Fees

10. As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city fee schedule.
11. The project is subject to the provisions of Chapter 9.67, Parks and Recreation Impact Fee which shall be due and payable at the time of issuance of a Certificate of Occupancy or Final Inspection of the project.
12. Prior to issuance of a building permit, the developer shall provide for the payment of a Condominium Tax of \$1,000 per planned salable unit pursuant to Chapter 6.76 of the Santa Monica Municipal Code.
13. No building permit shall be issued for the project until the developer complies with the requirements of SMMC Chapter 9.30, Private Developer Cultural Arts Requirement.

No final City approval shall be granted until such time as the Director of the Community and Cultural Services Department and Director of Planning and

Community Development verify full compliance with the requirements of this Chapter.

14. No building permit shall be issued for the project until the developer complies with the requirements of Chapter 9.65 of the Santa Monica Municipal Code, the Child Care Linkage Program.

If the developer elects to comply with these requirements by providing facilities in lieu of fees, no building permits shall be issued for the project until the Director of Planning and Community Development, in consultation with the Director of the Community and Cultural Services Department, has issued a notice that the developer has complied with the requirements of this Chapter.

15. No building permit shall be issued for the project until the developer complies with the requirements of Chapter 9.66 of the Santa Monica Municipal Code, the Transportation Impact Fee Program.

Cultural Resources

16. No demolition of buildings or structure built 40 years of age or older shall be permitted until the end of a 75-day review period by the Landmarks Commission to determine whether an application for landmark designation shall be filed. If an application for landmark designation is filed, no demolition shall be approved until a final determination is made by the Landmarks Commission on the application.

Rent Control

17. Pursuant to SMMC Section 4.24.030, prior to receipt of the final permit necessary to demolish, convert, or otherwise remove a controlled rental unit(s) from the housing market, the owner of the property shall first secure a removal permit under Section 1803(t), an exemption determination, an approval of a vested rights claim from the Rent Control Board, or have withdrawn the controlled rental unit(s) pursuant to the provisions of the Ellis Act.

CC&Rs

18. Prior to issuance of building permits, Condominium Association By-Laws (if applicable) and a Declaration of CC & R's shall be reviewed and approved by the City Attorney. The CC&R's shall contain a non-discrimination clause as presented in SMMC Section 9.54.100(A) and such provisions as are required by SMMC Sections 9.24.030(D-E).

Standard Conditions

19. Final parking lot layout and specifications shall be subject to the review and approval of the Mobility Division.

20. Plans for final design, landscaping, screening, trash enclosures, and signage shall be subject to review and approval by the Architectural Review Board.
21. Landscaping plans shall comply with Chapter 9.26 (Landscaping) of the Zoning Ordinance including use of water-conserving landscaping materials, landscape maintenance and other standards contained in the Subchapter.
22. Refuse areas, storage area and mechanical equipment shall be screened in accordance with Santa Monica Municipal Code Sections 9.21.100, 9.21.130, and 9.21.140. Refuse areas shall be of a size adequate to meet on-site need, including recycling. Any rooftop mechanical equipment shall be minimized in height and area and shall be located in such a way as to minimize noise and visual impacts to surrounding properties. Unless otherwise approved by the Architectural Review Board, rooftop mechanical equipment shall be located at least five feet from the edge of the roof. Except for solar hot water heaters, no residential water heaters shall be located on the roof.
23. Prior to issuance of a building permit, a copy of the recorded map shall be provided to the City Planning Division.
24. Prior to the issuance of a building permit, the applicant shall demonstrate compliance with Subchapter 9.24 Condominiums, and the provisions of SMMC Chapters 9.08 and 9.09, as applicable.
25. Until such time as the demolition is undertaken, and unless the structure is currently in use, the existing structure shall be maintained and secured by boarding up all openings, erecting a security fence, and removing all debris, bushes, and planting that inhibit the easy surveillance of the property to the satisfaction of the Building and Safety Officer and the Fire Department. Any landscaping material remaining shall be watered and maintained until demolition occurs.
26. Prior to issuance of a demolition permit, applicant shall prepare for Building and Safety Division approval a rodent and pest control plan to insure that demolition and construction activities at the site do not create control impacts on the project neighborhood.
27. Immediately after demolition and during construction, a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, etc.

