DEPARTMENT OF CITY PLANNING

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(213) 978-1300

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

January 5, 2024

Owner
Housing Authority of the City of Los Angeles (HACLA)
Douglas Gutherie
2600 Wilshire Boulevard
Los Angeles, CA 90057

Applicant
Developers Permit Services
Valerie Evans
2794 Carlmont Place
Simi Valley, CA 93065

Representative
Jordan Downs 4A, LP
Yianeth Saenz-Solis
600 California Street #900
San Francisco, CA 94108

RE: VTT-82619
Address: 9702-9800 South Grape Street
Community Plan: Southeast Los Angeles
Council District: 15 - McOsker
Zone: R3(UV)
CEQA: ENV-2010-0032-EIR
SCH No. 2010021007

EXTENSION OF TIME

On January 14, 2021, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 82619 for the merger and resubdivision of 20.925 gross acres into 19 lots, as shown on the map stamp dated October 1, 2020, resulting in the redevelopment of the northern portion of the Jordan Downs Specific Plan Area.in the R3(UV) Zone, located at 9702-9800 South Grape Street within the Southeast Los Angeles Community Plan.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. 82619.

Therefore, the new expiration date for the subject map is **January 14, 2030.**

VINCENT P. BERTONI, AICP
Director of Planning

Nelson Rodriguez
Deputy Advisory Agency
VPB:NR:BMO

cc: Councilmember Tim McOsker

Application:

TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles – Department of City Planning

1. TIME EXTENSION REQUEST

CASE #: VTT-82619 PROJECT ADDRESS: 9702-9800 S GRAPE ST

DATE OF APPROVAL: 1-14-21 EFFECTIVE DATE OF APPROVAL: 1-26-21

2. JUSTIFICATION/REASON FOR TIME EXTENSION

The applicant must set forth the reasons for requesting the extension and provide sufficient factual material to support a finding that the subject project could not have a valid permit from LADBS issued, and that construction could not have begun and carried on diligently without suspension or abandonment of work; or in the case of an approval that does not require permits, that operations of the use could not have commenced.

EXTENSION REQUESTED TO ALLOW TIME TO FINALIZE AND RECORD FINAL MAP UNITS IN EIGHT TOTAL PHASES (TR 82619-01 THRU 82619-08). TRACTS 82619-01 THROUGH 82619-02 HAVE PREVIOUSLY BEEN RECORDED. THE CURRENT EXPIRATION DATE IS 1/14/2024. THE NEW EXPIRATION DATE WILL BE 1/14/2030 UPON THE APPROVAL OF THIS EXTENSION.

3. ADDITIONAL INFORMATION/REQUIREMENTS

- Time extensions for approvals determined by the Director of Planning, the Zoning Administrator, or the Area/City Planning Commission can only be granted for cases filed on or prior to May 19th, 2012 (effective date of Multiple Approvals Ordinance – Ord. 182,106).
- By-Right Time Extensions per Ordinance 182,106 are not granted via this form. See the form titled "By-Right Time Extensions per Ordinance 182,106" (CP-7746.1) to effectuate by-right extensions.
- Tract Maps, Parcel Maps, Private Streets, and other approvals determined by the Advisory Agency are allowed a 6 year extension pursuant to LAMC Section 17.07 A2. An additional 1 year extension may be granted for approvals that were *already* granted a 5 year time extension pursuant to LAMC Section 17.07 A2, *prior* to the effective date of Ordinance 180,647, effective 04/30/09 (which extended the time extension life from 5 years to 6 years).
- Time extension application must be filed with a copy of the *final* Letter of Determination. If an application was approved after an appeal to the APC, CPC, or City Council, a copy of the Letter of Determination approved by that body must be filed.

4. OWNER/APPLICANT INFORMATION

Applicant: VALERIE EVANS
Company: DEVELOPERS PERMIT SERVICES
Address: 2794 CARLMONT PL
Telephone: 805-559-1441
Zip: SIMI VALLEY,CA93065
E-mail: val@dpservicesca.com

Property Owner: CEO - DOUGLAS GUTHERIE
Company: HOUSING AUTH. OF THE CITY OF L.A.
Address: 2600 WILSHIRE BLVD, 3RD FL
Telephone: GABRIEL 213-257-7380
Zip: LOS ANGELES, CA 90057
E-mail:

Representative: YIANETH SAENZ-SOLIS, P.M.
Company: JORDAN DOWNS 4A, LP
Address: 600 CALIFORNIA ST #900
Telephone: 310-866-7063 CELL
Zip: SAN FRANCISCO, CA 94108
E-mail: ysaenzsolas@bridgehousing.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
b. The information presented is true and correct to the best of my knowledge.
c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: Doug Guthrie Print: Douglas Guthrie

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of _____, On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

_____ (Seal) See attached jurat. MG
Signature

Planning Staff Use Only

Amount	Invoice No.	Reviewed and Accepted by	Date

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 14th day of December, 2023, by
Date *Month* *Year*

(1) Douglas Guthrie

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Time Extension Per Chapter 1 of LAMC

Document Date: 1/26/21 Number of Pages: 2

Signer(s) Other Than Named Above: None

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DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
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YVETTE LOPEZ-LEDESMA
JENNA HORNSTOCK
RENEE DAKE WILSON
VACANT

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

June 30, 2021

Applicant
BRIDGE Housing Corporation
1301 Dove Street, Suite 920
Newport Beach, CA 92660

Owner
Housing Authority of the City of Los Angeles (HACLA)
2600 Wilshire Boulevard
Los Angeles, CA 90057

Case No.: VTT-82619
Related Cases: CPC-2015-3990-GPA-ZC-SP, TT-72805, TT-82633

Address: 9702-9800 South Grape Street
Specific Plan: Jordan Downs Urban Village
Zone: OS(UV); R3(UV); RAS3(UV)
D.M.: 091-5A215; 093A215; 093A217
C.D.: 15 - Buscaino
CEQA: ENV-2010-0032-EIR
SCH No. 2010021007
Legal Description: Tract 16154, Lot FR 1, Block None

LETTER OF CLARIFICATION

On January 14, 2021, in accordance with the provisions of Sections 17.03 and 17.06 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract Map No. 82619 for the merger and resubdivision of 20.925 gross acres into 19 lots, as shown on the map stamp dated October 1, 2020, resulting in the redevelopment of the northern portion of the Jordan Downs Specific Plan Area. The map includes a request involving easements, private streets, partial street abandonment of 97th Street, and partial dedication of Grape Street. The proposed project would remove 119 non-protected trees from the subject site and 2 protected trees located off-site. No appeals were filed.

On March 11, 2021, the applicant requested a clarification to the Letter of Determination due to issues raised by the Bureau of Engineering (“BOE”) during the construction and permitting process for a portion of the tract map. The applicant submitted a Revised Tract Map (stamp-dated April 27, 2021) with minor revisions to address BOE comments.

The site identified in the Tract Map as Lot 1 (Block 8B or “Area H”) was previously approved by the Director of Planning for a Density Bonus Compliance Review under Case No. DIR-2019-6968-DB on November 27, 2019, for a project totaling 80 dwelling units, reserving 8 units for Low Income household occupancy. The Department of Building and Safety issued building permits to begin construction for Lot 1 under Permit No. 19010-10000-02683 on January 10, 2020; the Certificate of Occupancy is currently pending at the time of preparing this report. The Revised Tract Map identifies Lot 1 under a new Phase 8, resulting in an eight-phase build-out of the tract map. The Revised Tract Map does not modify the acreage, number of lots, or density of the original approval.

Condition No. 38 of the Advisory Agency’s Letter of Determination reads as follows:

38. That the tract be permitted to record with final map units in a number and sequence satisfactory to the Advisory Agency. The subdivider shall submit the Unit Map Fee, a Unit Map showing the boundaries of all units, the Unit Number(s) of each Unit Map(s), and all applicable tract conditions in a matrix for each Unit Map(s). Should particular master tract condition(s) not apply to a Unit Map, the subdivider shall submit all evidence or documentation to prove so. All the above-required items shall be submitted satisfactory to the Advisory Agency before the clearance of all other conditions of approval. (Note: All conditions and requirements of the City Engineer for each unit map and the approved tract as a whole shall be satisfactory to the City Engineer.)

In accordance with Condition No. 38, the applicant submitted a Unit Phasing Map (stamp-dated April 27, 2021) and accompanying Phasing Matrix to acknowledge the phasing breakdown and sequencing of the development including street improvements. The Revised Tract Map, Unit Phasing Map, and Phasing Matrix were distributed to and reviewed by the BOE Land Development Office and Central District Office. BOE Central District Office did not have any objections to the request. BOE Land Development Office issued a Unit Map Matrix (stamp-dated May 25, 2021) to confirm the applicable Conditions of Approval for each phase.

The Deputy Advisory Agency has reviewed the applicant's request and determined that the revisions to the Tract Map are not substantial, as they clarify the phasing of the development and unit map only. This Letter of Clarification acknowledges that the approval is for a unit map for an eight-phase build-out. The build-out is proposed to occur in eight (8) phases and the vesting tentative tract map described phases will each be recorded independently. The phased development and build-out is required to preserve housing for existing Jordan Downs residents while new replacement housing is being built.

Therefore, Condition No. 34-c shall be clarified as follows:
(Added text is ***italicized underlined and bolded***. ~~Removed text is strikethrough~~.)

c. Each phase of the tract map shall be in compliance with the Jordan Downs Urban Village Specific Plan. ***In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.***

This Letter of Clarification serves to modify and clarify previously approved Conditions of Approval and acknowledges the approval for the unit map for an eight-phased build-out. All other Conditions of Approval and Findings in the Letter of Determination remain unchanged and in effect.

VINCENT P. BERTONI, AICP
Advisory Agency

Connie Chauv

Connie Chauv
Deputy Advisory Agency
MS:CC

RECEIVED
CITY OF LOS ANGELES
MAY 25 2021
CITY PLANNING
PROJECT PLANNING

Tract 82619 Unit Map

Condition No.	Applicable Phase
1	1,2,3,4,5,7
2	1,2,3,4,5,7
3	All
4	All
5	All
6	3,4,8
7	1
8	2,3
9	1
10	1,2,3,4,5,6,8
11	1,2,3,4,5,6,8
12	5,6
13	All
14	All
15	All
16	All
17	1,4,8
18	6,7
19	All
20	All
21	All
22	1,2,3,4,5,6,8
Standard Conditions	
S-1	All
S-2	All
S-3 (a) to (h)	All
S-3 (i) Conditions	
a	All
b	5,6
c	1,3,4
d	2,3
e	1,2,3,4,5,6,8
f	1,2,3,4,5
g	1
h	7,8
i	All

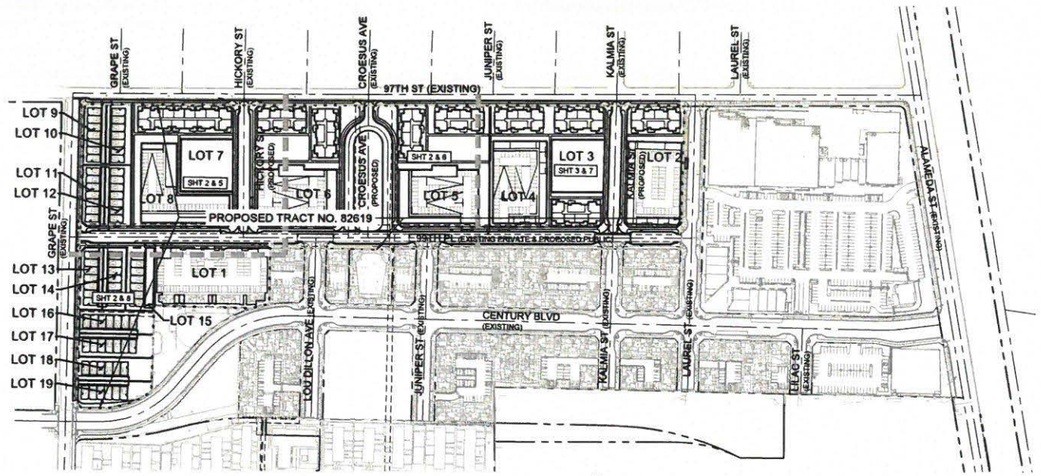
LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ TRACT MAP

APR 27 2021

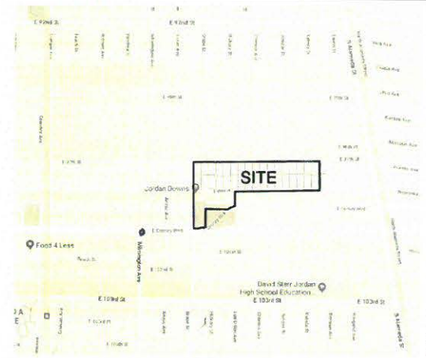
☒ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

VESTING TENTATIVE TRACT MAP NO. 82619

FOR SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA



VICINITY & INDEX MAP
1"=150'



LOCATION MAP
NTS

REVISION 1 SET | PLAN SET: B | 04/27/2021 | JORDAN DOWNS PHASE 3 VESTING TENTATIVE TRACT MAP #82619

LEGAL DESCRIPTION

LOT 1 AND THAT PORTION OF LOT 2 LYING NORTH OF NEW CENTURY BLVD. (NEW CENTURY BLVD SHOWN ON MAP OF TRACT 72805 IN BOOK 1394 OF MAPS PAGE 49) AS SHOWN ON THE MAP OF TRACT NO. 16154, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 540, PAGES 48 TO 50, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM: ALL THAT PORTION THEREOF LYING WITHIN TRACT 72805 AS SHOWN ON MAP BOOK 1394 OF MAPS, PAGE 49, LOS ANGELES COUNTY RECORDS.

APN: 6046-019-930

AREA CALCULATIONS:

GROSS AREA (TO CENTERLINE ABUTTING STREET) = 20.925 ACRES

PROPOSED STREET DEDICATION = 4.302 ACRES
PROPOSED STREET ABANDON 97TH STREET = 0.028 ACRES

NET AREA:
- LOT 1 = 1.200 ACRES
- LOT 2 = 1.238 ACRES
- LOT 3 = 0.495 ACRES
- LOT 4 = 1.989 ACRES
- LOT 5 = 1.988 ACRES
- LOT 6 = 1.826 ACRES
- LOT 7 = 0.489 ACRES
- LOT 8 = 1.718 ACRES
- LOT 9 = 0.245 ACRES
- LOT 10 = 0.278 ACRES
- LOT 11 = 0.244 ACRES
- LOT 12 = 0.288 ACRES
- LOT 13 = 0.250 ACRES
- LOT 14 = 0.281 ACRES
- LOT 15 = 0.325 ACRES
- LOT 16 = 0.312 ACRES
- LOT 17 = 0.312 ACRES
- LOT 18 = 0.311 ACRES
- LOT 19 = 0.311 ACRES

TOTAL NET AREA = 14.078 AC

ALLOWED UNIT DENSITY

ALLOWED UNIT DENSITY PER JORDAN DOWNS URBAN VILLAGE SPECIFIC PLAN:
- BLOCK 8B = 54 DU/AC
- BLOCK 8D = 54 DU/AC
- BLOCK 20 = 54 DU/AC
- BLOCK 20A = 54 DU/AC
- BLOCK 21 = 54 DU/AC
- BLOCK 21A = 54 DU/AC
- BLOCK 23 = 54 DU/AC
- BLOCK 23A = 54 DU/AC
- BLOCK 24 = 108 DU/AC
- BLOCK 24A = 108 DU/AC

ALLOWED UNIT DENSITY PER SB 1818 (35% INCREASE ALLOWED):
- BLOCK 8B = 72 DU/AC
- BLOCK 8D = 72 DU/AC
- BLOCK 20 = 72 DU/AC
- BLOCK 20A = 72 DU/AC
- BLOCK 21 = 72 DU/AC
- BLOCK 21A = 72 DU/AC
- BLOCK 23 = 72 DU/AC
- BLOCK 23A = 72 DU/AC
- BLOCK 24 = 145 DU/AC
- BLOCK 24A = 145 DU/AC

GENERAL NOTES:

1. GENERAL LAND USE: MEDIUM RESIDENTIAL, NEIGHBORHOOD COMMERCIAL, OPEN SPACE
2. SPECIFIC PLAN AREA: JORDAN DOWNS URBAN VILLAGE
3. SUBJECT PROPERTY IS SERVED BY PUBLIC GAS, WATER, ELECTRIC, PHONE AND SEWER UTILITIES CURRENTLY IN PLACE.
4. PROJECT IS IN LIQUEFACTION ZONE
5. NO PROTECTED TREES EXIST ON-SITE. SEE TREE EXHIBIT ON SHEET 16 FOR TREES 12 INCHES AND OVER.
6. UNIT SUMMARY:

LOT 1	80 UNITS – 72 PARKING SPACES	LOT 11	7 UNITS – 14 PARKING SPACES
LOT 2	76 UNITS – 57 PARKING SPACES	LOT 12	7 UNITS – 14 PARKING SPACES
LOT 3	OPEN SPACE – N/A	LOT 13	7 UNITS – 14 PARKING SPACES
LOT 4	119 UNITS – 90 PARKING SPACES	LOT 14	7 UNITS – 14 PARKING SPACES
LOT 5	97 UNITS – 73 PARKING SPACES	LOT 15	7 UNITS – 14 PARKING SPACES
LOT 6	97 UNITS – 73 PARKING SPACES	LOT 16	7 UNITS – 14 PARKING SPACES
LOT 7	OPEN SPACE – N/A	LOT 17	7 UNITS – 14 PARKING SPACES
LOT 8	117 UNITS – 88 PARKING SPACES	LOT 18	6 UNITS – 12 PARKING SPACES
LOT 9	7 UNITS – 14 PARKING SPACES	LOT 19	6 UNITS – 12 PARKING SPACES
LOT 10	7 UNITS – 14 PARKING SPACES		

TOTAL UNITS = 661
TOTAL PARKING SPACES = 603

ZONING INFORMATION

USE/ZONE: R3-UV
RAS3-UV
OS-UV

FLOOD HAZARD STATEMENT

SAID PROPERTY IS NOT INCLUDED IN A FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THE FLOOD ZONE DESIGNATION IS OUTSIDE ZONE X, COMMUNITY PANEL NO. 0637C1805F.

BENCHMARK

1985 ADJUSTMENT PER NGVD 1929

BM#18-02580 ELEV=105.075'
BM#18-02890 ELEV=108.930'

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING ALONG THE CENTERLINE OF GRAPE STREET BETWEEN NINETY-SEVENTH STREET AND CENTURY BOULEVARD BEING NORTH 00°17'47" EAST, PER CITY OF LOS ANGELES, CITY ENGINEER FIELD BOOK 41230, PAGE 87.

