In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.50, the Advisory Agency approved Preliminary Parcel Map No. AA-2019-1058-PMLA, located at 1925 North Marianna Avenue and 4671 Worth Street to permit the merger and resubdivision of one lot into two parcels in conjunction with the construction one-story, approximately 80,000 square-foot warehouse to be utilized for the evidence and auto theft division of the Los Angeles Police Department (LAPD) as shown on the map stamp-dated February 20, 2019 in the Northeast Los Angeles Community Plan. The subdivider is hereby advised to receive verification from the Department of Building and Safety for legal interpretation of the Zoning Code as it applies to this particular property. For an appointment with the Development Services Center call (213) 482-7077, (818) 374-5050, or (310) 231-2901. 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 & GIS Division, located at 201 North Figueroa Street, Suite 200, or by calling (213) 808-8431.

1. That a 10-foot wide strip of land be dedicated along Worth Street to complete a 30-foot wide half public right-of-way including a 20-foot radius property line return at the intersection with Marianna Avenue.

2. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

3. That any private easement, including the shared access easement as shown on the preliminary map, not be shown on the final map.

4. That any fee deficit under Work Order No. EXP00177 expediting this project be paid.

5. That the parcel map should be submitted to Geotech Division of Bureau of Engineering for review and comment.

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 geological investigation such as will authorize the issuance of building permits on 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.

6. 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 Inter-Departmental Letter dated February 21, 2105, Log No. 86379-01 and attached to the case file for Tract No. AA-2019-1058-PMLA.

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.

7. 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. Provide a copy of affidavit AFF-9114. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

   b. Show all street dedication 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 dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication.
Notes:

This property is located in a Liquefaction Zone.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A.4 (a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

DEPARTMENT OF TRANSPORTATION

Please contact the Department of Transportation at (818) 374-4699 for any questions regarding the condition.

8. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line when driveway is serving less than 100 parking spaces. Reservoir space will increase to 40-feet and 60-feet when driveway is serving more than 100 and 300 parking spaces respectively or as shall be determined to the satisfaction of the Department of Transportation.

9. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A.

10. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, call (213) 482-7024.

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 (818) 374-4351. You should advise any consultant representing you of this requirement as well.

11. 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 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.

c. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

i. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

ii. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

iii. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.

iv. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

v. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

d. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

e. Site plans shall include all overhead utility lines adjacent to the site.

**DEPARTMENT OF WATER AND POWER**

12. 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

13. Improvement Condition: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade streetlights; three (3) on Marianna Ave.

BUREAU OF SANITATION

14. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division as indicated in April 18, 2019 letter, for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

15. 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 3 people in case the applicant/owner has any additional questions.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

Removal or planting of any tree in the public right-of-way and or removal of protected trees requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077

16. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

17. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

18. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2019-1059-PMLA shall not be issued until after the final map has been recorded.

b. Limit the proposed subdivision to a maximum of two parcels.

c. All exterior lighting shall be shielded and directed onto the site.

d. 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.

e. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

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

20. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

a. 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.

b. 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.

c. 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 (b).

d. 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. (b)

e. If the City determines it necessary to protect the City’s interests, 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, commission, committees, employees and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions 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-ENVIRONMENTAL MITIGATION MEASURES

21. 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:

AIR-MM-1. Air Quality. The project Applicant must obtain a sign from the SCAQMD identifying the number local residential can call to file a complaint regarding fugitive dust emissions. This sign must be placed along the east side of the project site and must remain posted for the duration of the construction period.

Enforcement Agency: Bureau of Engineering
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once at plan check
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

BIO-MM-2. Biological Resources. If clearing and/or construction activities would occur during the raptor or migratory bird nesting season (February 15 to August 15), the Applicant and/or its contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting birds up to 14 days before the construction activities commence. The qualified biologist shall survey the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If active nest(s) are identified during the preconstruction survey, a qualified biologist shall establish a 100-foot no activity setback for migratory bird nests and a 250-foot setback for raptor nests. No ground disturbance should occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.