PUBLIC WORKS DEPARTMENT (PW)

Drainage

28. Notwithstanding any Subdivision Map notations to the contrary, in order to mitigate storm water and surface runoff from the project site, an Urban Runoff Mitigation Plan may be required by the Department of Public Works pursuant to Municipal Code Chapter 7.10. Prior to submittal of landscape plans for Architectural Review Board approval, the applicant shall contact Public Works to determine applicable requirements, which include the following:
- Non-stormwater runoff, sediment and construction waste from the construction site and parking areas is prohibited from leaving the site;
 - An sediments or materials which are tracked off-site must be removed the same day they are tracked off-site;
 - Excavated soil must be located on the site and soil piles should be covered and otherwise protected so that sediments do not go into the street or adjoining properties;
 - Washing of construction or other vehicles shall be allowed adjacent to a construction site. No runoff from washing vehicles on a construction site shall be allowed to leave the site;
 - Drainage controls may be required depending on the extent of grading and topography of the site; and
 - New development is required to reduce projected runoff pollution by at least twenty percent through incorporation of design elements or principles, such as increasing permeable surfaces, diverting or catching runoff via swales, berms, and the like; orientation of drain gutters towards permeable areas; modification of grades; use of retention structures and other methods.

Environmental Mitigation

29. Ultra-low flow plumbing fixtures are required on all new development and remodeling where plumbing is to be added, including dual flush toilets, 1.0 gallon urinals and low flow shower heads.
30. To mitigate solid waste impacts, prior to issuance of a Certificate of Occupancy, project owner shall submit a recycling plan to the Department of Public Works for its approval. The recycling plan shall include:
- List of materials such as white paper, computer paper, metal cans, and glass to be recycled;
 - Location of recycling bins;
 - Designated recycling coordinator;
 - Nature and extent of internal and external pick-up service;
 - Pick-up schedule; and
 - Plan to inform tenants/occupants of service.

Streets

31. Unless otherwise approved by the Department of Public Works, all sidewalks shall be kept clear and passable during the grading and construction phase of the project.
32. Streets and/or alley lighting shall be provided on public rights of way adjacent to the project if and as needed per the specifications and with the approval of the Department of Public Works.

Off-site

33. All off site improvements required by the City Engineer shall be installed. Plans and specifications for off site improvements shall be prepared by a registered civil engineer and approved by the City Engineer.
34. A subdivision improvement agreement for all off site improvements required by the City Engineer shall be prepared and a performance bond posted through the City Attorney's office.

Final Map Requirements

35. In submitting required materials to the Civil Engineering and Architecture Division for a final map, applicant shall provide a copy of the approved Statement of Official Action.
36. The form, contents, accompanying data, and filing of the final subdivision map shall conform to the provisions of SMMC Sections 9.54.060 and the Subdivision Map Act. The required Final Map filing fee shall be paid prior to scheduling of the Final Map for City Council approval.
37. One mylar and one blue-line copy of the final map shall be provided to and recorded with the Los Angeles County Recorder prior to issuance of any building permit for a condominium project pursuant to Government Code Section 66499.30. Applicant shall also provide the County with a copy of this Statement of Official Action at the time the required copies of the map are submitted.
38. Prior to approval of the Final Map, the requirements of Santa Monica Municipal Code Section 9.25.040(E) shall have been met.

VOTE

Ayes: None
Nays: None
Abstain: None
Absent: None

NOTICE

If this is a final decision not subject to further appeal under the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Municipal Code Section 1.16.010.

I hereby certify that this Statement of Official Action accurately reflects the final determination of the Planning Commission of the City of Santa Monica.

Leslie Lambert, Chairperson

Date

Acknowledgement by Permit Holder

I hereby agree to the above conditions of approval and acknowledge that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval.

Print Name and Title

Applicant's Signature

**ATTACHMENT C
PUBLIC NOTIFICATION INFORMATION**

Consistent with SMMC 9.54.070(A), notice of the subject application was published in a newspaper of general circulation (*Santa Monica Daily Press*) and mailed to owners and occupants within 300 feet of the property, at least ten days prior to the hearing. In addition, a copy of the notice was posted on the City's website, on the City's bulletin board, and copies of the agenda mailed to all City-recognized neighborhood groups prior to the hearing.