SITE ADDRESS

2020-2296 E 97TH STREET
2021-2299 E 99TH PLACE
9700-9910 S GRAPE STREET
LOS ANGELES CA, 90002

OWNER

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2600 WILSHIRE BLVD.
LOS ANGELES, CA 90057
TEL: (213) 252-4291
FAX: (213) 252-2742

CONTACT: RAMIN KIANFAR

DEVELOPER

BRIDGE HOUSING

5120 W. GOLDLEAF CIRCLE, SUITE 120
LOS ANGELES, CA 90056
TEL: (424) 419-5100

CONTACT: VAN SCOTT

CIVIL ENGINEER

FUSCOE ENGINEERING

16795 VON KARMAN, AVE, SUITE 100
IRVINE, CA 92606
TEL: (949) 474-1960
FAX: (949) 474-5315

CONTACT: DEBRA SCHALES

SHEET INDEX:

TITLE SHEET 1
VESTING TENTATIVE TRACT MAP 2-3
TYPICAL STREET SECTIONS 3
PHASING MAP 4
CONCEPTUAL GRADING & UTILITY PLAN 5-8
PHASE 1-8 IMPROVEMENTS 9-14
POWER POLE PLAN 15
TREE EXHIBIT 16
TITLE CONSTRAINTS MAP 17

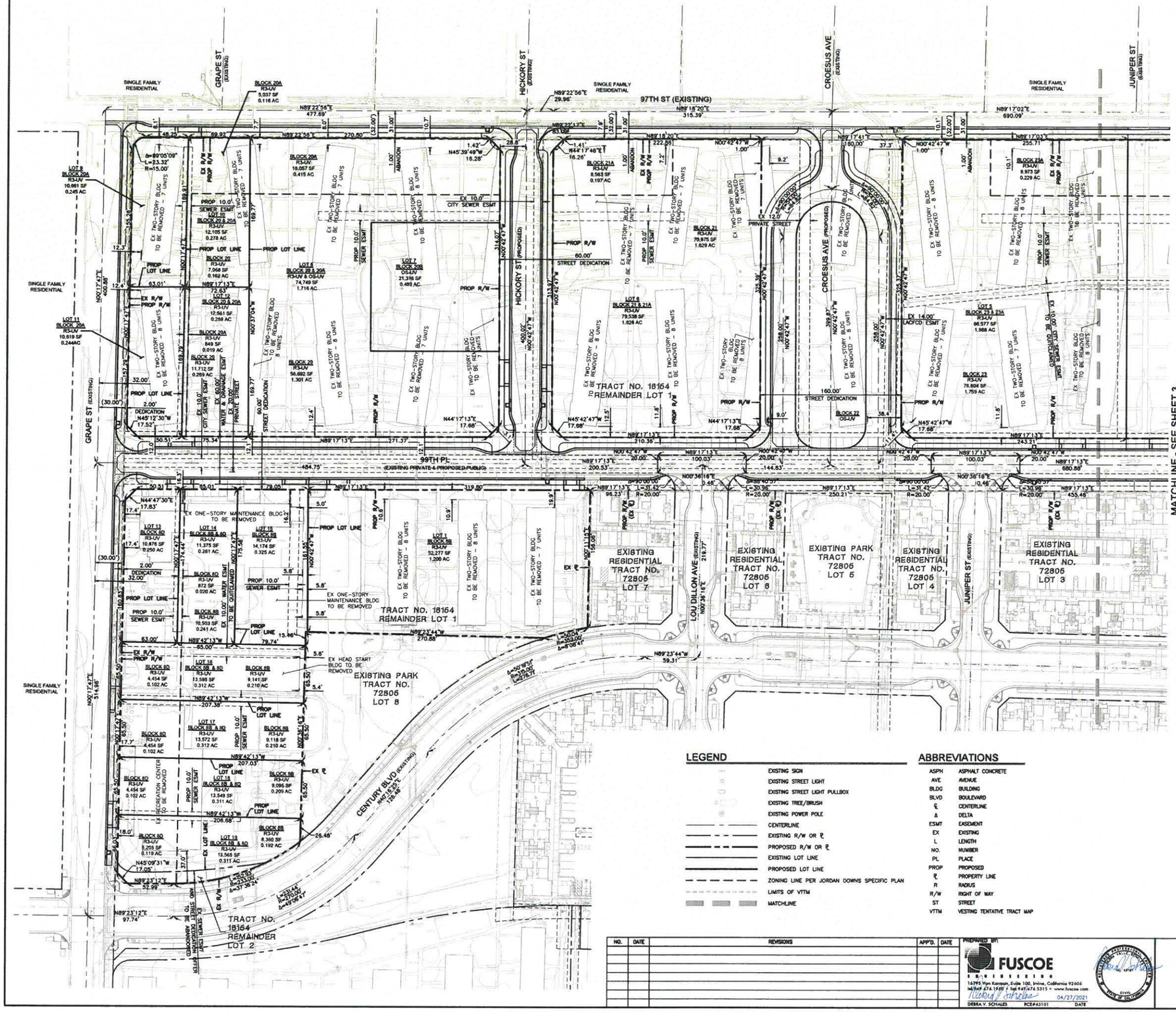
NO.	DATE	REVISIONS	APP'D.	DATE
1	4/27/21	REV. AREA H TO PHASE 8 & ADDED BOE MATRIX (SEE SHEETS 4 & 9-14)		

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 | fax 949.474.5315 | www.fuscoe.com
04/27/2021
DEBRA V. SCHALES RCE#43101 DATE

VESTING TENTATIVE TRACT MAP
TITLE SHEET
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	1 OF 17

F:\PROJECTS\233\014\DWGS\ENTITLEMENTS\VENTATIVE TRACT MAP\233-014ENT01.DWG (04-27-21 1:20:30PM) Plotted by: Dom Pelo



LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- ZONING LINE PER JORDAN DOWNS SPECIFIC PLAN
- LIMITS OF VTTM
- MATCHLINE

ABBREVIATIONS

ASPH	ASPHALT CONCRETE
AVE	AVENUE
BLDG	BUILDING
BLVD	BOULEVARD
℄	CENTERLINE
Δ	DELTA
ESMT	EASEMENT
EX	EXISTING
L	LENGTH
NO.	NUMBER
PL	PLACE
PROP	PROPOSED
℘	PROPERTY LINE
R	RADIUS
R/W	RIGHT OF WAY
ST	STREET
VTTM	VESTING TENTATIVE TRACT MAP

40' 0' 20' 40'
SCALE: 1" = 40'

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1900 | fax 949.474.5315 | www.fuscoe.com
DEBRA V. SCHALES RCE#43101 04/27/2021 DATE

VESTING TENTATIVE TRACT MAP

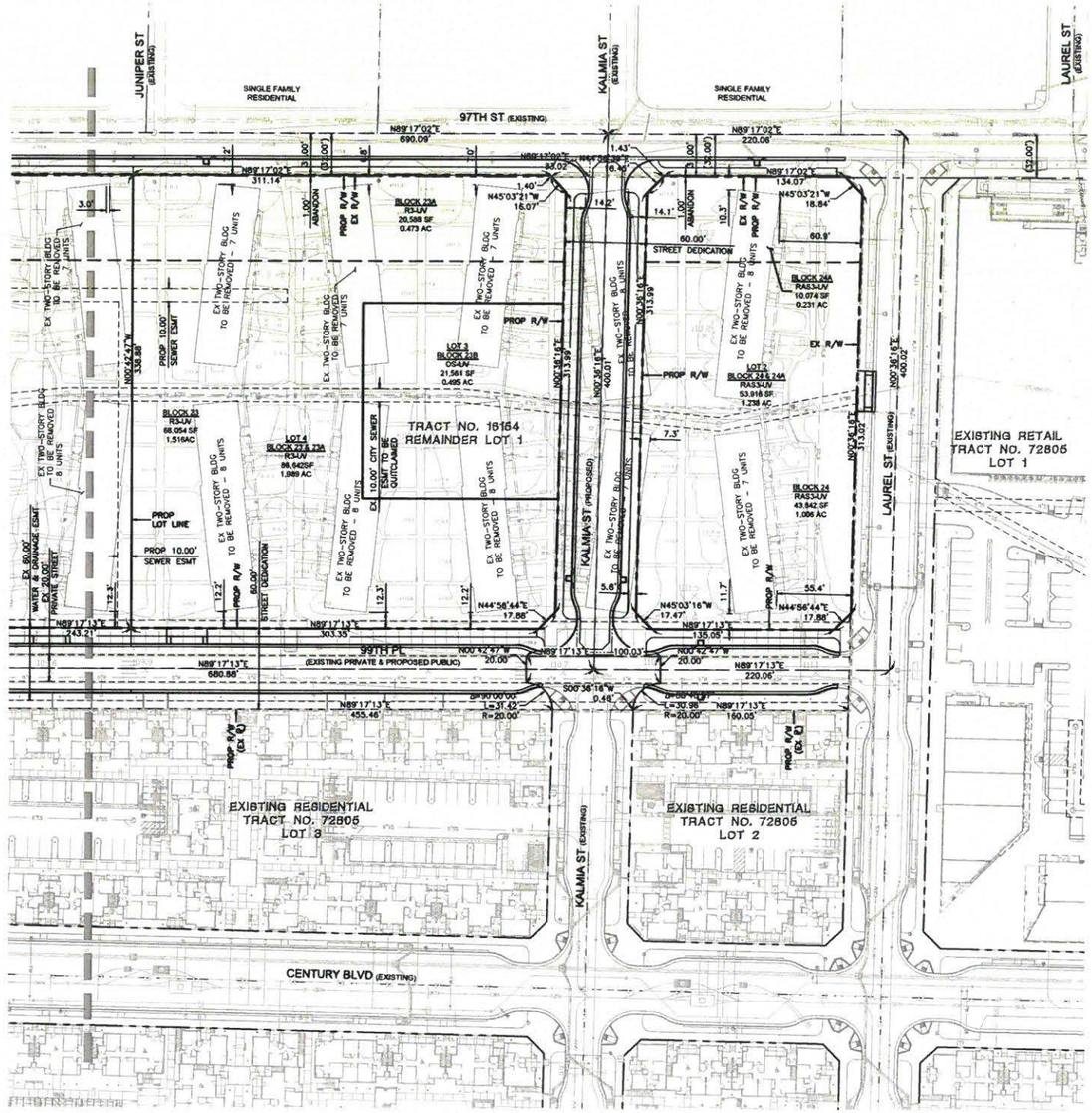
VTTM NO. 82619

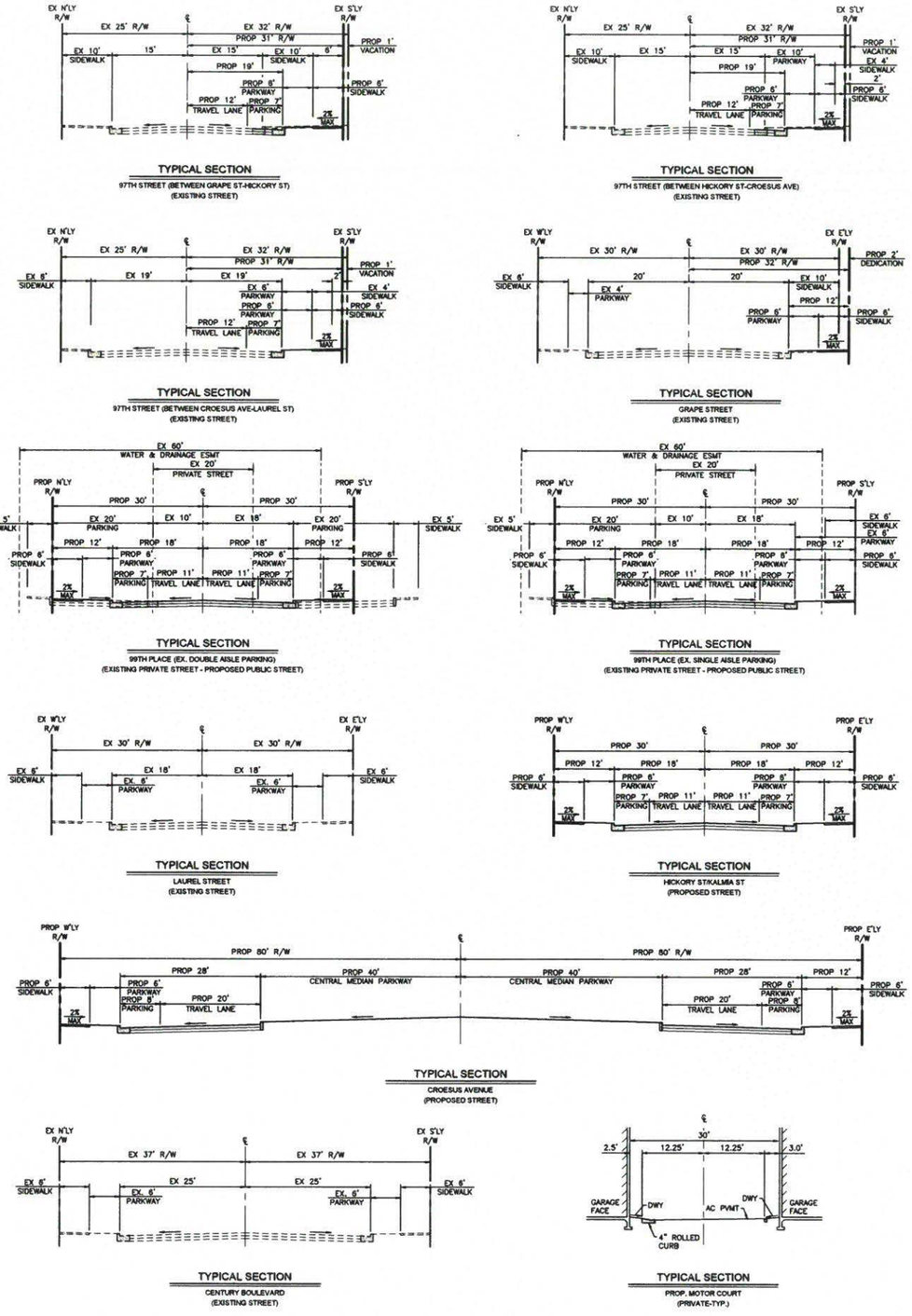
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	2 OF 17

REVISION 1 SET | PLAN SET: B | 04/27/2021 | JORDAN DOWNS PHASE 3 VESTING TENTATIVE TRACT MAP #82619

F:\PROJECTS\233-014\VTVMS\DWG\EXHIBITS\EXISTING TRACT MAP\233-014 VMAP2.DWG (04-27-21 12:56:32PM) Plotted by: Dom Pisto





LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- ZONING LINE PER JORDAN DOWNS SPECIFIC PLAN
- LIMITS OF VTTM
- MATCHLINE

ABBREVIATIONS

ASPH	ASPHALT CONCRETE
AVE	AVENUE
BLDG	BUILDING
BLVD	BOULEVARD
℄	CENTERLINE
Δ	DELTA
ESMT	EASEMENT
EX	EXISTING
L	LENGTH
NO.	NUMBER
PL	PLACE
PROP	PROPOSED
ℙ	PROPERTY LINE
R	RADIUS
R/W	RIGHT OF WAY
ST	STREET
VTTM	VESTING TENTATIVE TRACT MAP

N

40' 0' 20' 40'

SCALE: 1" = 40'

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:

FUSCOE ENGINEERING

16795 Von Karman, Suite 100, Irvine, California 92606
tel/fax 714.1900 / fax 949.474.5315 ▫ www.fuscoe.com

DEBRA V. SCHALES RCE#43101 — 04/27/2021 DATE

VESTING TENTATIVE TRACT MAP AND TYPICAL SECTIONS

VTTM NO. 82619

FOR SUBDIVISION PURPOSES

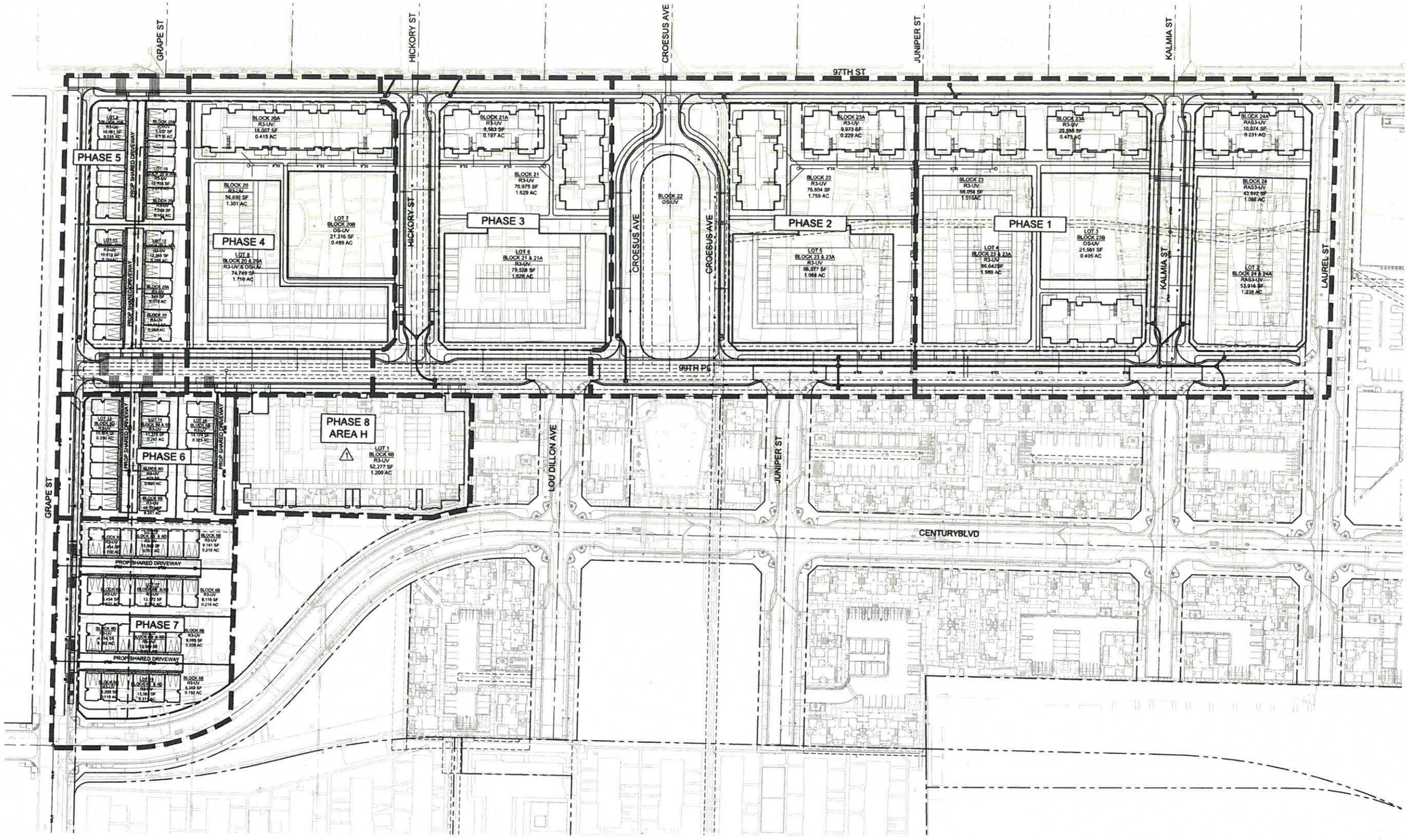
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	3 OF 17

JORDAN DOWNS PHASE 3
VESTING TENTATIVE TRACT MAP #82619

REVISION 1 SET | PLAN SET: B | 04/27/2021

F:\PROJECTS\233\01\PLANS\DEVELOPMENT\TENTATIVE TRACT MAP\233-014TM03TM.DWG (04-27-21 12:37:18PM) Plotted by: Dom Pista



50' 0' 25' 50'
SCALE: 1" = 50'