Enforcement Agency: Bureau of Engineering
Monitoring Agency: Los Angeles Department of Building and Safety

HAZ-MM-3. Hazards & Hazardous Materials. In the event remediation of any contamination on the land and/or the adjacent development property is necessary for the Applicant to construct and complete the project for the intended future use of the project, as specified in Section 6.1.1 of the Purchase and Sale agreement, such remediation shall not be considered a Buyer-proposed Change Order, and the Applicant (Seller), at its cost and expense, shall be solely responsible for such remediation work in connection with the construction of the project, which shall be diligently completed in compliance with all applicable regulations and requirements in all material respects and shall receive all applicable regulatory sign-off prior to closing. Any required remediation shall have an associated soil management plan (SMP), a remedial action plan (RAP), and human health risk assessment (HHRA) prepared. Contaminants to be remediated upon discovery include but are not limited to: Volatile Organic Compounds (VOCs) in soil and soil gas as well as Polycyclic Aromatic Hydrocarbons (in soil), Semi Volatile Organic Compounds (in soil), Polychlorinated Biphenyls (in soil), metals (in soil), and total petroleum hydrocarbons (in soil). In the event other contaminants are encountered in soil, soil gas, or groundwater during construction or during the City's Phase II sub-surface investigation, those contaminants shall be remediated to appropriate thresholds. A contingency plan for identifying, handling, and disposing of contaminated material shall be in accordance with applicable laws, regulations, ordinances, and formally adopted City standards. The plan describes measures that apply to handling and disposing of stained or hydrocarbon-contaminated and other contaminated soils should they be
encountered during site excavations. These measures will reduce hazards to people or the environment from exposure to hazardous materials to a less-than-significant level. Specifically, the plan shall address, but not be limited to, the following:

- **Excavation of Contaminated Soils**
  
  o The soils that have visible staining or an odor must be tested in the field by the contractor or qualified environmental subcontractor with an organic vapor analyzer (OVA) for volatile components, which require additional considerations in their handling. Soils with OVA readings exceeding 50 ppm volatile organic compounds (probe held 3 inches from the excavated soil face), or that are visibly stained or have a detectable petrochemical odor should be stockpiled by the Contractor separately from uncontaminated soils. The stockpiles should be barricaded near the excavation area, away from drainage areas or catch basins, on an impermeable plastic liner (6 millimeter nominal thickness and tested at 100 psi strength). Caution must be taken to separate any contaminated soil from the remainder of the excavated material.

  **Enforcement Agency:** Bureau of Engineering and the Department of Toxic Substances Control  
  **Monitoring Agency:** Los Angeles Department of Building and Safety  
  **Monitoring Phase:** Construction  
  **Monitoring Frequency:** Once at plan check  
  **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

**HAZ-MM-4. Hazards & Hazardous Materials.** If only a small amount of contaminated soil is encountered, it may be drummed in 55-gallon steel drums with sealing lids. The soil will then be sampled in a random and representative manner, classification, samples will then be analyzed for Total Recoverable Petroleum Hydrocarbons (TRPH), volatile organics (VOC), Semi-volatile Organic Compounds, Title 22 heavy metals, reactivity (pH), corrosivity, and toxicity. The number of samples will depend on the volume of material removed, one sample for approximately every ton of soil. Storage space available at the site and neighborhood sensitivity will determine the amount of soil that can be stockpiled.

- If volatile compounds are present at concentrations exceeding 50 ppm, an AQMD permit will be required, which most likely will require control of vapor, such as covering the stockpiles with plastic sheeting or wetting with water or a soap solution. The Contractor shall obtain all permits.

- Suspected contaminated soil samples can be taken to a State-certified environmental laboratory or tested in the field with a mobile lab and technician using infrared spectrometry with EPA
Method 1664 for TRPH. Materials with elevated levels of TRPH, metals or other regulated contaminants will require handling by workers who have been adequately trained for health and safety aspects of hazardous material handling.