On December 2, 2019, the applicant/appellant was notified by phone and in writing of the subject hearing date.

The applicant provided the following information regarding attempts to contact area property owners, residents, and recognized neighborhood associations:

No contact information provided.

**NOTICE OF A PUBLIC HEARING
BEFORE THE SANTA MONICA PLANNING COMMISSION**

SUBJECT: 19ENT-0267: Vesting Tentative Tract Map No. 82563
1432 17th Street
APPLICANT: Victoria SK Holdings, LLC
PROPERTY OWNER: Victoria SK Holdings, LLC

A public hearing will be held by the Planning Commission to consider the following request:

The applicant is requesting an approval of a Vesting Tentative Tract Map to subdivide one land parcel into six airspace parcels for the purpose of creating six residential condominium units in a two-story building over a subterranean parking garage located in the R2 (Low Density Residential) Zoning District.

DATE/TIME: **WEDNESDAY, January 15, 2020, AT 7:00 PM**
LOCATION: City Council Chambers, Second Floor, Santa Monica City Hall
1685 Main Street, Santa Monica, California

HOW TO COMMENT

The City of Santa Monica encourages public comment. You may comment at the Planning Commission public hearing, or by writing a letter. Written information will be given to the Planning Commission at the meeting.

Address your letters to: Rathar Duong, Associate Planner
Re: 19ENT-0267
City Planning Division
1685 Main Street, Room 212
Santa Monica, CA 90401

MORE INFORMATION

If you want more information about this project or wish to review the project file, please contact Rathar Duong at (310) 458-8341, or by e-mail at rathar.duong@smgov.net. The Zoning Ordinance is available at the Planning Counter during business hours and on the City's web site at www.smgov.net.

The meeting facility is wheelchair accessible. For disability-related accommodations, please contact (310) 458-8341 or (310) 458-8696 TTY at least 72 hours in advance. Every attempt will be made to provide the requested accommodation. All written materials are available in alternate format upon request. Santa Monica Big Blue Bus Lines numbered 1, 2, 3, Rapid 3, 7, 8, 9, Rapid 10, and 18 serve City Hall and the Civic Center area. The Expo Line terminus is located at Colorado Avenue and Fourth Street, and is a short walk to City Hall. Public parking is available in front of City Hall, on Olympic Drive, and in the Civic Center Parking Structure (validation free).

Pursuant to California Government Code Section 65009(b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City of Santa Monica at, or prior to, the public hearing.

ESPAÑOL

Esto es una noticia de una audiencia pública para revisar aplicaciones proponiendo desarrollo en Santa Monica. Si desea más información, favor de llamar a Carmen Gutierrez en la División de Planificación al número (310) 458-8341.

ATTACHMENT D

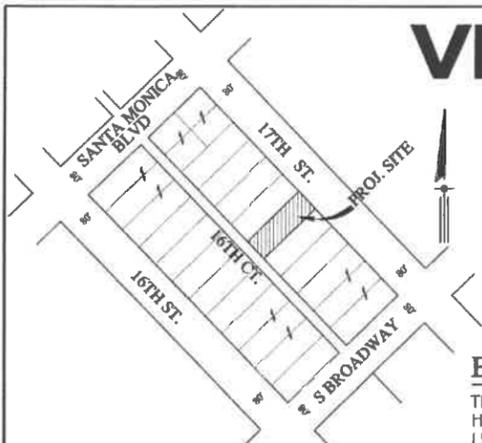
Vesting Tentative Tract Map No. 82563

1432 17th Street

VESTING TENTATIVE TRACT MAP NO. 82563

IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

SHEET 1 OF 1 SHEET



VICINITY MAP
SCALE: N.T.S.