NO.	DATE	REVISIONS	APP'D.	DATE
1	4/27/21	REV. AREA H TO PHASE 8		

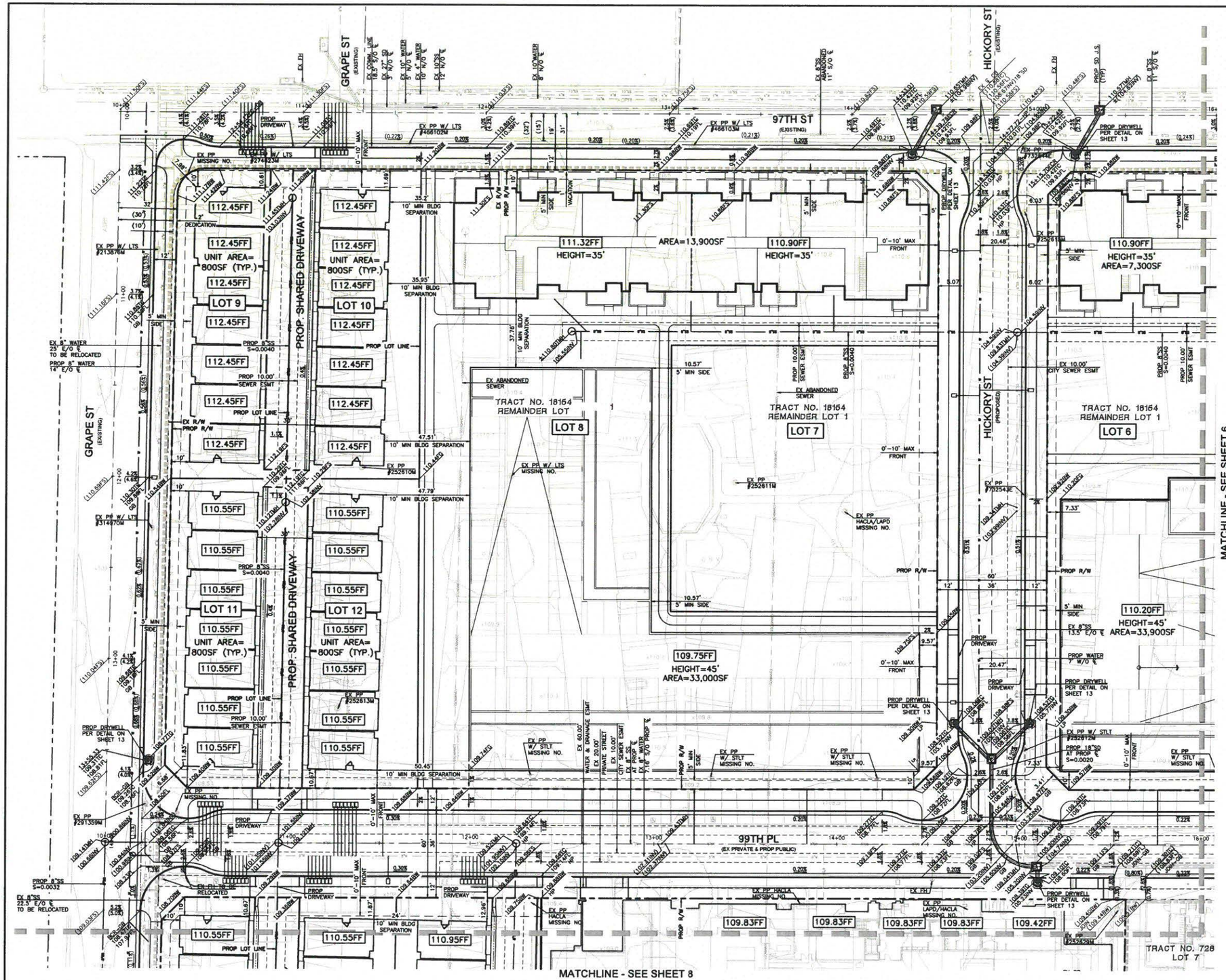
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tel 949.474.1960 | fax 949.474.5315 | www.fuscoe.com
04/27/2021
DEBRA V. SCHALES RCE#43101 DATE

VESTING TENTATIVE TRACT MAP
PHASING MAP
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	4 OF 17

REVISION 1 SET | PLAN SET: B | 04/27/2021 | JORDAN DOWNS PHASE 3 VESTING TENTATIVE TRACT MAP #82619

F:\PROJECTS\233\014\PLANS\GRADING\ENGINEERING\TRACT MAP\233-014TM04PH3.DWG (04-27-21 12:58:07PM) Plotted by: Dom Plata



LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORMDRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
- EXISTING STORM TRAP
- PROPOSED MAXWELL IV DRYWELL
- PROPOSED STORM DRAIN J.S./MH
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- (000.00) EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- LIMITS OF VTTM
- MATCHLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE

ABBREVIATIONS

ABND	ABANDONED
ASPH	ASPHALT CONCRETE
AVE	AVENUE
BCR	BEGINNING OF CURVE RETURN
BLDG	BUILDING
BLVD	BOULEVARD
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CB	CATCH BASIN
℄	CENTERLINE
E/O	EAST OF
ECR	END OF CURVE RETURN
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
J.S.	JUNCTION STRUCTURE
LP	LOW POINT
MWS	MODULAR WETLAND SYSTEM
NO.	NUMBER
N/O	NORTH OF
PL	PLACE
PP	POWER POLE
PROP	PROPOSED
℗	PROPERTY LINE
RCB	REINFORCED CONCRETE BOX
R/W	RIGHT OF WAY
S	SLOPE
S/O	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STREET
STLT	STREET LIGHT
TC	TOP OF CURB
TMH	TOP OF MANHOLE
TYP	TYPICAL
VTTM	VESTING TENTATIVE TRACT MAP
W/	WITH
W/O	WEST OF

SCALE: 1" = 20'

NO.	DATE	REVISIONS	APP'D.	DATE

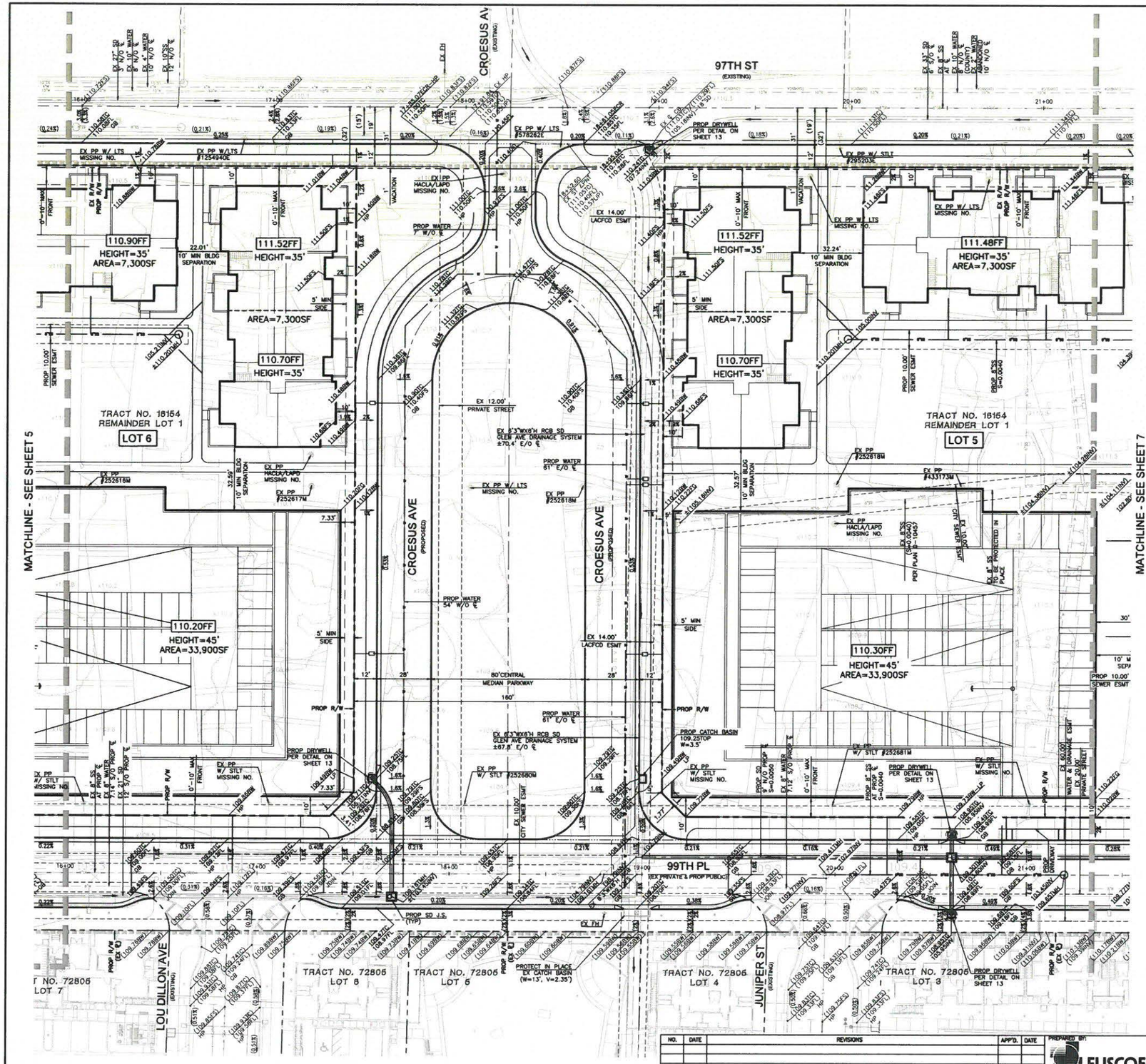
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DEBRA V. SCHALES RCE#43101 DATE 04/27/2021

VESTING TENTATIVE TRACT MAP
CONCEPTUAL GRADING & UTILITY PLAN
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	5 OF 17

JORDON DOORS - PHASE 3
VESTING TENTATIVE TRACT MAP #82619
REVISION 1 SET | PLAN SET: B | 04/27/2021

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LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORMDRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
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- (000.00) EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- LIMITS OF VTTM
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- EXISTING CABLE TV LINE
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ABBREVIATIONS

ABND	ABANDONED
ASPH	ASPHALT CONCRETE
AVE	AVENUE
BCR	BEGINNING OF CURVE RETURN
BLDG	BUILDING
BLVD	BOULEVARD
BVC	BEGIN VERTICAL CURVE
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ECR	END OF CURVE RETURN
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EVC	END VERTICAL CURVE
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FS	FINISHED SURFACE
GB	GRADE BREAK
HP	LOW POINT
INV	INVERT
J.S.	JUNCTION STRUCTURE
LP	LOW POINT
MWS	MODULAR WETLAND SYSTEM
NO.	NUMBER
N/O	NORTH OF
PL	PLACE
PP	POWER POLE
PROP	PROPOSED
℄	PROPERTY LINE
RCB	REINFORCED CONCRETE BOX
R/W	RIGHT OF WAY
S	SLOPE
S/O	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STREET
STLT	STREET LIGHT
TC	TOP OF CURB
TMH	TOP OF MANHOLE
TYP	TYPICAL
VTTM	VESTING TENTATIVE TRACT MAP
W/	WITH
W/O	WEST OF

20' 0' 10' 20'
SCALE: 1" = 20'

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
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DEBRA V. SCHALES RCE#43101 04/27/2021 DATE

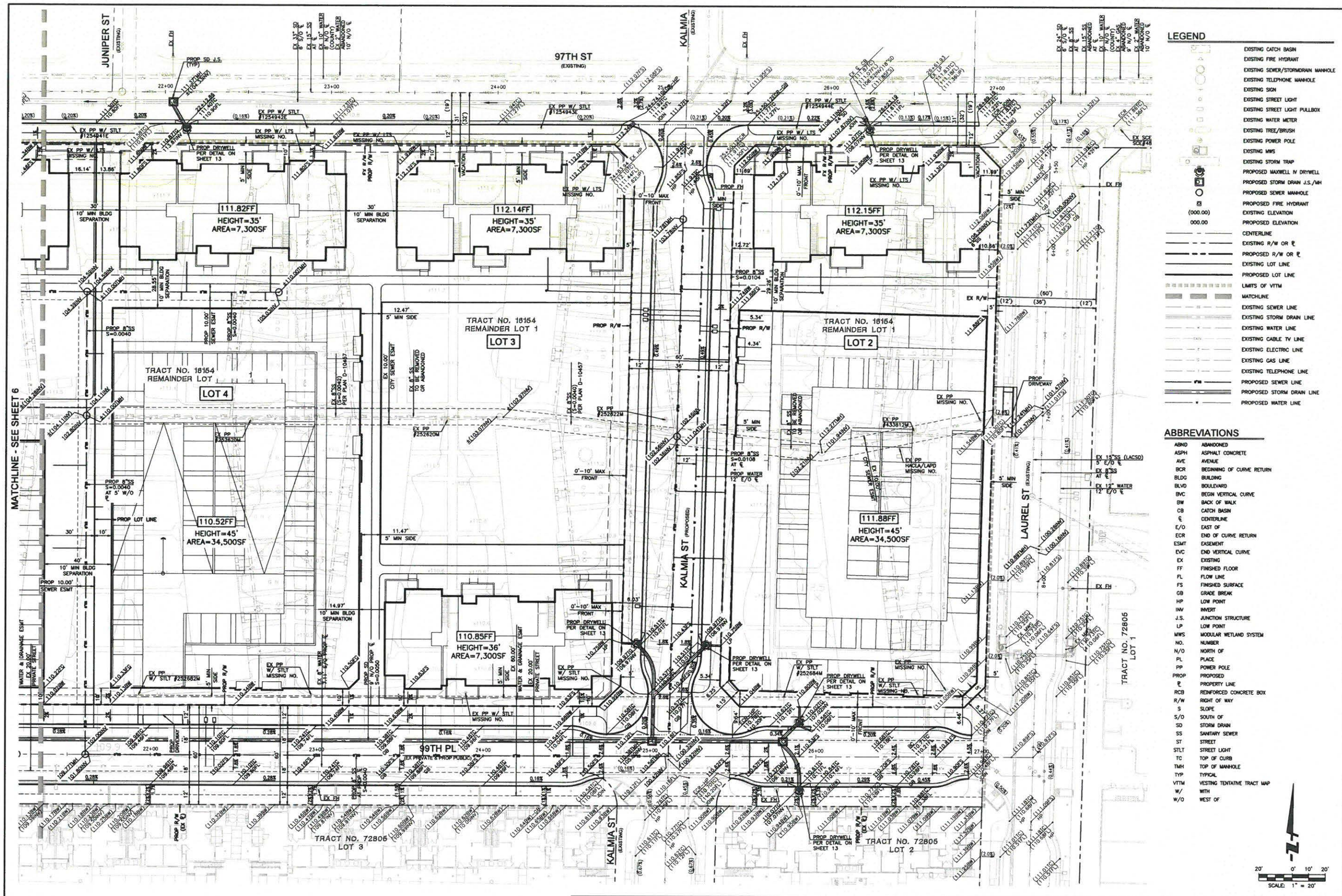
VESTING TENTATIVE TRACT MAP
CONCEPTUAL GRADING & UTILITY PLAN

VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	6 OF 17

JORDAN DOWNS PHASE 3
VESTING TENTATIVE TRACT MAP #82619
REVISION 1 SET | PLAN SET: B | 04/27/2021

P:\PROJECTS\233-014\PLANS\GRITTLEMEN\TENDRAWING TRACT MAP\233-014TMAP02.DWG (04-27-21 1:00:09PM) Plotted By: Tom Picio



LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORMDRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
- EXISTING STORM TRAP
- PROPOSED MAXWELL IV DRYWELL
- PROPOSED STORM DRAIN J.S./MH
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- (000.00) EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- LIMITS OF VTTM
- MATCHLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
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- PROPOSED SEWER LINE
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ABBREVIATIONS

ABND	ABANDONED
ASPH	ASPHALT CONCRETE
AVE	AVENUE
BCR	BEGINNING OF CURVE RETURN
BLDG	BUILDING
BLVD	BOULEVARD
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CB	CATCH BASIN
℄	CENTERLINE
E/O	EAST OF
ECR	END OF CURVE RETURN
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
J.S.	JUNCTION STRUCTURE
LP	LOW POINT
MWS	MODULAR WETLAND SYSTEM
NO.	NUMBER
N/O	NORTH OF
PL	PLACE
PP	POWER POLE
PROP	PROPOSED
℄	PROPERTY LINE
RCB	REINFORCED CONCRETE BOX
R/W	RIGHT OF WAY
S	SLOPE
S/O	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STREET
STLT	STREET LIGHT
TC	TOP OF CURB
TMH	TOP OF MANHOLE
TYP	TYPICAL
VTTM	VESTING TENTATIVE TRACT MAP
W/	WITH
W/O	WEST OF

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949 474 1900 • fax 949 474 5315 • www.fuscoe.com
DEBRA V. SCHALES RCE#43101 04/27/2021 DATE

VESTING TENTATIVE TRACT MAP
CONCEPTUAL GRADING & UTILITY PLAN
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	7 OF 17

JORDON DOWNS PHASE 3
VESTING TENTATIVE TRACT MAP #82619
04/27/2021
PLAN SET: B
REVISION 1 SET

F:\PROJECTS\233-014\PLANS\DRTR\ENGR\DVS\DRAWING TRACT MAP\233-014TMDTCE.DWG (04-27-21 10:10:07PM) Plotted by: Tom Peña

MATCHLINE - SEE SHEET 5

GRAPE ST (EXISTING)

PROP. SHARED DRIVEWAY

LOT 13 | LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19

UNIT AREA= 800SF (TYP.)

LOT 1

TRACT NO. 72805 LOT 7

TRACT NO. 72805 LOT 8

TRACT NO. 18154 REMAINDER LOT 2

CENTURY BLVD (EXISTING)

LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORMDRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
- EXISTING STORM TRAP
- PROPOSED MAXWELL IV DRYWELL
- PROPOSED STORM DRAIN J.S./MH
- PROPOSED SEWER MANHOLE
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- (000.00) EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- LIMITS OF VTTM
- MATCHLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
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- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
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ABBREVIATIONS

ABND	ABANDONED
ASPH	ASPHALT CONCRETE
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BVC	BEGIN VERTICAL CURVE
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E/O	EAST OF
ECR	END OF CURVE RETURN
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
J.S.	JUNCTION STRUCTURE
LP	LOW POINT
MWS	MODULAR WETLAND SYSTEM
NO.	NUMBER
N/O	NORTH OF
PL	PLACE
PP	POWER POLE
PROP	PROPOSED
P	PROPERTY LINE
RCB	REINFORCED CONCRETE BOX
R/W	RIGHT OF WAY
S	SLOPE
S/O	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STREET
STLT	STREET LIGHT
TC	TOP OF CURB
TMH	TOP OF MANHOLE
TYP	TYPICAL
VTTM	VESTING TENTATIVE TRACT MAP
W/	WITH
W/O	WEST OF

SCALE: 1" = 20'