• **Removal and Classification of Excavated Soil**
  
  o Any contaminated material (soil, asphalt, brick, burned material, concrete, or debris) that is to be hauled off the site is considered a "waste product" and must be classified as hazardous or nonhazardous waste under all criteria by both state and federal Codes prior to disposal. If the waste soil or other material is determined hazardous, a hazardous waste manifest will prepared by the Contractor or its qualified representative and the material transported to an appropriate class of facility for recycling or landfill disposal by registered material transporter. If the soil is nonhazardous but still exceeds levels that can be returned to a hazardous the excavation, a less costly nonhazardous transporter and soil recycling facility may be used if no hazardous constituents are present above their respective action levels.

  o Currently, there are no established regulatory limits or threshold values whereby soil with TRPH only can be classified as hazardous, although the California Code of Regulations (CCR) Title 22 provides limits for the volatile hydrocarbon constituents (including solvents), PCBs, and metals. Therefore, until new criteria are released by the state or federal agencies, soil levels of 100 ppm TRPH (crude oil, waste oil, and diesel), 10 ppm gasoline, and 1/50/50/ ppm benzene, toluene, ethylbenzene and xylenes, respectively, are proposed.

**Enforcement Agency:** Bureau of Engineering and the Department of Toxic Substances Control

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Once at plan check

**Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

**HAZ-MM-5. Hazards & Hazardous Materials.** Soil contaminated with hydrocarbons at values less than these values may be backfilled, used for fill, or paved over. A soil recycling facility should accept the material containing TRPH, assuming it is not hazardous due to metals or other contaminants.

- Depending on the results of the sampling, this soil material is recycled into building foundation material, road pavement, landfill cover, etc. A Class III (municipal) landfill may also accept soils with only TRPH contamination above 1,000 mg/Kg at the facility's
discretion, but below certain levels specified by the Los Angeles Regional Water Quality Control Board, upon approval of an application (Report of Waste Discharge) with that agency. All excavated material moved offsite must be manifested, transported by a registered hauler, and disposed of in the proper class landfill or recycler. These facilities can be contacted ahead of time regarding their acceptance of SVOCs.

• Health and Safety Issues

  o The contractor shall be licensed for hazardous materials handling and hauling or have a qualified licensed subcontractor on call. The workers exposed to or handling contaminated soils shall have sufficient health and safety training, consistent with OSHA Hazardous Waste Operation Standards (29 CFR 1910.120), and Cal-OSHA "Hazardous Waste Operations & Emergency Response" (8 CCR5192).

  o The contractor, qualified subcontractor or an industrial hygienist shall prepare a site-specific health and safety plan. The plan shall appoint a site safety officer and establish responses (but not limited to) to heavy metals, solvents, SVOCs, and petroleum hydrocarbons that may be encountered during excavations. Trapped pockets of methane and hydrogen sulfide gas and areas of low oxygen are common in excavations of this area, and are usually mitigated in confined excavations with proper monitoring and ventilation. The plan should specify particular action levels for each contaminant found during exploratory drilling and suspected to occur along the alignment and provide guidelines for personal safety and public protection, including monitoring and appropriate personal protective equipment needed on the jobsite during all phases of excavation of the project. The responsibility for maintenance and calibration of monitoring gear should be specified. The goal is to prevent health significant inhalation and dermal exposure to hydrocarbon SVOC- or metal contaminated soils, explosions, and fires and to provide methods of decontaminating workers and equipment if contamination levels exceed those cited in the plan. Preventing unauthorized entry into the work and stockpile areas shall be included.

**Enforcement Agency**: Bureau of Engineering and the Department of Toxic Substances Control

**Monitoring Agency**: Los Angeles Department of Building and Safety

**Monitoring Phase**: Construction

**Monitoring Frequency**: Once at plan check

**Action Indicating Compliance**: Plan check approval and issuance of applicable building permit
NOI-MM-6. **Noise.** The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment such as silencers and barriers around vents as a means to reduce machinery noise. A Code Enforcement Officer must check and sign off on all construction equipment prior to the start of construction.

**Enforcement Agency:** Bureau of Engineering and Code Enforcement  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Once at plan check  
**Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

NOI-MM-7. **Noise.** Temporary noise barriers must be erected along the site's eastern boundary. These sound barriers will be designed to attenuate construction noise. For this project, we are recommending plywood fencing or other sound attenuating materials like curtains.