DATE: OCT. 25, 2019

OWNER / SUBDIVIDER
VICTORIA SK HOLDINGS, LLC
9437 SANTA MONICA BLVD., SUITE 208
BEVERLY HILLS, CA 90210
TEL: (310) 450-2222

PROJECT ADDRESS
1432 17TH STREET
SANTA MONICA, CA 90404

LAND SURVEYOR
LAWRENCE J. SCHMAHL
11209 HOWARD ST.
WHITTIER, CA. 90606
562-908-0571
LS. 5748

LEGAL DESCRIPTION

LOT "G" OF BLOCK 158 OF TOWN SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP FILED IN BOOK 3, PAGES 80 AND 81, AND ALSO IN BOOK 39, PAGE 45, ET SEQ., BOTH OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4282-019-007

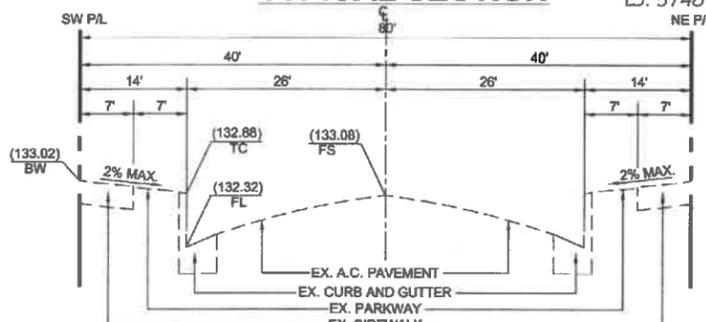
ENGINEER

TECHNA LAND CO.
HAYK MARTIROSIAN
1545 N. VERDUGO RD. SUITE 2
GLENDALE, CA 91208
TEL: (818) 547-0543
RCE 52563

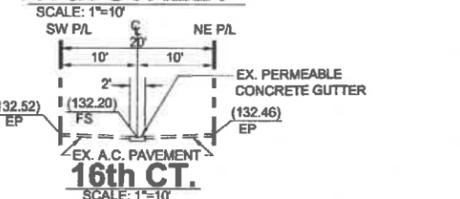
SOIL ENGINEER

ADVANCED GEOTECHNIQUES
ARA JITECHIAN
3467 OCEAN VIEW BLVD. UNIT C
GLENDALE, CA 91208
TEL: (818) 549-0330

TYPICAL SECTION



17th STREET



LEGEND

- GATE POST
- POWER POLE
- ⊕ WATER METER
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ PROPOSED TREE
- ⊕ SEWER MANHOLE
- EXISTING 18" LOQUAT TREE
- ▭ EXISTING BUILDING
- ▭ SECOND FLOOR LINE
- ▭ FIRST FLOOR LINE
- ▭ PRIVATE PATIO
- ▭ LIMITS OF NEW OFF-SITE IMPROVEMENTS (16TH CT.)
- ▭ NEW LANDSCAPE AREA
- ▭ EX. PARKWAY AREA
- ▭ EX. CONCRETE PAVEMENT
- ⊕ EXISTING PARKING SIGN
- ⊕ WATER VALVE
- ▭ EXISTING CHAIN LINK FENCE
- ▭ EXISTING WOODEN FENCE
- ▭ PROPOSED BENCH

ABBREVIATION LEGEND

- F.F.: FINISH FLOOR
- DN.: DOWN
- DWY.: DRIVEWAY
- W: WIDTH
- EG.: EXISTING GRADE
- F.G.: FINISH GRADE
- EX.: EXISTING
- W.M.: WATER METER
- C: CENTER LINE
- C.I.P.: CAST IRON PIPE
- F.S.: FINISH SURFACE
- H.C.: HOUSE CONNECTION
- O.H.: OVER HEAD
- PKWY.: PARKWAY
- PL.: PROPERTY LINE
- FL.: FLOW LINE
- TC.: TOP OF CURB
- BW.: BACK OF WALK
- BOT'X: BOTTOM OF X
- P.A.: PLANTER AREA
- E/O: EAST OF
- VCP: VITRIFIED CLAY PIPE
- A.C.: ASPHALT CONCRETE PAVEMENT
- EP.: EDGE OF PAVEMENT
- GP.: GAS PIPE