NO.	DATE	REVISIONS	APP'D.	DATE

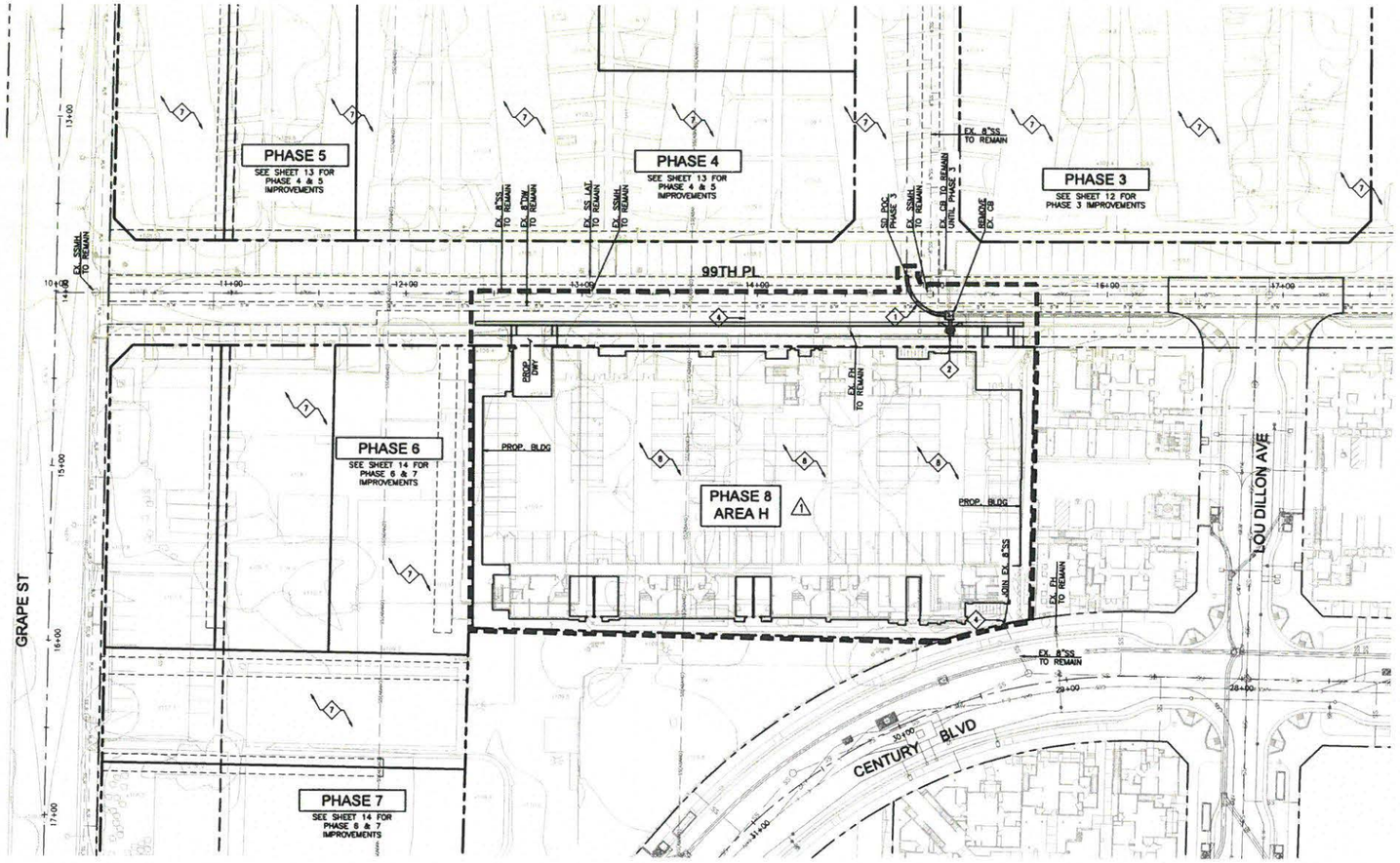
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FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1900 | fax 949.474.5315 | www.fuscoe.com
DEBRA V. SCHALES RCE#43101 DATE 04/27/2021

VESTING TENTATIVE TRACT MAP
CONCEPTUAL GRADING & UTILITY PLAN
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	8 OF 17

REVISION 1 SET | PLAN SET: B | 04/27/2021 | KROMONT-WOOD-PHASE 2 VESTING TENTATIVE TRACT MAP 82619

F:\PROJECTS\233-014\PLANS\DRAWINGS\TENTATIVE TRACT MAP\233-014TMAP02.DWG (04-27-21 1:02:04PM) Plotted By: Dan Pinto



30' 0' 15' 30'
SCALE: 1" = 30'

LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORMDRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
- EXISTING STORM TRAP
- PROPOSED MAXWELL IV DRYWELL
- PROPOSED STORM DRAIN J.S./MH
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- (000.00) EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING ZONING LINE
- LIMIT OF PHASE CONSTRUCTION
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE

ABBREVIATIONS

ABAND	ABANDONED
ABND	ABANDON
ASPH	ASPHALT CONCRETE
AVE	AVENUE
BCR	BEGINNING OF CURVE RETURN
BLDG	BUILDING
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BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CB	CATCH BASIN
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DWY	DRIVEWAY
E/O	EAST OF
ECR	END OF CURVE RETURN
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HP	LOW POINT
INV	INVERT
JS	JUNCTION STRUCTURE
LACFCD	LA COUNTY FLOOD CONTROL DISTRICT
LP	LOW POINT
LTS	LIGHTS
MWS	MODULAR WETLAND SYSTEM
NO.	NUMBER
N/O	NORTH OF
PL	PLACE
PROP	PROPOSED
℞	PROPERTY LINE
POC	POINT OF CONNECTION
RCB	REINFORCED CONCRETE BOX
R/W	RIGHT OF WAY
S	SLOPE
S/O	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SEWER MANHOLE
ST	STREET
TC	TOP OF CURB
TEMP	TEMPORARY
TMH	TOP OF MANHOLE
TTM	TENTATIVE TRACT MAP
TYP	TYPICAL
W/O	WEST OF
W/	WITH

⚠1 PHASE 8 - MATRIX 2 (VOLUNTARY IMPROVEMENTS PER B-PERMIT NO. BR004460)

STREET IMPROVEMENTS

STREET	DESCRIPTION
99TH PL	APPROXIMATELY 313' OF HALF STREET IMPROVEMENTS INCLUDING STREET LIGHTING & LANDSCAPING. FULL STREET IMPROVEMENTS WILL BE COMPLETED IN FUTURE PHASES AND STREET WILL BE TRANSFERRED FROM PRIVATE TO PUBLIC.

STORM DRAIN

STREET	DESCRIPTION
99TH PL	APPROXIMATELY 36' OF STORM DRAIN MAIN FOR FUTURE PHASE 3, 1 STORM DRAIN LATERAL, 1 MAXWELL IV DRYWELL, 1 JUNCTION STRUCTURE, AND 1 STORM DRAIN LATERAL TO SITE

SANITARY SEWER

STREET	DESCRIPTION
99TH PL	1 SEWER LATERAL

WATER (LADWP)

STREET	DESCRIPTION
99TH PL	1 FIRE WATER SERVICE, 1 DOMESTIC SERVICE, 1 IRRIGATION SERVICE

NOTES:

1. PRELIMINARY DESIGN - DOES NOT INCLUDE REMOVALS
2. FULL STREET IMPROVEMENTS FOR 99TH PLACE WILL BE COMPLETED IN FUTURE PHASES 3 & 4 AND THEN STREET WILL BE TRANSFERRED FROM PRIVATE TO PUBLIC.

CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT APPROXIMATELY 35LF OF STORM DRAIN LINE AND APPURTENANCES
2	CONSTRUCT MAXWELL IV DRYWELL PER DETAIL ON SHEET 13
4	CONSTRUCT APPROXIMATELY 32LF OF SEWER LINE AND APPURTENANCES
7	EXISTING BUILDING TO REMAIN
8	EXISTING BUILDING TO BE DEMOLISHED

NOTE:
ALL SEWERS TO BE ABANDONED IN PLACE UNLESS CONFLICT WITH OVEREXCAVATION, PROPOSED UTILITIES, AND/OR LANDSCAPING/TREES.

NO.	DATE	REVISIONS	APP'D.	DATE
⚠1	4/27/21	REV. AREA H TO PHASE 8 & ADDED BOE MATRIX		

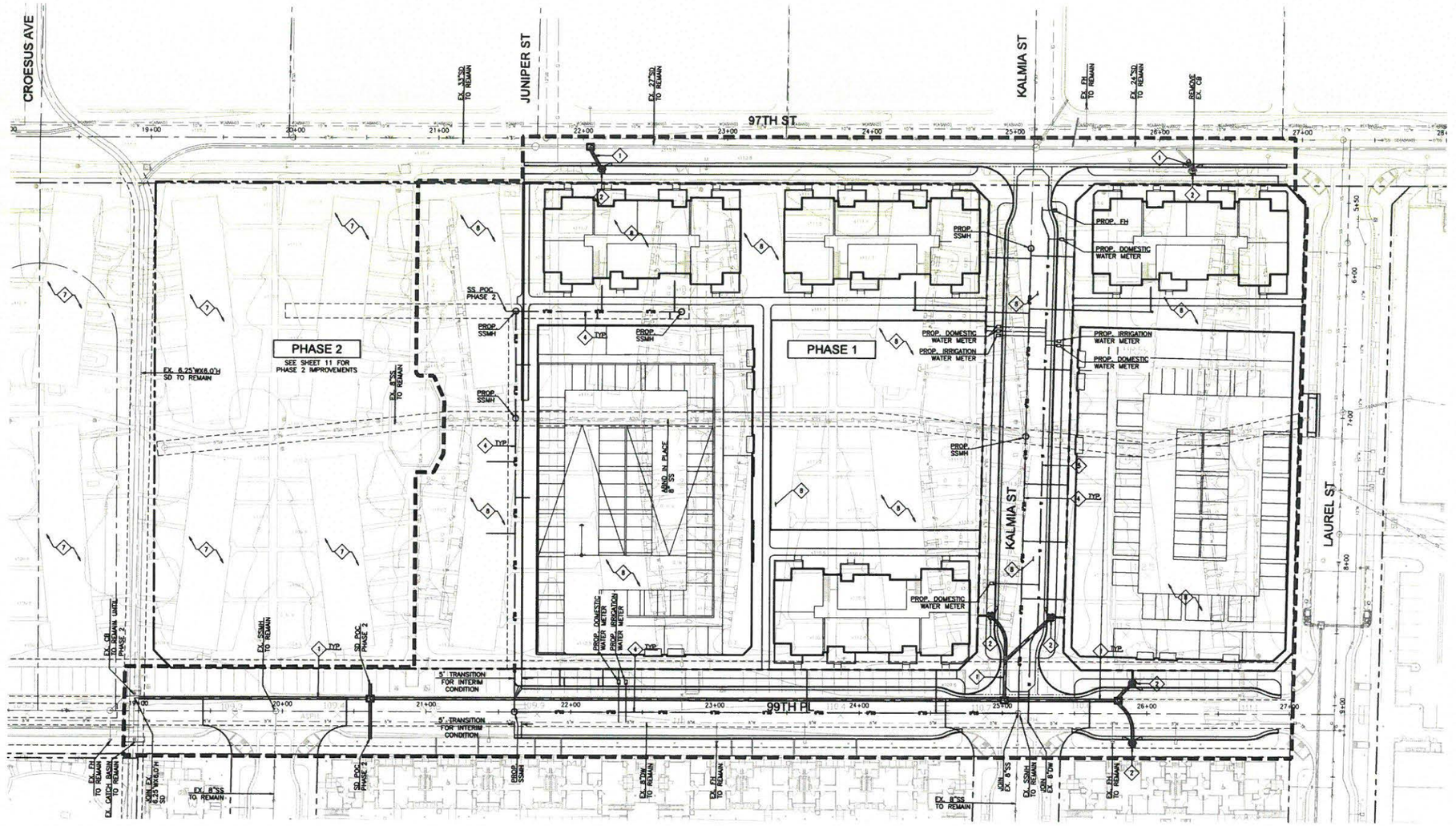
PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1900 // fax 949.474.5315 // www.fuscoe.com
DEBRA V. SCHALES RCE#43101 04/27/2021 DATE

VESTING TENTATIVE TRACT MAP
PHASE 8 (AREA H) IMPROVEMENTS
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	9 OF 17

REVISION 1 SET | PLAN SET: B | 04/27/2021 | KNOCKOUT-B PHASE 9 VESTING TENTATIVE TRACT MAP #82619

F:\PROJECTS\233\014\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\233-014TMSHEET.DWG (04-27-21 5:21:15PM) Plotted by: Dom Pluta



LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORMDRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
- EXISTING STORM TRAP
- PROPOSED MAXWELL IV DRYWELL
- PROPOSED STORM DRAIN J.S./MH
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- (000.00) EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING ZONING LINE
- LIMIT OF PHASE CONSTRUCTION
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE

ABBREVIATIONS

ABAND	ABANDONED
ABIND	ABANDON
ASPH	ASPHALT CONCRETE
AVE	AVENUE
BCR	BEGINNING OF CURVE RETURN
BLDG	BUILDING
BLVD	BOULEVARD
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CB	CATCH BASIN
℄	CENTERLINE
DWY	DRIVEWAY
E/O	EAST OF
ECR	END OF CURVE RETURN
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
JS	JUNCTION STRUCTURE
LACFCD	LA COUNTY FLOOD CONTROL DISTRICT
LP	LOW POINT
LTS	LIGHTS
MWS	MODULAR WETLAND SYSTEM
NO.	NUMBER
N/O	NORTH OF
PL	PLACE
PROP	PROPOSED
ℛ	PROPERTY LINE
POC	POINT OF CONNECTION
RCB	REINFORCED CONCRETE BOX
R/W	RIGHT OF WAY
S	SLOPE
S/O	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SEWER MANHOLE
ST	STREET
TC	TOP OF CURB
TEMP	TEMPORARY
TMH	TOP OF MANHOLE
TTM	TENTATIVE TRACT MAP
TYP	TYPICAL
W/O	WEST OF
W/	WITH

⚠ PHASE 1 - MATRIX 1

STREET IMPROVEMENTS

STREET	DESCRIPTION	CONDITION
97TH ST	APPROXIMATELY 530' OF HALF STREET IMPROVEMENTS INCLUDING STREET LIGHTING & LANDSCAPING	25c, 33, S-1d, S-1f, S-1k, S-2d, S-3c thru h, S-3if
99TH PL	APPROXIMATELY 526' OF FULL STREET IMPROVEMENTS INCLUDING STREET LIGHTING (SIDEWALK/LANDSCAPING ON PHASE 1A TO REMAIN). 99TH PLACE TO TRANSFER FROM PRIVATE TO PUBLIC STREET.	10, 22, 25c, 29, 33, S-1d, S-1f, S-1k, S-2b, S-2d, S-3c thru h, S-3ie
KALMIA ST	APPROXIMATELY 400' OF FULL STREET IMPROVEMENTS INCLUDING STREET LIGHTING & LANDSCAPING	7, 25c, 29, 33, S-1d, S-1f, S-1k, S-2d, S-3c thru h, S-3ic
LAUREL ST	APPROXIMATELY 30' OF DRIVEWAY	25c, S-2d, S-3ig

STORM DRAIN

STREET	DESCRIPTION	CONDITION
97TH ST	2 STORM DRAIN LATERALS, 2 MAXWELL IV DRYWELLS, 1 JUNCTION STRUCTURE, AND 1 CONCRETE COLLAR	13, 14, 15, 30, S-1d, S-1f, S-1e, S-3b
99TH PL	APPROXIMATELY 670' OF STORM DRAIN MAIN FROM EXISTING GLEN AVE STORM DRAIN TO PROPOSED KALMIA STREET, 2 STORM DRAIN LATERALS, 2 STORM DRAIN LATERALS FOR FUTURE PHASE 2, 2 MAXWELL IV DRYWELLS, 3 JUNCTION STRUCTURES, AND 1 STORM DRAIN LATERAL TO SITE	13, 14, 15, 30, S-1d, S-1f, S-1e, S-3b
KALMIA ST	APPROXIMATELY 24' OF STORM DRAIN MAIN, 2 STORM DRAIN LATERALS, 2 MAXWELL IV DRYWELLS, 1 CONCRETE COLLAR, AND 2 STORM DRAIN LATERALS TO SITE	13, 14, 15, 30, S-1d, S-1f, S-1e, S-3b
LAUREL ST	NONE	

SANITARY SEWER

STREET	DESCRIPTION	CONDITION
97TH ST	NONE	
99TH PL	APPROXIMATELY 375' OF SEWER MAIN, 2 SEWER LATERALS, AND 1 MANHOLE	13, 14, 15, 30, S-1d, S-1f
KALMIA ST	APPROXIMATELY 316' OF SEWER MAIN, 2 MANHOLES, AND 8 LATERALS	13, 14, 15, 30, S-1d, S-1f
LAUREL ST	NONE	
ON-SITE	APPROXIMATELY 355' OF SEWER MAIN WITH 10' WIDE EASEMENT, 3 MANHOLES, 8 LATERALS, AND 1 STUB OUT FOR FUTURE PHASE 2	13, 14, 15, 30, S-1d, S-1f

WATER (LADWP)

STREET	DESCRIPTION	CONDITION
97TH ST	NONE	
99TH PL	1 DOMESTIC SERVICE AND 1 IRRIGATION SERVICE	28, S-1c
KALMIA ST	5 DOMESTIC SERVICES, 2 IRRIGATION SERVICES, AND 1 FIRE HYDRANT	26bb, 28, S-1c
LAUREL ST	NONE	

NOTES:

1. PRELIMINARY DESIGN - DOES NOT INCLUDE REMOVALS

CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT APPROXIMATELY 890LF OF STORM DRAIN LINE AND APPURTENANCES
2	CONSTRUCT MAXWELL IV DRYWELL PER DETAIL ON SHEET 13
4	CONSTRUCT APPROXIMATELY 1050LF OF SEWER LINE AND APPURTENANCES
5	CONSTRUCT APPROXIMATELY 370LF OF DOMESTIC WATER LINE AND APPURTENANCES
7	EXISTING BUILDING TO REMAIN
8	EXISTING BUILDING TO BE DEMOLISHED

NOTE:
ALL SEWERS TO BE ABANDONED IN PLACE UNLESS CONFLICT WITH OVEREXCAVATION, PROPOSED UTILITIES, AND/OR LANDSCAPING/TREES.

30' 0' 15' 30'
SCALE: 1" = 30'

NO.	DATE	REVISIONS	APP'D.	DATE
⚠1	4/27/21	ADDED BOE MATRIX		

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
949.474.1900 | fax 949.474.5315 | www.fuscoe.com
DEBRA V. SCHALES RCE#43101 DATE 04/27/2021

VESTING TENTATIVE TRACT MAP
PHASE 1 IMPROVEMENTS

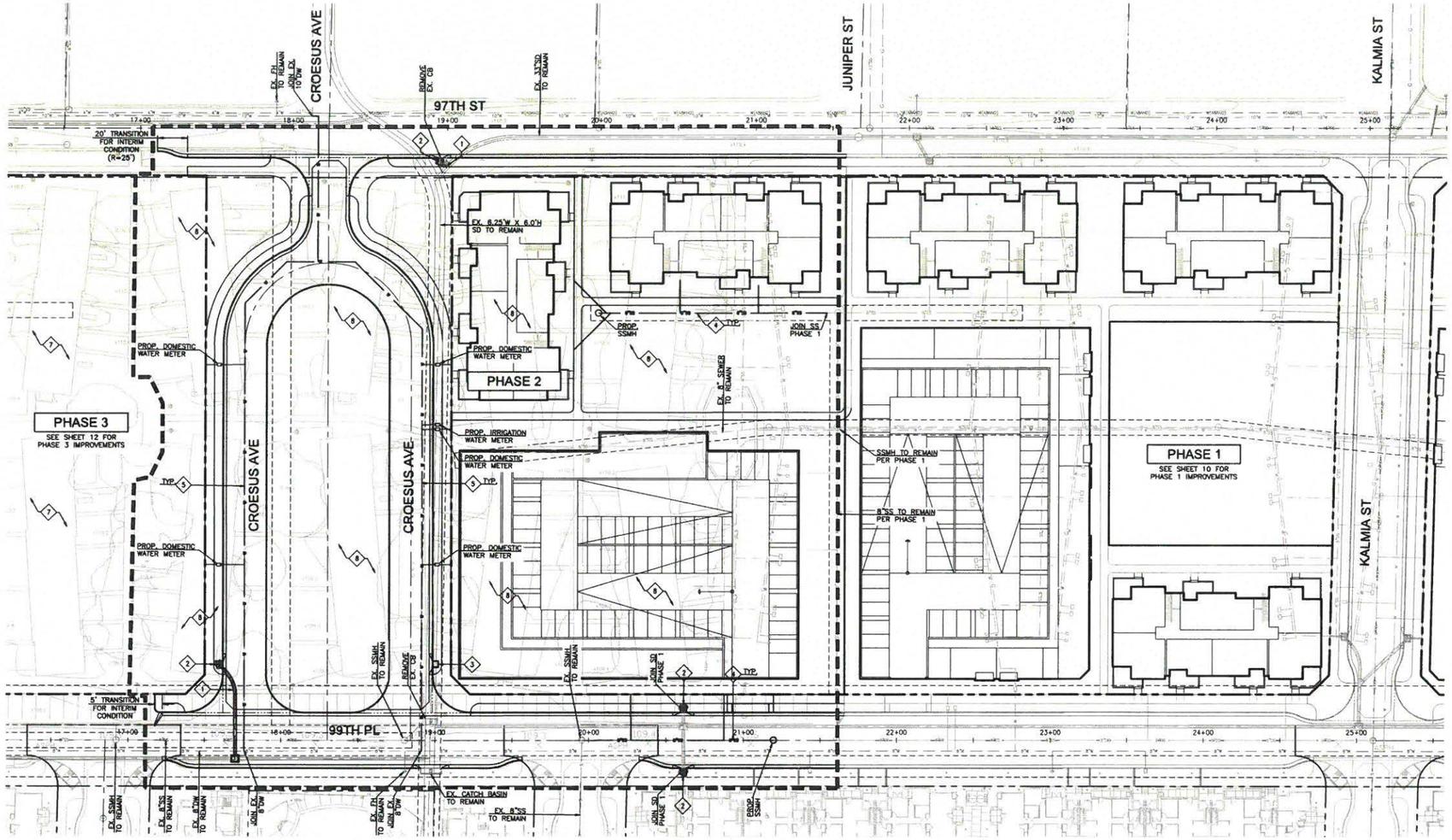
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021