**Enforcement Agency:** Bureau of Engineering and Code Enforcement  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Once at plan check  
**Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

TRA-MM-8. **Transportation and Circulation.** Landscaping must not block the line of sight between the intersection of Marianna Avenue/Worth Street and the northbound segment of Marianna Avenue. Trees, plants, and shrubs with dense branches will be prohibited from being planted along the site's western boundaries. In addition, these tree branches must be regularly maintained to ensure they do not extend into the public right-of-way.

**Enforcement Agency:** Bureau of Engineering and Code Enforcement  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Once at plan check  
**Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

TRA-MM-9. **Transportation and Circulation.** In order to ensure that construction vehicles do not interfere with vehicles parked along Worth Street, temporary no parking signs must be placed along the north side of Worth Street on days that trailer trucks will be utilized. The signs must be removed at the end of the construction day.

**Enforcement Agency:** Bureau of Engineering and Code Enforcement  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Once at plan check  
**Action Indicating Compliance:** Plan check approval and issuance of applicable building permit
TRA-MM-10. Transportation and Circulation. In order to ensure that construction vehicles do not pose further risk to pedestrians and local vehicles, flag men must be stationed along W7orth Street and Marianna Avenue to guide trucks driving down the street.

Enforcement Agency: Bureau of Engineering and Code Enforcement
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-Construction
Monitoring Frequency: Once at plan check
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

TRI-MM-11. Tribal Cultural Resources. The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleno Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NA1IC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleno Band of Mission Indians Kizh Nation as activities that may include, but are not limited to pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

Enforcement Agency: Bureau of Engineering and Code Enforcement
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-Construction
Monitoring Frequency: Once at plan check
Action Indicating Compliance: Ground disturbance is completed or otherwise noted by the appointed Native American Monitor

TRI-MM-12. Tribal Cultural Resources. Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and Tribal monitor/consultant approved by the Gabrieleno Band of Mission Indians Kizh Nation. If the resources are Native American in origin, the Gabrieleno Band of Mission Indians-Kirh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEOA Guidelines Section 15064.5[T]). If a resource is determined by the
qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEOA Guidelines Section 15064.5(T) for historical resources and Public Resources Code Section 21083.2(b) for unique archaeological resources. Preservation in place (i.e. avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource, along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

Enforcement Agency: Bureau of Engineering and Code Enforcement
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once at plan check
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

TRI-MM-13. Tribal Cultural Resources. Native American human remains are defined in PRC 5097.98(d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98 are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

Enforcement Agency: Bureau of Engineering and Code Enforcement
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once at plan check
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

TRI-MM-14. Tribal Cultural Resources. Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether
the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendant (MLD).

Enforcement Agency: Bureau of Engineering  
Monitoring Agency: Los Angeles Department of Building and Safety  
Monitoring Phase: Construction  
Monitoring Frequency: Once at plan check  
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

TRI-MM-15. Tribal Cultural Resources. If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD), the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later: other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

Enforcement Agency: Bureau of Engineering and Code Enforcement  
Monitoring Agency: Los Angeles Department of Building and Safety  
Monitoring Phase: Construction  
Monitoring Frequency: Once at plan check  
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

TRI-MM-16. Tribal Cultural Resources. Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect, the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting, the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closer with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials,
the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

Enforcement Agency: Bureau of Engineering and Code Enforcement
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once at plan check
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

TRI-MM-17. Tribal Cultural Resources. Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary Name & Title: Remark: Bureau of Engineering and Code Enforcement During the project’s disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Enforcement Agency: Bureau of Engineering and Code Enforcement
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once at plan check
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

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 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 2010.

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 Transportation with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
(d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

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

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

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) If street widening per BOE improvement conditions, relocate and upgrade street lights: three (3) on Marianna Avenue.

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry 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 Americans with Disabilities Act (ADA) of 2010.

(i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed.

1. Improve Marianna Avenue adjoining the subdivision by the construction of a full width concrete sidewalk with tree wells; a new bus pad at the bus stop; including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.

   (There are mature trees within the sidewalk border. If the board of Public works and urban Forest Division decide to reserve the trees, then a variable and minimum of 5-foot wide meandering concrete sidewalk will be allowed at locations of the trees to be reserved).