AREA TABULATION

UNIT NO.	1	2	3	4	5	6	TOTAL
BEDROOMS	2 + Loft						
FIRST FLOOR (SQ. FT.)	745	613	622	604	610	578	3,772
MEZZANINE LEVEL (SQ. FT.)	188	158	158	158	160	153	975
SECOND FLOOR (SQ. FT.)	588	563	572	557	601	579	3460
TOTAL	1,521	1,334	1,352	1,319	1,371	1,310	8207

PROJECT DATA

EXIST. ZONE: ----- R2-A (LOW DENSITY RESIDENTIAL)
 PROP. ZONE: ----- R2-A (LOW DENSITY RESIDENTIAL)
 EXIST. USE: ----- ONE SINGLE FAMILY
 PROP. USE: ----- 6-UNIT CONDOMINIUM, INCLUDING DENSITY BONUS
 MAX. ALLOWABLE DENSITY BONUS ----- 35% = 4(1.35) = 5.4 = 6 UNITS
 INCLUSIONARY UNIT: ----- REQ'D. LOW-INCOME AFFORDABLE UNIT = 20%(4) = 0.8 = 1 UNIT
 NO. OF STORIES: ----- 2 + MEZZANINE OVER SUB. PARKING (MAX. 30 FT.)
 NO. OF PARKING: ----- 12 SPACES INCLUSIVE OF HANDICAPPED AND GUEST PARKING
 LOT AREA: ----- 7,515 SQ. FT. = 0.173 AC (WITHIN EXIST. BORDERS)
 10,015.50 SQ. FT. = 0.23 AC (GROSS AREA)
 NO. OF CONCESSION PERMITTED: 2
 NO. OF CONCESSION REQUESTED: ----- 1- 10% INCREASE IN FIRST FLOOR PARCEL COVERAGE
 2- WAIVE REQ'D. 48" MIN. ON EXCAVATED AREA @ ONE SIDE YARD.

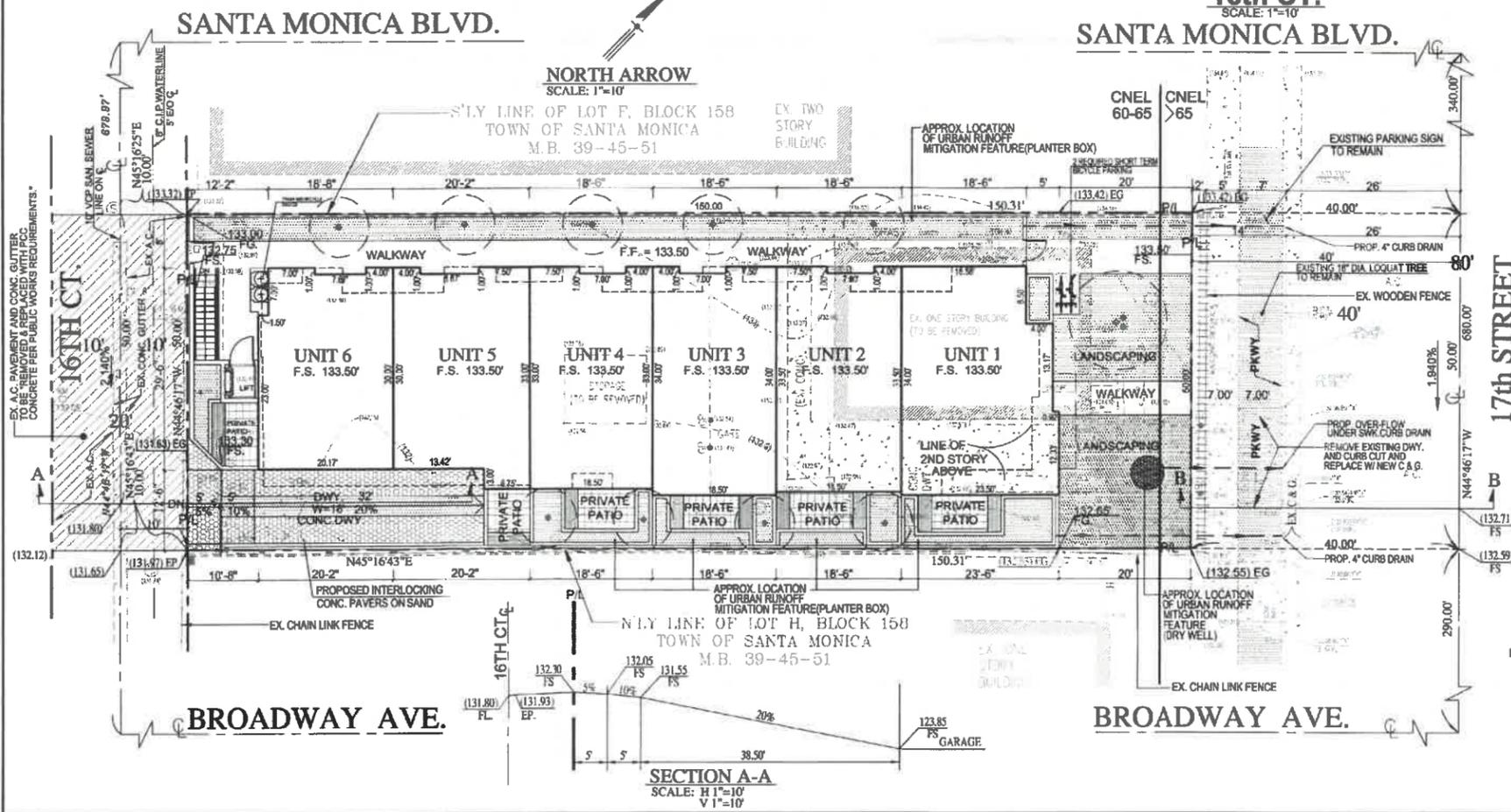
CNEL: ----- ZONES 60-65
 ZONE >65
 CONTOUR INTERVAL: ----- 6"