SHEET 10 OF 17

REVISION 1 SET | PLAN SET: B | 04/27/2021 | JURISDICTION: PHASE 1 VESTING TENTATIVE TRACT MAP #82619

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⚠ PHASE 2 - MATRIX 3

STREET IMPROVEMENTS

STREET	DESCRIPTION	CONDITION
97TH ST	APPROXIMATELY 430' OF HALF STREET IMPROVEMENTS INCLUDING STREET LIGHTING & LANDSCAPING	25c, 29, 33, S-1d, S-1f, S-1k, S-2d, S-3c thru h, S-3if
99TH PL	APPROXIMATELY 450' OF FULL STREET IMPROVEMENTS INCLUDING STREET LIGHTING (SIDEWALK & LANDSCAPING ON PHASE 1A TO REMAIN). 99TH PLACE TO TRANSFER FROM PRIVATE TO PUBLIC STREET.	10, 22, 25c, 29, 33, S-1d, S-1f, S-1k, S-2b, S-2d, S-3c thru h, S-3ie
CROESUS AVE	APPROXIMATELY 400' OF FULL STREET IMPROVEMENTS WITH 80' WIDE MEDIAN INCLUDING STREET LIGHTING & LANDSCAPING	8, 25c, 29, 33, S-1d, S-1f, S-1k, S-2d, S-3c thru h, S-3id

STORM DRAIN

STREET	DESCRIPTION	CONDITION
97TH ST	1 STORM DRAIN LATERAL AND 1 MAXWELL IV DRYWELL	13, 14, 15, 30, S-1d, S-1f, S-1e, S-3b
99TH PL	1 STORM DRAIN LATERAL, 1 JUNCTION STRUCTURE, AND 2 MAXWELL IV DRYWELLS	13, 14, 15, 30, S-1d, S-1f, S-1e, S-3b
CROESUS AVE	1 MAXWELL IV DRYWELL AND 1 CATCH BASIN	13, 14, 15, 30, S-1d, S-1f, S-1e, S-3b

SANITARY SEWER

STREET	DESCRIPTION	CONDITION
97TH ST	NONE	
99TH PL	APPROXIMATELY 120' OF SEWER MAIN, 2 SEWER LATERALS, AND 1 MANHOLE	13, 14, 15, 30, S-1d, S-1f
CROESUS AVE	NONE	
ON-SITE	APPROXIMATELY 151' OF SEWER MAIN WITH 10' WIDE EASEMENT, 4 SEWER LATERALS, AND 1 MANHOLE	13, 14, 15, 30, S-1d, S-1f

WATER (LADWP)

STREET	DESCRIPTION	CONDITION
97TH ST	NONE	
99TH PL	NONE	
CROESUS AVE	APPROXIMATELY 812' OF WATER MAIN, 5 DOMESTIC SERVICES, AND 1 IRRIGATION SERVICE	28, S-1c

NOTES:

1. PRELIMINARY DESIGN - DOES NOT INCLUDE REMOVALS

CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT APPROXIMATELY 60LF OF STORM DRAIN LINE AND APPURTENANCES
2	CONSTRUCT MAXWELL IV DRYWELL PER DETAIL ON SHEET 13
3	CONSTRUCT CATCH BASIN (W=3.5')
4	CONSTRUCT APPROXIMATELY 270LF OF SEWER LINE AND APPURTENANCES
5	CONSTRUCT APPROXIMATELY 810LF OF DOMESTIC WATER LINE AND APPURTENANCES
7	EXISTING BUILDING TO REMAIN
8	EXISTING BUILDING TO BE DEMOLISHED

NOTE:
ALL SEWERS TO BE ABANDONED IN PLACE UNLESS CONFLICT WITH OVEREXCAVATION, PROPOSED UTILITIES, AND/OR LANDSCAPING/TREES.

N

30' 0' 15' 30'
SCALE: 1" = 30'

LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORMDRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
- EXISTING STORM TRAP
- PROPOSED MAXWELL IV DRYWELL
- PROPOSED STORM DRAIN J.S./MH
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- (000.00) EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING ZONING LINE
- LIMIT OF PHASE CONSTRUCTION
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE

ABBREVIATIONS

ABAND	ABANDONED
ABND	ABANDON
ASPH	ASPHALT CONCRETE
AVE	AVENUE
BCR	BEGINNING OF CURVE RETURN
BLDG	BUILDING
BLVD	BOULEVARD
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CB	CATCH BASIN
℄	CENTERLINE
DWY	DRIVEWAY
E/O	EAST OF
ECR	END OF CURVE RETURN
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
JS	JUNCTION STRUCTURE
LACFCD	LA COUNTY FLOOD CONTROL DISTRICT
LP	LOW POINT
LTS	LIGHTS
MWS	MODULAR WETLAND SYSTEM
NO.	NUMBER
N/O	NORTH OF
PL	PLACE
PROP	PROPOSED
℄	PROPERTY LINE
POC	POINT OF CONNECTION
RCB	REINFORCED CONCRETE BOX
R/W	RIGHT OF WAY
S	SLOPE
S/O	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SEWER MANHOLE
ST	STREET
TC	TOP OF CURB
TEMP	TEMPORARY
TMH	TOP OF MANHOLE
TTM	TENTATIVE TRACT MAP
TYP	TYPICAL
W/O	WEST OF
W/	WITH

NO.	DATE	REVISIONS	APP'D.	DATE
⚠	4/27/21	ADDED BOE MATRIX		

PREPARED BY:
FUSCOE
ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315 • www.fuscoe.com
DEBRA V. SCHALES RCE#43101 04/27/2021 DATE

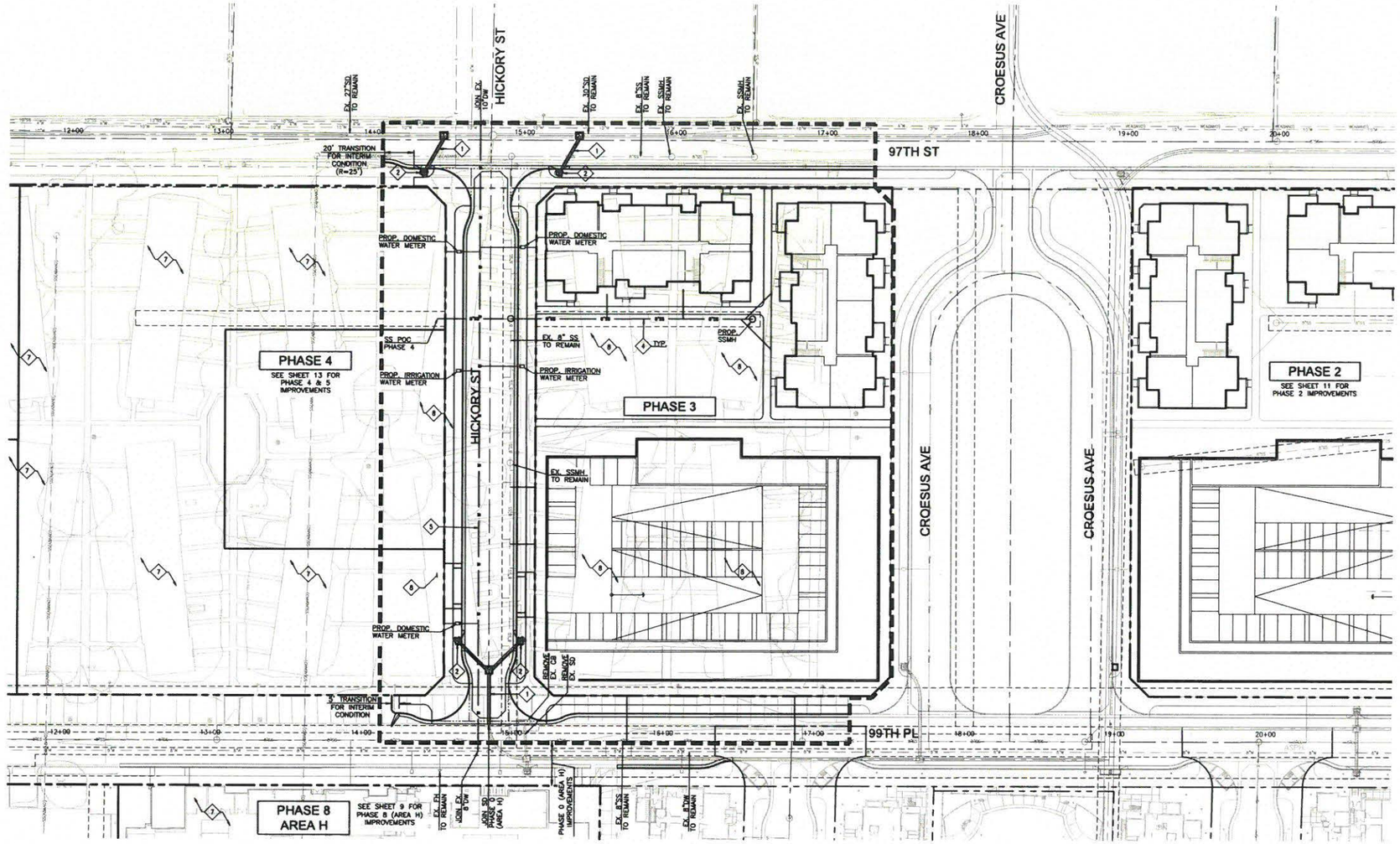
VESTING TENTATIVE TRACT MAP
PHASE 2 IMPROVEMENTS
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021

SHEET 11 OF 17

REVISION 1 SET | PLAN SET: B | 04/27/2021 | SPRING POINTE PHASE 2 VESTING TENTATIVE TRACT MAP #82619

F:\PROJECTS\233-014\PLANS\CIVIL\SHEETS\TENTATIVE TRACT MAP\233-014TENTMAP.DWG (04-27-21 9:44:43PM) Plotted by: Dom Pinto



LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORMDRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
- EXISTING STORM TRAP
- PROPOSED MAXWELL IV DRYWELL
- PROPOSED STORM DRAIN J.S./MH
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- (000.00) EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING ZONING LINE
- LIMIT OF PHASE CONSTRUCTION
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE

ABBREVIATIONS

ABAND	ABANDONED
ABND	ABANDON
ASPH	ASPHALT CONCRETE
AVE	AVENUE
BCR	BEGINNING OF CURVE RETURN
BLDG	BUILDING
BLVD	BOULEVARD
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CB	CATCH BASIN
℄	CENTERLINE
DWY	DRIVEWAY
E/O	EAST OF
ECR	END OF CURVE RETURN
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
JS	JUNCTION STRUCTURE
LACFCD	LA COUNTY FLOOD CONTROL DISTRICT
LP	LOW POINT
LTS	LIGHTS
MWS	MODULAR WETLAND SYSTEM
NO.	NUMBER
N/O	NORTH OF
PL	PLACE
PROP	PROPOSED
℄	PROPERTY LINE
POC	POINT OF CONNECTION
RCB	REINFORCED CONCRETE BOX
R/W	RIGHT OF WAY
S	SLOPE
S/O	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SEWER MANHOLE
ST	STREET
TC	TOP OF CURB
TEMP	TEMPORARY
TMH	TOP OF MANHOLE
TTM	TENTATIVE TRACT MAP
TYP	TYPICAL
W/O	WEST OF
W/	WITH

30' 0' 15' 30'
SCALE: 1" = 30'

⚠1 PHASE 3 - MATRIX 4

STREET IMPROVEMENTS

STREET	DESCRIPTION	CONDITION
97TH ST	APPROXIMATELY 305' OF HALF STREET IMPROVEMENTS INCLUDING STREET LIGHTING & LANDSCAPING	25c, 29, 33, S-1d, S-1f, S-1k, S-2d, S-3c thru h, S-3if
99TH PL	APPROXIMATELY 165' OF FULL STREET IMPROVEMENTS INCLUDING STREET LIGHTING (SIDEWALK & LANDSCAPING ON PHASE 1A TO REMAIN), APPROXIMATELY 135' OF HALF STREET IMPROVEMENTS INCLUDING STREET LIGHTING & LANDSCAPING (HALF STREET IMPROVEMENTS ON PHASE O/AREA H TO REMAIN). 99TH PLACE TO TRANSFER FROM PRIVATE TO PUBLIC STREET.	10, 22, 25c, 29, 33, S-1d, S-1f, S-1k, S-2b, S-2d, S-3c thru h, S-3ie
HICKORY ST	APPROXIMATELY 400' OF FULL STREET IMPROVEMENTS INCLUDING STREET LIGHTING & LANDSCAPING	6, 25c, 29, 33, S-1d, S-1f, S-1k, S-2d, S-3c thru h, S-3ic

STORM DRAIN

STREET	DESCRIPTION	CONDITION
97TH ST	2 STORM DRAIN LATERALS, 2 MAXWELL IV DRYWELLS, AND 2 JUNCTION STRUCTURES	13, 14, 15, 30, S-1d, S-1f, S-1e, S-3b
99TH PL	NONE	
HICKORY ST	APPROXIMATELY 30' OF STORM DRAIN MAIN, 2 STORM DRAIN LATERALS, 2 MAXWELL IV DRYWELLS, AND 1 JUNCTION STRUCTURE	13, 14, 15, 30, S-1d, S-1f, S-1e, S-3b

SANITARY SEWER

STREET	DESCRIPTION	CONDITION
97TH ST	NONE	
99TH PL	2 SEWER LATERALS	13, 14, 15, 30, S-1d, S-1f
HICKORY ST	APPROXIMATELY 61' OF SEWER MAIN, 2 SEWER LATERALS, 1 MANHOLE, AND 1 STUB OUT FOR FUTURE PHASE 4	13, 14, 15, 30, S-1d, S-1f
ON-SITE	APPROXIMATELY 142' OF SEWER MAIN WITH 10' WIDE EASEMENT, 4 SEWER LATERALS, AND 1 MANHOLE	13, 14, 15, 30, S-1d, S-1f

WATER (LADWP)

STREET	DESCRIPTION	CONDITION
97TH ST	NONE	
99TH PL	NONE	
HICKORY ST	APPROXIMATELY 415' OF WATER MAIN, 3 DOMESTIC SERVICES, AND 2 IRRIGATION SERVICES	28, S-1c

NOTES:

1. PRELIMINARY DESIGN - DOES NOT INCLUDE REMOVALS

CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT APPROXIMATELY 140LF OF STORM DRAIN LINE AND APPURTENANCES
2	CONSTRUCT MAXWELL IV DRYWELL PER DETAIL ON SHEET 13
4	CONSTRUCT APPROXIMATELY 200LF OF SEWER LINE AND APPURTENANCES
5	CONSTRUCT APPROXIMATELY 415LF OF DOMESTIC WATER LINE AND APPURTENANCES
7	EXISTING BUILDING TO REMAIN
8	EXISTING BUILDING TO BE DEMOLISHED

NOTE:
ALL SEWERS TO BE ABANDONED IN PLACE UNLESS CONFLICT WITH OVEREXCAVATION, PROPOSED UTILITIES, AND/OR LANDSCAPING/TREES.

NO.	DATE	REVISIONS	APP'D.	DATE
⚠1	4/27/21	ADDED BOE MATRIX		

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
949.474.1900 | fax 949.474.5315 | www.fuscoe.com
DEBRA V. SCHALES RCE#43101 04/27/2021 DATE

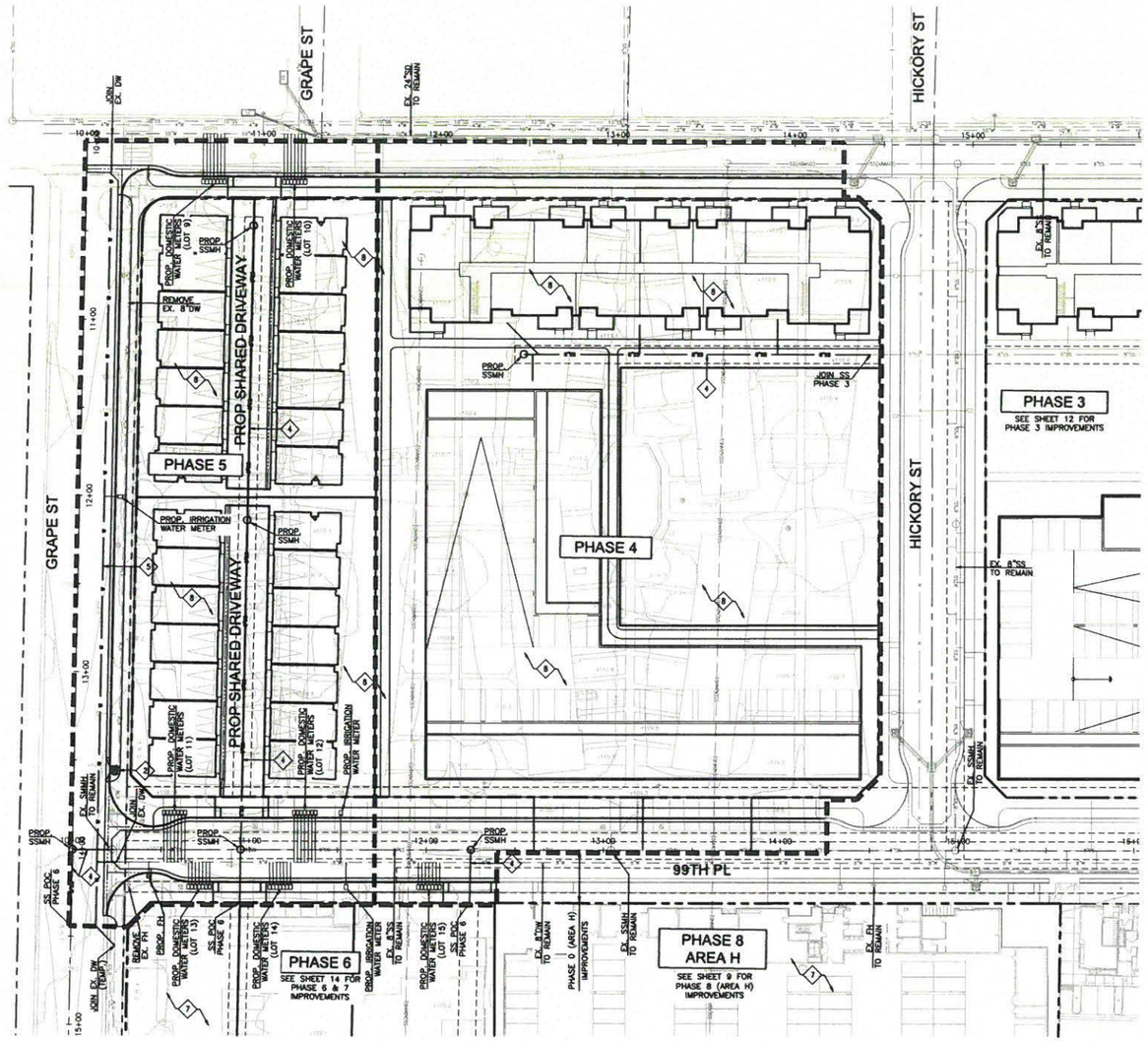
VESTING TENTATIVE TRACT MAP
PHASE 3 IMPROVEMENTS
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

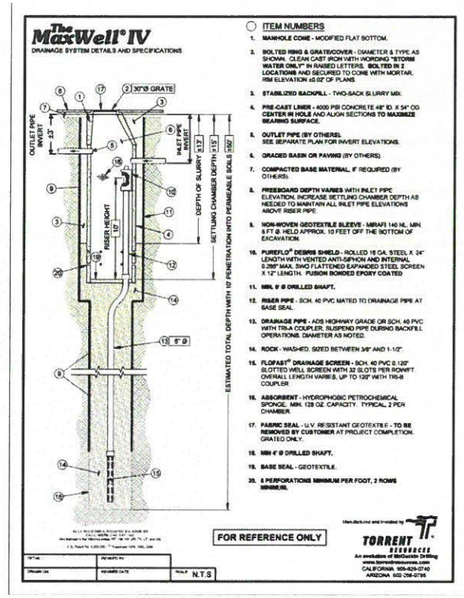
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DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021

SHEET 12 OF 17

REVISION 1 SET | PLAN SET: B | 04/27/2021 | ROCKHOUSE PHASE 3 VESTING TENTATIVE TRACT MAP #82619

F:\PROJECTS\233-014\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\233-014TM3.DWG (04-27-21 9:45:04PM) Plotted By: Dan Pinto





TYPICAL MAXWELL IV DRYWELL DETAIL

NOT TO SCALE - FOR REFERENCE ONLY

CONSTRUCTION NOTES

NO.	DESCRIPTION
2	CONSTRUCT MAXWELL IV DRYWELL PER DETAIL ON SHEET 13
4	CONSTRUCT APPROXIMATELY 660LF OF SEWER LINE AND APPURTENANCES
5	CONSTRUCT APPROXIMATELY 470LF OF DOMESTIC WATER LINE AND APPURTENANCES
7	EXISTING BUILDING TO REMAIN
8	EXISTING BUILDING TO BE DEMOLISHED

NOTE:
ALL SEWERS TO BE ABANDONED IN PLACE UNLESS CONFLICT WITH OVEREXCAVATION, PROPOSED UTILITIES, AND/OR LANDSCAPING/TREES.

LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORMDRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
- EXISTING STORM TRAP
- PROPOSED MAXWELL IV DRYWELL
- PROPOSED STORM DRAIN J.S./MH
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- (000.00) EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
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- EXISTING GAS LINE
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- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE

ABBREVIATIONS

ABAND	ABANDONED
ABND	ABANDON
ASPH	ASPHALT CONCRETE
AVE	AVENUE
BCR	BEGINNING OF CURVE RETURN
BLDG	BUILDING
BLVD	BOULEVARD
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CB	CATCH BASIN
℄	CENTERLINE
DWY	DRIVEWAY
E/O	EAST OF
ECR	END OF CURVE RETURN
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HP	LOW POINT
INV	INVERT
JS	JUNCTION STRUCTURE
LACFCD	LA COUNTY FLOOD CONTROL DISTRICT
LP	LOW POINT
LTS	LIGHTS
MWS	MODULAR WETLAND SYSTEM
NO.	NUMBER
N/O	NORTH OF
PL	PLACE
PROP	PROPOSED
ℙ	PROPERTY LINE
POC	POINT OF CONNECTION
RCB	REINFORCED CONCRETE BOX
R/W	RIGHT OF WAY
S	SLOPE
S/O	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SEWER MANHOLE
ST	STREET
TC	TOP OF CURB
TEMP	TEMPORARY
TMH	TOP OF MANHOLE
TTM	TENTATIVE TRACT MAP
TYP	TYPICAL
W/O	WEST OF
W/	WITH

30' 0' 15' 30'
SCALE: 1" = 30'

⚠ PHASE 4 - MATRIX 5

STREET IMPROVEMENTS

STREET	DESCRIPTION	CONDITION
97TH ST	APPROXIMATELY 262' OF HALF STREET IMPROVEMENTS INCLUDING STREET LIGHTING & LANDSCAPING	25c, 29, 33, S-1d, S-1f, S-1k, S-2d, S-3c thru h, S-3if
99TH PL	APPROXIMATELY 255' OF FULL STREET IMPROVEMENTS INCLUDING STREET LIGHTING & LANDSCAPING (HALF STREET IMPROVEMENTS ON PHASE 0/AREA H TO REMAIN). 99TH PLACE TO TRANSFER FROM PRIVATE TO PUBLIC STREET.	10, 22, 25c, 29, 33, S-1d, S-1f, S-1k, S-2b, S-2d, S-3c thru h, S-3ie

STORM DRAIN (NONE)

SANITARY SEWER

STREET	DESCRIPTION	CONDITION
97TH ST	NONE	
99TH PL	APPROXIMATELY 28' OF SEWER MAIN FOR FUTURE PHASE 6, 3 SEWER LATERALS, AND 1 MANHOLE	13, 14, 15, 30, S-1d, S-1f
ON-SITE	APPROXIMATELY 200' OF SEWER MAIN WITH 10' WIDE EASEMENT, 4 SEWER LATERALS, AND 1 MANHOLE	13, 14, 15, 30, S-1d, S-1f

WATER (LADWP)

STREET	DESCRIPTION	CONDITION
97TH ST	NONE	
99TH PL	7 DOMESTIC SERVICES FOR FUTURE PHASE 6	28, S-1c

NOTES:
1. PRELIMINARY DESIGN - DOES NOT INCLUDE REMOVALS

⚠ PHASE 5 - MATRIX 6

STREET IMPROVEMENTS

STREET	DESCRIPTION	CONDITION
97TH ST	APPROXIMATELY 165' OF HALF STREET IMPROVEMENTS INCLUDING STREET LIGHTING & LANDSCAPING	25c, 29, 33, S-1d, S-1f, S-1k, S-2d, S-3c thru h, S-3if
99TH PL	APPROXIMATELY 172' OF FULL STREET IMPROVEMENTS INCLUDING STREET LIGHTING & LANDSCAPING. 99TH PLACE TO TRANSFER FROM PRIVATE TO PUBLIC STREET.	10, 25c, 29, 33, S-1d, S-1f, S-1k, S-2b, S-2d, S-3c thru h, S-3ie
GRAPE ST	APPROXIMATELY 445' OF HALF STREET IMPROVEMENTS INCLUDING STREET LIGHTING & LANDSCAPING	12, 25c, 29, 33, S-1d, S-1f, S-1k, S-2d, S-3c thru h, S-3ib

STORM DRAIN

STREET	DESCRIPTION	CONDITION
97TH ST	NONE	
99TH PL	NONE	
GRAPE ST	1 MAXWELL IV DRYWELL (CITY OF LOS ANGELES GREEN STREET LID REQUIREMENT FOR BYPASS FLOW)	13, 14, 15, 30, S-1d, S-1f, S-1e, S-3b

SANITARY SEWER

STREET	DESCRIPTION	CONDITION
97TH ST	NONE	
99TH PL	APPROXIMATELY 56' OF SEWER MAIN, 1 MANHOLE, AND 1 STUB OUT FOR FUTURE PHASE 6	13, 14, 15, 30, S-1d, S-1f
GRAPE ST	APPROXIMATELY 60' OF SEWER MAIN AND 1 MANHOLE	13, 14, 15, 30, S-1d, S-1f
ON-SITE	APPROXIMATELY 318' OF SEWER MAIN WITH 10' WIDE EASEMENT, 2 MANHOLES, AND 5' LATERALS TO EACH SINGLE FAMILY ATTACHED UNIT	13, 14, 15, 30, S-1d, S-1f

WATER (LADWP)

STREET	DESCRIPTION	CONDITION
97TH ST	14 DOMESTIC SERVICES	28, S-1c
99TH PL	2 IRRIGATION SERVICES, 14 DOMESTIC SERVICES, 14 DOMESTIC SERVICES FOR FUTURE PHASE 6, AND 1 FIRE HYDRANT	26bb, 28, S-1c
GRAPE ST	1 IRRIGATION SERVICE	28, S-1c

NOTES:
1. PRELIMINARY DESIGN - DOES NOT INCLUDE REMOVALS

NO.	DATE	REVISIONS	APP'D.	DATE
⚠	4/27/21	ADDED BOE MATRIX		

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1900 • fax 949.474.5315 • www.fuscoe.com
DEBRA V. SCHALES RCE#43101 DATE 04/27/2021

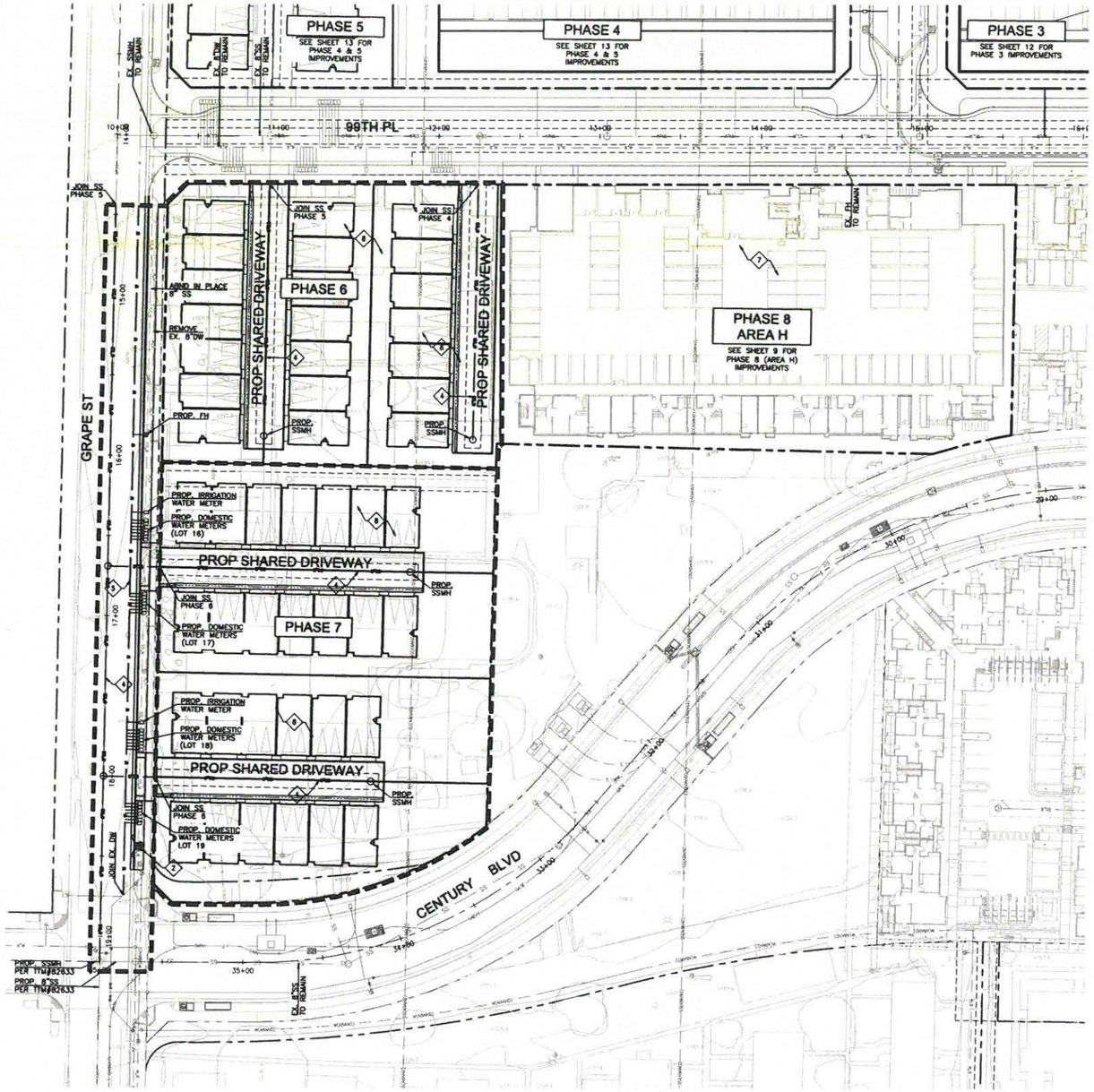
VESTING TENTATIVE TRACT MAP
PHASE 4 & 5 IMPROVEMENTS
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021

SHEET 13 OF 17

JORDAN DOWER PHASE 3
VESTING TENTATIVE TRACT MAP #82619
04/27/2021
PLAN SET: B
REVISION 1 SET

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⚠ PHASE 6 - MATRIX 7

STREET IMPROVEMENTS

STREET	DESCRIPTION	CONDITION
GRAPE ST	APPROXIMATELY 420' OF HALF STREET IMPROVEMENTS INCLUDING STREET LIGHTING & LANDSCAPING	12, 25c, 29, 33, 5-1d, 5-1f, 5-1k, 5-2d, 5-3c thru h, 5-3ib

STORM DRAIN

STREET	DESCRIPTION	CONDITION
GRAPE ST	1 MAXWELL IV DRYWELL (CITY OF LOS ANGELES GREEN STREET LID REQUIREMENT FOR BYPASS FLOW)	13, 14, 15, 30, 5-1d, 5-1f, 5-1e, 5-3b

SANITARY SEWER

STREET	DESCRIPTION	CONDITION
GRAPE ST	APPROXIMATELY 530' OF SEWER MAIN, 2 MANHOLES, AND 2 STUB OUTS FOR FUTURE PHASE 7	13, 14, 15, 30, 5-1d, 5-1f
ON-SITE	APPROXIMATELY 312' OF SEWER MAIN WITH 10' WIDE EASEMENT, 2 MANHOLES, AND 5' LATERALS TO EACH SINGLE FAMILY ATTACHED UNIT	13, 14, 15, 30, 5-1d, 5-1f

WATER (LADWP)

STREET	DESCRIPTION	CONDITION
GRAPE ST	14 DOMESTIC SERVICES, 12 DOMESTIC SERVICES FOR FUTURE PHASE 7, 2 IRRIGATION SERVICES, AND 1 FIRE HYDRANT	26bb, 28, 5-1c

NOTES:

1. PRELIMINARY DESIGN - DOES NOT INCLUDE REMOVALS

⚠ PHASE 7 - MATRIX 8

SANITARY SEWER

STREET	DESCRIPTION	CONDITION
ON-SITE	APPROXIMATELY 287' OF SEWER MAIN WITH 10' WIDE EASEMENT, 2 MANHOLES, AND 5' LATERALS TO EACH SINGLE FAMILY ATTACHED UNIT	13, 14, 15, 30, 5-1d, 5-1f

NOTES:

1. PRELIMINARY DESIGN - DOES NOT INCLUDE REMOVALS

CONSTRUCTION NOTES

NO.	DESCRIPTION
2	CONSTRUCT MAXWELL IV DRYWELL PER DETAIL ON SHEET 13
4	CONSTRUCT APPROXIMATELY 1140LF OF SEWER LINE AND APPURTENANCES
5	CONSTRUCT APPROXIMATELY 430LF OF DOMESTIC WATER LINE AND APPURTENANCES
7	EXISTING BUILDING TO REMAIN
8	EXISTING BUILDING TO BE DEMOLISHED

NOTE:
ALL SEWERS TO BE ABANDONED IN PLACE UNLESS CONFLICT WITH OVEREXCAVATION, PROPOSED UTILITIES, AND/OR LANDSCAPING/TREES.

LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORMDRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
- EXISTING STORM TRAP
- PROPOSED MAXWELL IV DRYWELL
- PROPOSED STORM DRAIN J.S./MH
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- (000.00) EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING ZONING LINE
- LIMIT OF PHASE CONSTRUCTION
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE

ABBREVIATIONS

ABAND	ABANDONED
ABND	ABANDON
ASPH	ASPHALT CONCRETE
AVE	AVENUE
BCR	BEGINNING OF CURVE RETURN
BLDG	BUILDING
BLVD	BOULEVARD
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CB	CATCH BASIN
℄	CENTERLINE
DWY	DRIVEWAY
E/O	EAST OF
ECR	END OF CURVE RETURN
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HP	LOW POINT
INV	INVERT
JS	JUNCTION STRUCTURE
LACFCD	LA COUNTY FLOOD CONTROL DISTRICT
LP	LOW POINT
LTS	LIGHTS
MWS	MODULAR WETLAND SYSTEM
NO.	NUMBER
N/O	NORTH OF
PL	PLACE
PROP	PROPOSED
ℙ	PROPERTY LINE
POC	POINT OF CONNECTION
RCB	REINFORCED CONCRETE BOX
R/W	RIGHT OF WAY
S	SLOPE
S/O	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SEWER MANHOLE
ST	STREET
TC	TOP OF CURB
TEMP	TEMPORARY
TMH	TOP OF MANHOLE
TTM	TENTATIVE TRACT MAP
TYP	TYPICAL
W/O	WEST OF
W/	WITH

N

30' 0' 15' 30'
SCALE: 1" = 30'

NO.	DATE	REVISIONS	APP'D.	DATE
⚠	4/27/21	ADDED BOE MATRIX		

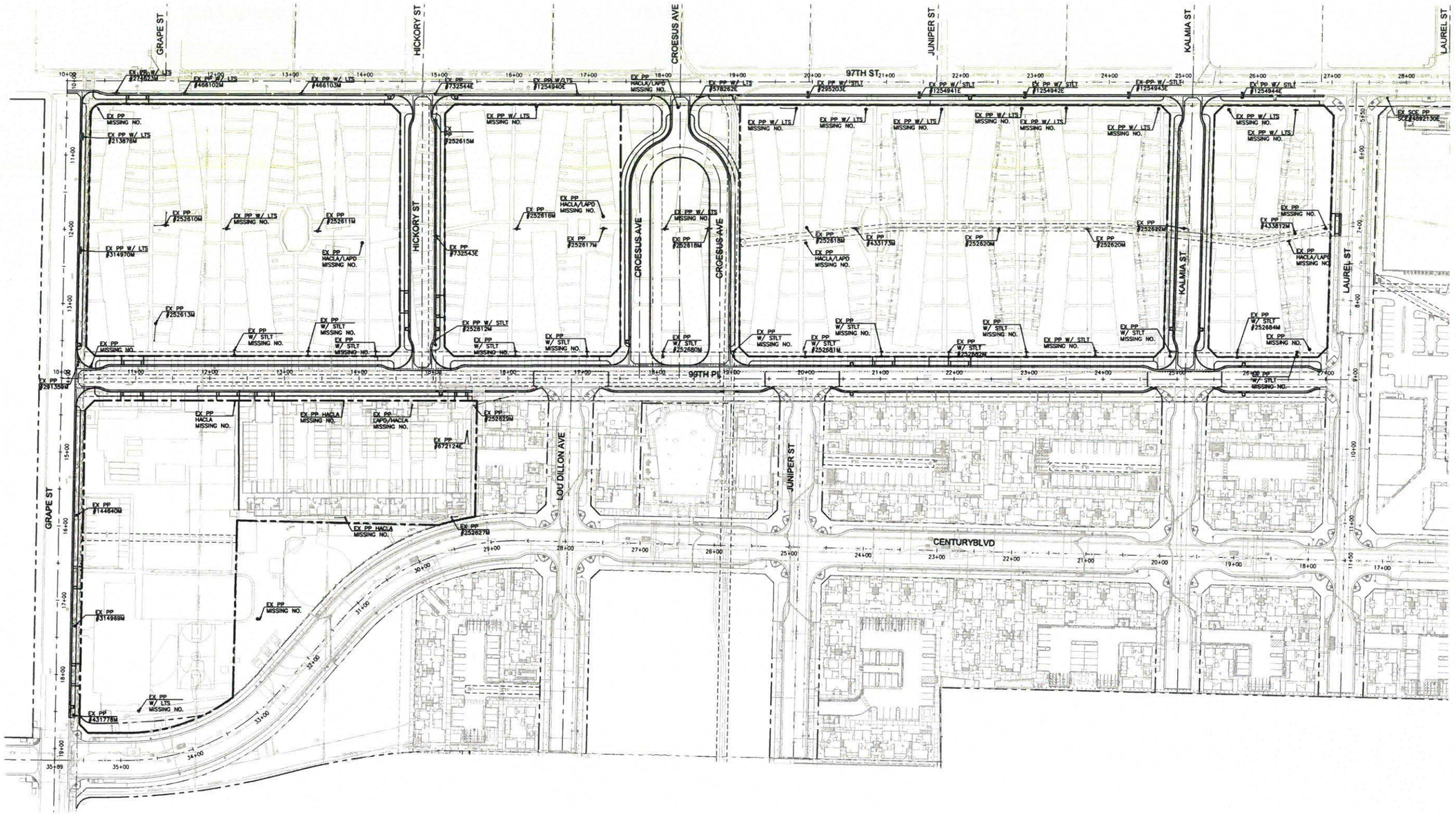
PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315 • www.fuscoe.com
DEBRA V. SCHALES RCE#43101 04/27/2021 DATE