2. Improve Worth Street being dedicated and adjoining the subdivision by the construction of a full width concrete sidewalk with tree wells including any
necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.

NOTES:
Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this parcel map through Bureau of Street Services Urban Forestry Division.

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 LAMC Section 17.05N.

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

The Advisory Agency hereby finds that this 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)

Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration (CF#18-0937), adopted on December 5, 2018; and pursuant to CEQA Guidelines 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the approval of the project.

The Department found that potential negative impact could occur from the project's implementation due to:

- Air Quality;
- Biological Resources;
- Hazards & Hazardous Materials;
- Noise;
- Transportation/Traffic;
- Tribal Cultural Resources

In consideration of the analysis prepared as part of the Mitigated Negative Declaration and comments received, the Deputy Advisory Agency finds that Mitigated Negative Declaration (CF#18-0937) adopted on December 5, 2018, reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition No. 21 of the Parcel's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.
The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by the Mitigation Monitoring Program of the Mitigated Negative Declaration (CF#18-0937) dated November 2018.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2019-1058-PMLA, 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 proposed project involves the merger and resubdivision of one 292,392 square-foot (6.71 acres) lot into two parcels (A and B). Parcel A will be approximately 128,118 square feet (2.94 acres) and Parcel B will be approximately 155,583 square feet (3.57 acres). The site is a corner lot, comprised of two parcels, which fronts approximately 456 feet along the north side of Marianna Avenue and approximately 646 feet along the west side of Worth Street. The subject site is zoned MR1-1 and designated for Limited Manufacturing land uses under the Northeast Los Angeles Community Plan.

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Limited Manufacturing and MR1-1 zoning of the site. The MR1 Zone is a corresponding zone of the land use designation. Warehouse uses are permitted in said land use designation and the MR1 Zone. The proposed structure will be built in conformance with the development standards of the underlying zone, including height and area regulations. Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. The map provides the required components of a parcel map. The design and improvement of the proposed subdivision are consistent with the Northeast Los Angeles Community Plan and are not subject to any specific plan requirements. For the purposes of approving the proposed map, the "design" of the parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations.

The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code.
Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.53 of the Los Angeles Municipal Code as well as the intent and purpose of the General Plan.

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

For the purposes of approving the proposed map, the "design" of the parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. Section 66418 of the Subdivision Map Act defines the term "design" as follows: "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects."

Section 17.51 of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. In compliance with such standards, the submitted preliminary parcel map contains the following information: 1) dimensions and record boundaries of the total parcel together with a legal description of the total parcel attached to the map; 2) dimensions and boundaries of each proposed parcel; 3) the names, addresses and telephone number of the property owners, the person filing the map, and the registered civil engineer or licensed land surveyor, if any, who prepared the map; 4) the abutting streets and alleys and existing surface improvements and proposed dedications and improvements; 5) the location of other existing public easements and/or private street easements; and 6) the accurate location of any structures on the property.

The design and layout of the parcel map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the map and found the subdivision design satisfactory. These agencies have recommended conditions of approval. Staff received recommendations from the Bureau of Engineering requiring a 10-foot dedication along Worth Street to complete a 30-foot wide half public right-of-way, including a 20-foot radius property line return at the intersection with Marianna Avenue. Both Marianna Avenue and Worth Street are required to be improved to a full sidewalk width. In addition, the Bureau of Street Lighting recommends that three (3) street lights on Marianna Avenue be relocated and upgraded in the event that street widening is required. All necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. Sewers are available and have been inspected and deemed adequate in accommodating the proposed project's sewerage needs. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the
design and improvement of the subdivision are required to be performed prior to the
recording of the final map, building permit, grading permit, or certificate of occupancy.
Therefore, as conditioned, the design and improvement of the proposed subdivision is
consistent with the intent and purpose of the General Plan.