NOTES

- 1 - WATER SYSTEM: CITY OF SANTA MONICA
- 2 - POWER SYSTEM: 50. CA. EDISON
- 3 - SEWER SYSTEM: CITY OF SANTA MONICA
- 4 - T.G. PAGE: 671-F1
- 5 - OAK TREES: THERE ARE NO OAK TREES ON SITE
- 6 - SITE IS RELATIVELY FLAT
- 7 - SOURCE AND DATE OF EXISTING CONTOURS: SURVEY BY M & C ENGINEERING & LAND SURVEYING DATED: OCT. 22, 2018

STATEMENTS

- 1- OWNER / SUBDIVIDER SHALL COMPLY WITH ALL REQUIREMENTS FROM CITY OF SANTA MONICA PUBLIC WORKS DEPARTMENT
- 2- THE ENTIRE SITE SHALL DRAIN TO THE ADJACENT STREET WITHOUT FLOWING OVER THE SIDEWALK, TO THE SATISFACTION OF THE CITY ENGINEER
- 3- THE PROPOSED BUILDING WILL NOT EXCEED 30'-0" IN HEIGHT, THE MAXIMUM PERMITTED HEIGHT IN THE R2 DISTRICT
- 4- "THE PROPOSED PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN SMMC (OFF-STREET PARKING REQUIREMENTS)"
- 5- THE PROPOSED PROJECT WILL COMPLY WITH SANTA MONICA MUNICIPAL CODE (SMMC) CHAPTER 7.10 URBAN RUNOFF POLLUTION BY FILTRATION AND DRYWALL
- 6- THERE ARE NO EXISTING OR PROPOSED EASEMENTS
- 7- THE SUBJECT SITE IS ON FEMA FLOOD HAZARD ZONE "X", NOT SUBJECT TO INUNDATION OR STORMWATER OVERFLOWS.



NORTH ARROW
SCALE: 1"=10'

17th STREET

VESTING TENT. TR. NO. 82563

SECTION B-B
SCALE: H 1"=10'
V 1"=10'

TECHNA LAND Co. INC.
CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.
HAYK MARTIROSIAN
1545 N. VERDUGO RD. # 2 GLENDALE, CA 91208
TEL: (818) 547-0543, FAX: (818) 547-1074
DATE: 10-25-2019

CITY OF SANTA MONICA
Civil Engineering Division
NO EXCEPTIONS NOTED
EXCEPTIONS NOTED
By: [Signature] Date: 11/07/19