VESTING TENTATIVE TRACT MAP
PHASE 6 & 7 IMPROVEMENTS
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	14 OF 17

REVISION 1 SET | PLAN SET: B | 04/27/2021 | JURISDICTIONED PROJECT | VESTING TENTATIVE TRACT MAP #82619

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NO.	DATE	REVISIONS	APP'D.	DATE

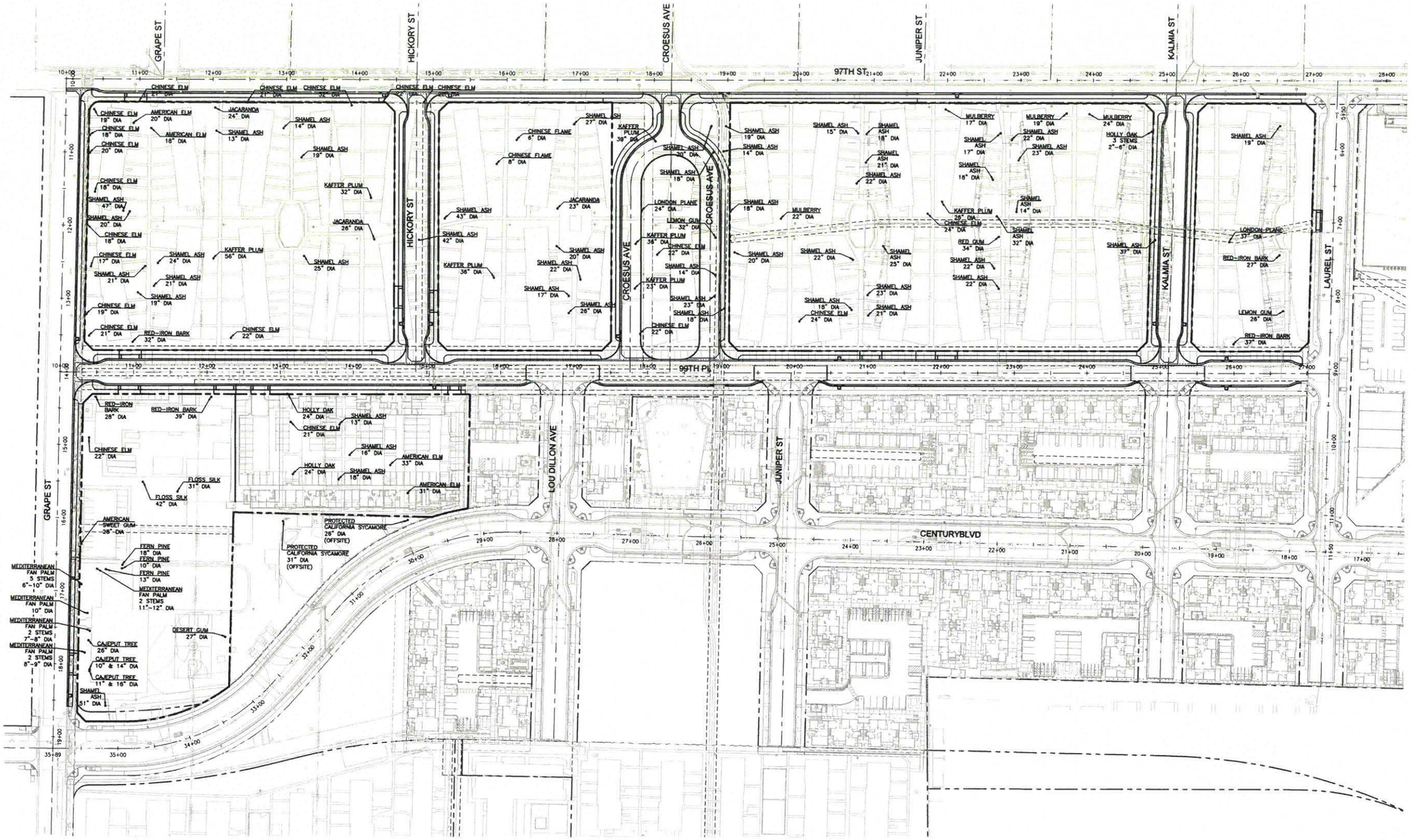
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16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1900 | fax 949.474.5315 | www.fuscoe.com
DEBRA V. SCHALES RCE#43101 04/27/2021 DATE

VESTING TENTATIVE TRACT MAP
POWER POLE PLAN
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	15 OF 17

REVISION 1 SET | PLAN SET: B | 04/27/2021
JORDAN DOWNS PHASE 3
VESTING TENTATIVE TRACT MAP #82619

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NOTE:
REMOVAL OF ALL PROTECTED TREES AND NON-PROTECTED TREES IS REQUIRED.

50' 0' 25' 50'
SCALE: 1" = 50'

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 | fax 949.474.5315 | www.fuscoe.com
DEBRA V. SCHALES RCE#43101 04/27/2021 DATE

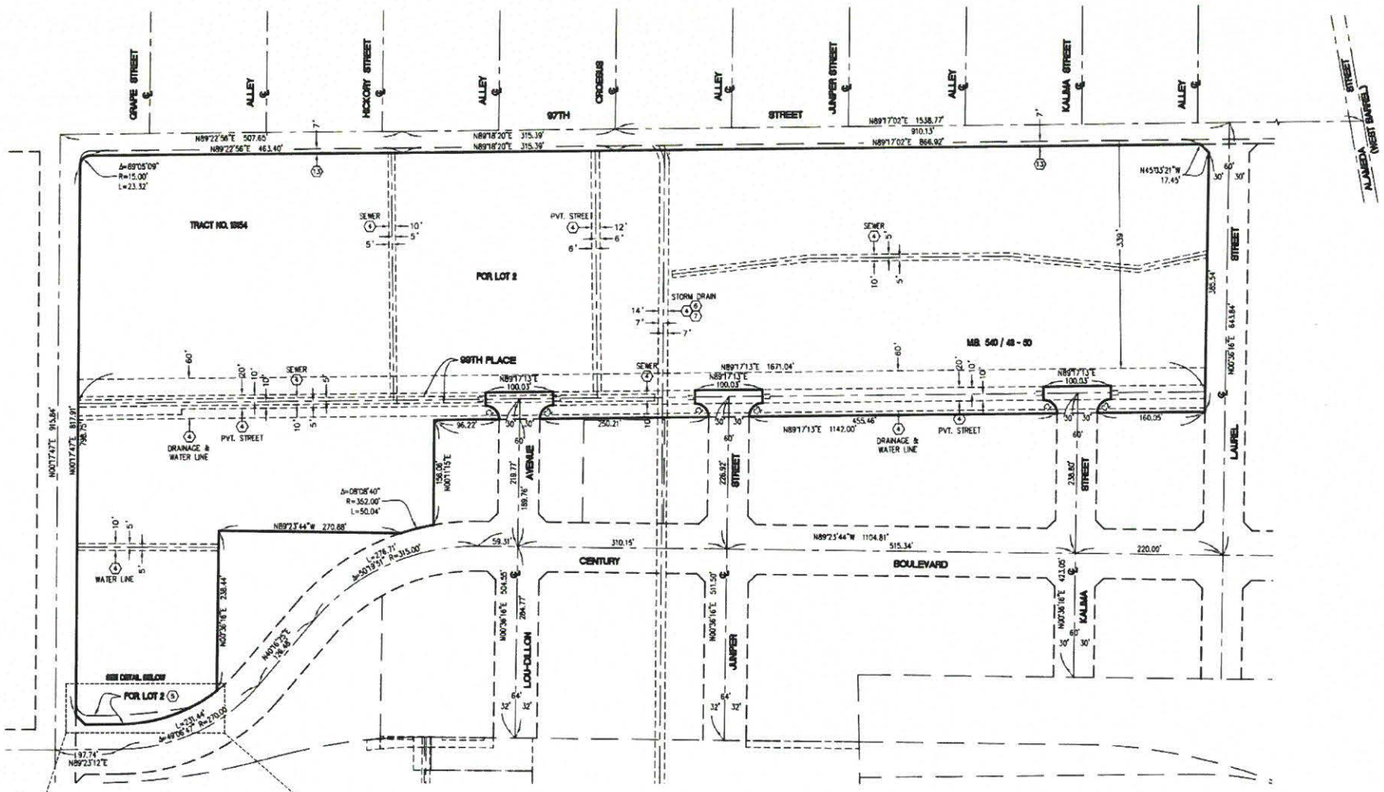
VESTING TENTATIVE TRACT MAP
TREE EXHIBIT
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

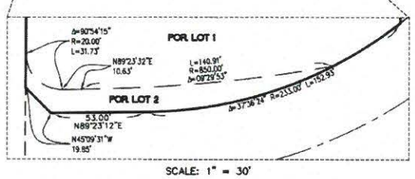
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DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	16 OF 17

REVISION 1 SET | PLAN SET: B | 04/27/2021 | ZONING BOARD REVIEW / VESTING TENTATIVE TRACT MAP #82619

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TITLE CONSTRAINTS MAP





SCALE: 1" = 30'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°42'47"W	20.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	88°40'57"	20.00'	30.96'

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY LINE
- LOT LINES
- CENTERLINE
- EASEMENT LINE
- (E) DENOTES PLOTTED EASEMENT

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING ALONG THE CENTERLINE OF GRAPE STREET BETWEEN NINETY-SEVENTH STREET AND CENTURY BOULEVARD BEING NORTH 00°17'47" EAST, PER CITY OF LOS ANGELES, CITY ENGINEER FIELD BOOK 41730, PAGE 87.

RECORD BOUNDARY NOTE:

BOUNDARY SHOWN HEREON WAS COMPILED FROM R.S.B. 279, PAGES 95 THROUGH 99, SURVEYED BY FUSCOE ENGINEERING IN DECEMBER 2015 AND TRACT NO. 72805 RECORDED IN M.B. 1394 PAGES 49 THROUGH 57.

80' 0' 40' 80' 160'

SCALE: 1" = 80'

LEGAL DESCRIPTION:

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

LOT 1 AND THAT PORTION OF LOT 2 LYING NORTH OF NEW CENTURY BLVD. (NEW CENTURY BLVD SHOWN ON MAP OF TRACT 72805 IN BOOK 1394 OF MAPS, PAGE 49) AS SHOWN ON THE MAP OF TRACT NO. 18154, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 540, PAGES 48 TO 50, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM: ALL THAT PORTION THEREOF LYING WITHIN TRACT 72805 AS SHOWN ON MAP BOOK 1394 OF MAPS, PAGE 49, LOS ANGELES COUNTY RECORDS.

APN: 6046-018-930

TITLE REPORT:

BOUNDARY AND EASEMENTS SHOWN HEREON ARE PER STEWART TITLE COMPANY ORDER NO. 1900090085, DATED AS OF MARCH 18, 2019. THE ITEMS REFERRED TO BELOW ARE EXCEPTIONS TO COVERAGE AS CITED IN SCHEDULE B OF SAID REPORT.

1. TAXES
2. TAXES
3. THE LIEN OF SUPPLEMENTAL TAXES
4. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP FILED IN BOOK 540 OF OFFICIAL RECORDS, AT PAGE 48 TO 50
   FOR: SANITARY SEWER, WATER LINES, DRAINAGE AND PRIVATE STREETS
   AFFECTS: PORTIONS OF LOT 1
   FOR: FUTURE STREET
   AFFECTS: LOT 2
   FOR: WATER LINE AND PUBLIC UTILITIES TO THE CITY OF LA
   AFFECTS: LOT 2
5. OFFER OF DEDICATION IN AN INSTRUMENT,
   ENTITLED: TRACT NO. 18154
   FOR: STREET PURPOSES
   RECORDED: DECEMBER 23, 1954 IN BOOK 540 OF MAPS, PAGE 48
   AFFECTS: LOT 2
   PER RESOLUTION RECORDED 9/13/1976, SERIES NO. 76-1069122, THE DEDICATION WAS ACCEPTED.
6. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
   GRANTED TO: COUNTY OF LOS ANGELES
   FOR: DRAINAGE
   RECORDED: IN BOOK 15985 OF OFFICIAL RECORDS, PAGE 331
   AFFECTS: AS SET FORTH THEREIN
7. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
   GRANTED TO: COUNTY OF LOS ANGELES
   FOR: STORM DRAIN
   RECORDED: SEPTEMBER 2, 1938 IN BOOK 16041 OF OFFICIAL RECORDS, PAGE 106
   AFFECTS: A PORTION OF THE PREMISES
   AND DATED AUGUST 8, 1938, RECORDED SEPTEMBER 3, 1938 IN BOOK 16025 OF OFFICIAL RECORDS, PAGE 198.
8. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
   ENTITLED: DECLARATION OF TRUST
   EXECUTED BY: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
   RECORDED: MARCH 2, 1955 IN OFFICIAL RECORDS AS INSTRUMENT NO. 3837
9. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
   GRANTED TO: SOUTHWEST STEEL ROLLING MILLS AND THE CONSERVATION WATER COMPANY
   FOR: WATER LINE
   RECORDED: SEPTEMBER 1, 1953 IN OFFICIAL RECORDS AS INSTRUMENT NO. 2927
   AFFECTS: A PORTION OF THE PREMISES
   THE INTEREST OF CONSERVATION WATER COMPANY WAS GRANTED TO THE CITY OF LOS ANGELES BY GRANT DEED RECORDED AUGUST 25, 1967, INSTRUMENT NO. 4030, OF OFFICIAL RECORDS.
10. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
    GRANTED TO: COUNTY OF LOS ANGELES
    FOR: PUBLIC ROAD AND HIGHWAY, TO BE KNOWN AS 97TH STREET
    RECORDED: JUNE 25, 1974 IN OFFICIAL RECORDS AS INSTRUMENT NO. 452
    AFFECTS: SAID LAND
11. MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT,
    ENTITLED: DECLARATION OF TRUST (MODERNIZATION GRANT PROJECTS)
    EXECUTED BY: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES AND THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT
    RECORDED: MAY 28, 1980 IN OFFICIAL RECORDS AS INSTRUMENT NO. 80-554988
    NOTE: REFERENCE IS MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.
12. MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT,
    ENTITLED: DECLARATION OF TRUST (PUBLIC HOUSING MODERNIZATION GRANT PROJECTS)
    EXECUTED BY: UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
    DATED: APRIL 12, 1989
    RECORDED: MAY 23, 1989 IN OFFICIAL RECORDS AS INSTRUMENT NO. 1989-763523
    NOTE: REFERENCE IS MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.
13. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
    INSTRUMENT: ORDINANCE NO. 172,385
    GRANTED TO: CITY OF LOS ANGELES
    FOR: PUBLIC STREET
    RECORDED: AUGUST 23, 2000 IN OFFICIAL RECORDS AS INSTRUMENT NO. 00-1523109
    AFFECTS: AS DESCRIBED THEREIN
14. MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT,
    ENTITLED: DECLARATION OF TRUST FOR PUBLIC HOUSING MODERNIZATION GRANT PROJECT CA18-P004-502011
    EXECUTED BY: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
    RECORDED: DECEMBER 19, 2011 IN OFFICIAL RECORDS AS INSTRUMENT NO. 20111700083
    RETURNED TO ADDRESS: 2600 WISHIRE BOULEVARD, LOS ANGELES, CALIFORNIA 90057
    NOTE: REFERENCE IS MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.
15. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
    ENTITLED: MEMORANDUM OF SETTLEMENT AGREEMENT
    RECORDED: DECEMBER 9, 2014 IN OFFICIAL RECORDS AS INSTRUMENT NO. 2014-1313394
16. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
    ENTITLED: NOTICE OF FEDERAL INTEREST MODULAR & PORTABLE BUILDINGS
    EXECUTED BY: CHILDREN'S INSTITUTION INC.
    RECORDED: FEBRUARY 19, 2015 IN OFFICIAL RECORDS AS INSTRUMENT NO. 2015-185031317.
17. THE EFFECT OF THE RECORD OF SURVEY RECORDED JUNE 13, 2016, BOOK 279 OF MAPS, PAGES 95 THROUGH 99, INCLUSIVE, LOS ANGELES COUNTY RECORDS.
18. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
    ENTITLED: MASTER COVENANT AND AGREEMENT
    EXECUTED BY: CITY OF LOS ANGELES
    RECORDED: JULY 20, 2016 IN OFFICIAL RECORDS AS INSTRUMENT NO. 2016-850985
    WHICH, AMONG OTHER THINGS, PROVIDES: AGREEMENT TO COMPLY WITH CONDITION NO. 28, CASE NUMBER TT-72805
    SEE DOCUMENT FOR FULL PARTICULARS
19. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
    ENTITLED: MASTER COVENANT
    EXECUTED BY: CITY OF LOS ANGELES
    RECORDED: JULY 20, 2016 IN OFFICIAL RECORDS AS INSTRUMENT NO. 2016-850988
    WHICH, AMONG OTHER THINGS, PROVIDES: AGREEMENT TO COMPLY WITH CONDITIONS NOS. 22, 23, 25, 28 AND 30, CASE NUMBER TT-72805.
    SEE DOCUMENT FOR FULL PARTICULARS.
20. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP FILED ON NOVEMBER 23, 2016 IN BOOK 1394 OF OFFICIAL RECORDS, AT PAGE 49
    FOR: STREET, HIGHWAY AND OTHER PUBLIC RIGHTS OF WAY
    AFFECTS: NORTHERLY PORTION OF LOT 1 BEING THE WIDENING OF 97TH STREET (CALLED "REMAINDER OF LOT 1 OF TRACT NO 18154, M.B. 540 PGS. 48-50" ON THIS MAP)
21. ANY UNRECORDED AND SUBSISTING LEASES.
22. THE REQUIREMENT THAT SATISFACTORY EVIDENCE BE FURNISHED TO THIS COMPANY OF COMPLIANCE WITH APPLICABLE STATUTES, ORDINANCES AND CHARTERS GOVERNING THE OWNERSHIP AND DISPOSITION OF THE HEREIN DESCRIBED LAND.
23. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
24. THE REQUIREMENT THAT THIS COMPANY BE PROVIDED WITH A SUITABLE OWNER'S DECLARATION (FORM ORT 174). THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF THE OWNER'S DECLARATION.