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

The proposed project involves the merger and resubdivision of one 292,392 square-foot
(6.71 acres) lot into two parcels (A and B). Parcel A will be approximately 128,118 square
feet (2.94 acres) and Parcel B will be approximately 155,583 square feet (3.57 acres).
The site is a corner lot, comprised of two parcels, which fronts approximately 456 feet
along the north side of Marianna Avenue and approximately 646 feet along the west side
of Worth Street. The site is currently vacant. The applicant proposes to construct a one-
story, approximately 80,000 square-foot warehouse on Parcel A, an approximately
128,118 net square-foot (2.94 acres) site. The warehouse will be utilized for the evidence
and auto theft division of the Los Angeles Police Department (LAPD). The building will
reach a maximum height of 44 feet.

The project site is located within the Northeast Los Angeles Community Plan, which is one
of 35 Community Plans that make up the Land Use Element of the General Plan. The
Community Plan designates the project site with a land use designation of Limited
Manufacturing with CM, M1, MR1, and P listed as corresponding zones. The project is
zoned MR1-1, which is consistent with the land use designation. The project site is not
within the boundaries of any specific plan or interim control ordinance.

The project site is generally characterized by commercial, industrial, and residential uses.
To the north and west, the site is adjoining the Southern Pacific Railway. Further north
and west, there are light industrial and office uses as well as commercial uses fronting on
Valley Boulevard zoned MR1-1 and [Q]C2-1VL, respectively. To the east, across
Marianna Avenue, are multi-family residential buildings in the [Q]RD1.5-1D Zone. To the
south, across Worth Street, there are light manufacturing warehouses, offices, and surface
parking and is zoned MR1-1. The project borders an unincorporated portion of Los
Angeles County to the south.

The site is not located within an identified Alquist Priolo Earthquake Fault Zone but is
located on a liquefaction area, BOE Special Grading Area, and the Urban Agriculture
Incentive Zone.

After consideration of the whole of the administrative record, the project was assessed in
Mitigated Negative Declaration (CF#18-0937), adopted on December 5, 2018; and
pursuant to CEQA Guidelines 15162 and 15164, no subsequent EIR, negative
declaration, or addendum is required for the approval of the project.

The Department of Building and Safety, Grading Division reviewed and approved the soils
report, finding it to be satisfactory provided that the conditions detailed in the February 21,
2015 Soils Report Approval Letter are complied with during site development. Therefore,
material evidence supports that the project site is physically suitable for the proposed type
of development.
(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The adopted Northeast Los Angeles Community Plan designates the project site with a land use designation of Limited Manufacturing with CM, M1, MR1, and P listed as corresponding zones. The project is zoned MR1-1. The proposed project involves the construction of a new, one-story, approximately 80,000 square-foot warehouse on Parcel A, an approximately 128,118 net square-foot (2.94 acres) site. The warehouse will be utilized for the evidence and auto theft division of the Los Angeles Police Department (LAPD). The building reach a maximum height of 44 feet. The proposed structure will be built in conformance with the development standards of the underlying zone, including height, area, lot coverage, and lot width regulations.

There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. Therefore, the project site is physically suitable for the proposed density of development.

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

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife. Additionally, the project was assessed in Mitigated Negative Declaration (CF#18-0937), adopted on December 5, 2018; and pursuant to CEQA Guidelines 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the approval of the project. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE 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 mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located over a hazardous materials site, flood hazard area and is not located on unsuitable soil conditions. 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 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, where collected sewage is directed to sewer treatment plants, which have
been upgraded to meet Statewide Ocean Discharge Standards. Additionally, the project was assessed in Mitigated Negative Declaration (CF#18-0937), adopted on December 5, 2018; and pursuant to CEQA Guidelines 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the approval of the project. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

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

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed 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 property within the proposed subdivision.

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2019-1058-PMLA.

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 LAMC Section 17.05-N.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area at 213 922-8363.

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 East Los Angeles Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 4:30 PM on June 10, 2019 at one of the Department's Development Services Centers, located at:

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

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

**West Los Angeles**  
West Los Angeles Development Services Center  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2598
Please note the cashiers at the public counters close at 3:30 PM.

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

Pursuant to Ordinance No. 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.

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

If you have any questions, please call Public Counter staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

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 the effective date of this grant, unless an extension of time has been requested prior to the expiration of the grant.

No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP
Advisory Agency

[Signature]

NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:CS:LR:bk