PREPARED BY ME OR UNDER MY DIRECTION:

JERRY L. USGLETON, L.S. 5347 — DATE: 5/16/2019

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:

FUSCOE ENGINEERING

16795 Von Karman, Suite 100, Irvine, California 92606
tel 949 474 1900 | fax 949 474 5315 | www.fuscoe.com

DEBRA V. SCHALES RCE#43101 — 04/27/2021 — DATE

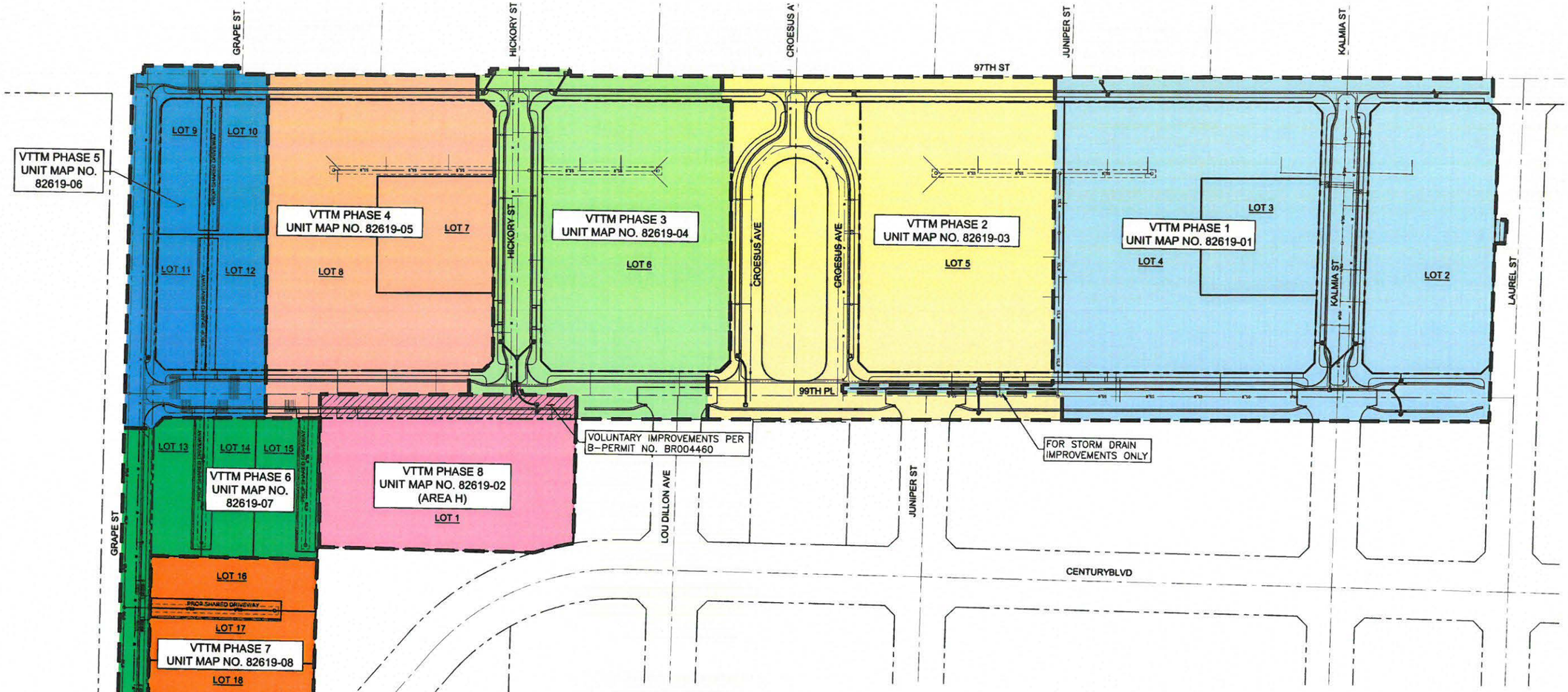
VESTING TENTATIVE TRACT MAP
TITLE CONSTRAINTS MAP
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021

SHEET 17 OF 17

REVISION 1 SET | PLAN SET: B | 04/27/2021 | ZIMAS/GOVIS PHASE 3 VESTING TENTATIVE TRACT MAP #82619

F:\PROJECTS\233-014\MAPS\DRTITLEMENTS\TENTATIVE TRACT MAP\233-014TRACTMAP.dwg 04-27-21 1:10:21 PM Plotted By: Dan Rios



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

APR 27 2021

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

DEVELOPMENT SUMMARY

UNIT TRACT MAP LOT NO.	UNIT TRACT MAP NO.	UNITS	GROSS AREA (ACRES)	PURPOSE
LOT 1	82619-02	80	1.20	RESIDENTIAL
LOT 2	82619-01	76	1.24	RESIDENTIAL
LOT 3			0.50	PARK
LOT 4		119	1.99	RESIDENTIAL
LOT 5	82619-03	97	1.99	RESIDENTIAL
LOT 6	82619-04	97	1.83	RESIDENTIAL
LOT 7	82619-05		0.49	PARK
LOT 8		117	1.72	RESIDENTIAL
LOT 9	82619-06	7	0.25	RESIDENTIAL
LOT 10		7	0.28	RESIDENTIAL
LOT 11		7	0.24	RESIDENTIAL
LOT 12		7	0.29	RESIDENTIAL
LOT 13	82619-07	7	0.25	RESIDENTIAL
LOT 14		7	0.26	RESIDENTIAL
LOT 15		7	0.33	RESIDENTIAL
LOT 16	82619-08	7	0.31	RESIDENTIAL
LOT 17		7	0.31	RESIDENTIAL
LOT 18		6	0.31	RESIDENTIAL
LOT 19		6	0.31	RESIDENTIAL

VTTM PHASE NO.	UNIT TRACT MAP NO.	UNIT TRACT MAP LOT NO.
1	82619-01	2-4
8	82619-02	1
2	82619-03	5
3	82619-04	6
4	82619-05	7 & 8
5	82619-06	9-12
6	82619-07	13-15
7	82619-08	16-19

LEGEND

- CENTERLINE
- R/W OR ℄
- LIMIT OF PHASE
- PROP UTILITY EASEMENT

N

50' 0' 25' 50'
SCALE: 1" = 50'

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315 • www.fuscoe.com

UNIT PHASING MAP
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002
APRIL 27, 2021

J:\Projects\2015\2015014\13PHASING\2015-014tm - Unit Phasing MAP.dwg, 04-27-21 10:50:10AM, Plotted by: Sara Pinto

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: January 14, 2021

Appeal End Date: January 25, 2021

Applicant
BRIDGE Housing Corporation
1301 Dove Street, Suite 920
Newport Beach, CA 92660

Owner
Housing Authority of the City of Los Angeles (HACLA)
2600 Wilshire Boulevard
Los Angeles, CA 90057

Case No.: VTT-82619
Related Cases: CPC-2015-3990-GPA-ZC-SP, TT-72805, TT-82633

Address: 9702-9800 South Grape Street
Specific Plan: Jordan Downs Urban Village
Zone : OS(UV); R3(UV); RAS3(UV)
D.M. : 091-5A215; 093A215; 093A217
C.D. : 15 - Buscaino
CEQA : ENV-2010-0032-EIR
SCH No. 2010021007

Legal Description: Tract 16154, Lot FR 1, Block None

In accordance with provisions of Section 17.03 and Section 17.06 of the Los Angeles Municipal Code (LAMC), the Advisory Agency, found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2010-0032-EIR, certified on April 17, 2013; and pursuant to CEQA Guidelines, Sections 15162 and 15164, the Addendum dated January 4, 2016, and the Tree Report dated May 2019, that no major revisions to the EIR are required and no subsequent EIR or negative declaration is required for approval of the project, and approves Vesting Tentative Tract Map No. 82619 for the **merger and resubdivision of 20.925 gross acres into 19 lots,** as shown on the map stamp dated October 1, 2020, resulting in the redevelopment of the northern portion of the Jordan Downs Specific Plan Area. The map includes a request involving easements, private streets, partial street abandonment of 97th Street, and partial dedication of Grape Street. The proposed project would remove 119 non-protected trees from the subject site and 2 protected trees located off-site.

(The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Mr. Georgic Avanesian or Quyen Phan of the Permit Case Management Division at (213) 808-8588 and (213) 808-8604 (Emails: Georgic.Avanesian@lacity.org & Quyen.Phan@lacity.org).

1. That the City Department of Transportation in a letter to City Engineer shall determine that the merger areas are not necessary for current and future Public Street.

2. That the Department of Transportation in a letter to the City Engineer also determine that the proposed merger areas are consistent with the Jordan Downs Urban Village Specific Plan and the Mobility Plan 2035.

3. That in the event that the Department of Transportation and Department of City Planning has no objections to the street mergers**,** a 1-foot strip of land along **97th Street and variable-width strip of land along Century Boulevard shown as "Tract No.16154 Remainder Lot 2" southerly of proposed lot 19** as substantially shown on tentative tract map stamp dated October 1, 2020, be permitted **to be merged** with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code and in addition, the following conditions be executed by the applicant and administered by the City Engineer:

   a) That consents to the street being merged and waivers of any damages that may accrue because of such mergers be obtained from all property owners who might have certain rights in the area being merged.

   b) That satisfactory arrangements be made with all utility agencies, cable companies, and franchises maintaining existing facilities within the area being merged.

4. That if necessary any existing public sanitary sewer and public drainage easements as shown on stamp dated October 1, 2020, under the City Engineer's jurisdiction be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code.

5. That any surcharge fee in conjunction with the street merger requests be paid.

6. That a 60-foot wide public right-of-way be dedicated for the southerly extension of the **Hickory Street** including suitable corner cuts at the intersections with 97th Street and 99th Place as substantially shown on the tentative tract map stamp dated October 1, 2020, all in accordance with the Jordan Downs Urban Village Specific Plan Street Standards.

7. That a 60-foot wide public right-of-way be dedicated for the southerly extensions of **Kalmia Street** including suitable corner cuts at the intersections with 97th Street and 99th Place as substantially shown on the tentative tract map stamp dated October 1, 2020, all in accordance with the Jordan Downs Urban Village Specific Plan Street Standards.

8. That a 160-foot wide public right-of-way be dedicated for the proposed **Croesus Avenue** from 97th Street to 99th Place including suitable cut corners at the intersection with 99th Place as substantially shown on the tentative tract map stamp dated October 1, 2020, all in accordance with the Jordan Downs Urban Village Specific Plan Street Standards.

9. That a minimum 10-foot by 10-foot cut corner or minimum 15-foot radius property line return be dedicated at the intersection of **97th Street and Laurel Street**.

10. That a 60-foot wide private street on **99th Place** adjoining the subdivision as substantially shown on the tentative tract map stamp dated October 1, 2020 be dedicated as a public Street including suitable cut corners or radius property line return at the intersections with Grape Street and Laurel street and as shown on the final map.

11. That 99th Place alignment be approved by the City Engineer and shown on the final map prior to the recordation of the final map satisfactory to the City Engineer.

12. That a 2-foot wide strip of land be dedicated along the easterly side of the **Grape Street** adjoining the subdivision as substantially shown on the tentative tract stamp dated October 1, 2020, to complete a 32-foot wide half public right-of-way including a 15-foot radius property line return or minimum 10-foot by 10-foot cut corners at the intersections with 97th Street, 99th Place, and Century Boulevard in accordance with Jordan Downs Urban Village Specific Plan.

13. That all replacement public sanitary sewer systems and public drainage systems onsite and offsite within the proposed public easements to be merged (**vacated with this map**) be constructed within suitable easements prior to recordation of the final map or in accordance with each unit map improvements as approved by the City Planning Department all satisfactory to the City Engineer. The necessary public sewer easement dedications may be required by **Separate Instruments** for all replacement sewer systems construction mentioned above prior to the recordation of the final map.

14. That all existing public sanitary sewers and public drainage systems within the proposed easements to be merged with this map shall be abandoned prior to recordation of the final map satisfactory to the City Engineer.

15. That new public sewer and drainage easements be dedicated as deemed necessary and on an alignment satisfactory to the Central District Office of the Bureau of Engineering.

16. That necessary arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into their existing facilities and or construction within and above their existing systems.

17. That the proposed lots 1,3 and 7 lot line boundaries be clearly shown on the final map (no dash lines).

18. That proposed private easement areas as shown “Motor Court” on the tentative tract map stamp dated October 1, 2020, not be shown on the final map.

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

20. That a certified Survey Plans be submitted showing the areas being merged for the final map check.

21. That all the proposed tract map boundary lines be properly established in accordance with Section 17.07.D of the Los Angeles Municipal Code prior to the recordation of the final map satisfactory to the City Engineer.

22. That all newly dedicated public street names including the private street name (99th Place) being dedicated as public street be approved prior to the recordation of the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

23. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated November 7, 2014 (Log No. 85473-01) and November 27, 2019 (Log No. 110800) and attached to the case file for Tract No. 82619.

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.

24. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

    a) Obtain permits for the demolition or removal of all existing structures on the site (all structures except for those within the Remainder Parcel). Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

    b) Revise the map to clearly show the proposed lot lines for Lots 7 and 3. Show the lot lines for these lots as solid lines on the map.

    c) Provide a copy of the affidavit AF-15-0299093-COC. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of the above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

    d) Show all street dedications as required by the Bureau of Engineering and provide net lot area after all dedication. “Area” requirements including density shall be re-checked as per net lot area after the street dedication.

    Notes:

    This Proposed Project is within the Jordan Downs Urban Village Specific Plan Area.

This Proposed Project requires to apply Density Bonus to comply with the allowable density requirements.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety

DEPARTMENT OF TRANSPORTATION
Please contact this section at (213) 482-7024 for any questions regarding the above.

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

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

b) Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk. LAMC 12.21 A.

c) 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.

d) If there are proposed Haul Route Plans, they should be prepared with the collaboration of the LADOT Southern District Office – LADOT.SouthernDistrict@lacity.org, 310-732-4599

FIRE DEPARTMENT
Note: 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 email **lafdhydrants@lacity.org** You should advise any consultant representing you of this requirement as well.

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

a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

c. One or more Knox Boxes will be required to be installed for LAFD access to project. location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

d. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

e. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the s ley, or designated fire lane to the main entrance of individual units.

f. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

g. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

h. 2014 City of Los Angeles Fire Code, Section 503.1.4 (Exception)

   a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

   b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

   c. This policy does not apply to single-family dwellings or to non-residential buildings.

i. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150 foot horizontal travel distance from the edge or Fire Lane. This stairwell shall extend onto the roof.

j. Entrance to the main lobby shall be located off the address side of the building.

k. Any required Fire Annunciator panel or Fire Control Room shall be located within 20 foot visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

l. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

m. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

n. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

o. Fire lanes, where required and dead-ending streets shall terminate in a cul-de-sac or other approved turning area. No dead-ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

p. Submit plot plans indicating access road and turning area for Fire Department approval.

q. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

r. Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.

s. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

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

u. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

v. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

w. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

x. No proposed development utilizing cluster, group, or condominium design of one or two-family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

y. Construction of public or private roadway development shall not exceed 15 percent in grade.

z. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

aa. Standard cut-corners will be used on all turns.

bb. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

cc. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

27. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction attached to the Tract file. The project site is located on the pedestrian and bus routes for students attending Weigard Elementary School, and Florence Elementary School David Starr Jordan Downs High School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. 213-580-2950, and the principals or designees of all both Elementary School and High School listed above. (This condition may be cleared by written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above-referenced schools and to the satisfaction of the Advisory Agency).

DEPARTMENT OF WATER AND POWER

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

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

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

Notes:

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

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

BUREAU OF SANITATION

30. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found potential problems to their structure or potential maintenance problem, as stated in the memo dated October 29, 2020 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

31. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

32. Pursuant to the provisions of Ordinance 182,682 (Jordan Downs Urban Village Specific Plan), specifically the provisions listed under Section 3.B.8 of the Jordan Downs Urban Village Specific Plan, the Project's requirements to dedicate land or pay in-lieu fees to the City for recreation purposes that are associated with approvals pursuant to Los Angeles Municipal Code (LAMC) Sections 12.33, 17.58, and 17.12 are waived.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

33. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services. A minimum of four trees (a minimum of 48-inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 177,404 and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency. Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING - SITE-SPECIFIC CONDITIONS

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

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

a. Limit the proposed development to a maximum of 19 lots.

b. The project shall comply with parking requirements as stipulated in the adopted Jordan Downs Urban Village Specific Plan.

c. Each phase of the tract map shall be in compliance with the Jordan Downs Urban Village Specific Plan.

d. Each phase of the tract map shall record yard determinations in compliance with the yard requirements of the Jordan Downs Urban Village Specific Plan.

e. All Public Improvements adjacent to a specific lot shall be completed prior to the issuance of a certificate of occupancy satisfactory to the Bureau of Engineering and the Department of Building & Safety.

f. Prior to the issuance of the first building permit (new building) and a certificate of occupancy, the subdivider shall establish a schedule of improvements identified herein for each lot upon which issuance of the certificate of occupancy shall be contingent and acceptable to the Bureau of Engineering and in concurrence with the Advisory Agency.

g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

h. That the subdivider considers 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.

i. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10

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

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

35. That the subdivider shall record and execute a Covenant and Agreement to comply with the Jordan Downs Urban Village Specific Plan prior to the issuance of a building permit, grading permit, and the recordation of the final tract map.

36. The subdivider shall observe the Code of Federal Regulations Section 24 CFR 970.25(b). *"A PHA (Housing Authority) may consolidate occupancy within or among buildings of a*

development, or developments, or with other housing for the purposes of improving living conditions of, or providing more efficient services· to residents, without submitting a demolition or disposition application".

a) In the event that any current tenant(s) is displaced, the Housing Authority shall observe the Code of Federal Regulations provisions, Section 24 CFR 970.21, 'Relocation of Residents' (all-inclusive as applicable).

b) HACLA shall keep the tenant list on file as of the date of the Deputy Advisory Agency Public Hearing, January 14, 2021.

37. Prior to the removal of any modular building, HACLA shall provide a detailed plan and timetable for the removal of Head Start modular buildings and subsequent transfer of Head Start recipients to new facilities. The Plan shall include the location of new Head Start Modular facilities within the tract map area or Specific Plan and specific measures conducive to preserve the health and safety of Head Start recipients.

38. That the tract be permitted to record with final map units in a number and sequence satisfactory to the Advisory Agency. The subdivider shall submit the Unit Map Fee, a Unit Map showing the boundaries of all units, the Unit Number(s) of each Unit Map(s), and all applicable tract conditions in a matrix for each Unit Map(s). Should particular master tract condition(s) not apply to a Unit Map, the subdivider shall submit all evidence or documentation to prove so. All the above-required items shall be submitted satisfactory to the Advisory Agency before the clearance of all other conditions of approval. (Note: All conditions and requirements of the City Engineer for each unit map and the approved tract as a whole shall be satisfactory to the City Engineer.)

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

39. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770.M) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 29 and 30 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/ maintenance) to ensure continued implementation of the above-mentioned mitigation items. (The Mitigated Monitoring Program adopted as part of the Certified EIR shall be revised to meet this condition, for the approved Addendum dated January 4, 2016, made a change to Mitigation Condition 'AQ12' listed in the Certified EIR.)

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

MM-1 Temporary fencing (e.g., chain link or wood) with screening material shall be used around the perimeter of a development site to buffer views of construction equipment and materials. In addition, the following fencing requirements shall be implemented:

- The applicant shall affix or paint a visible sign, on publicly accessible portions of the construction barriers, with the following language: “POST NO BILLS” Such language shall appear at intervals of no less than 25 feet along the length of the publicly accessible portions of the barrier.

- The applicant shall be responsible for maintaining the visibility of required signage and for maintaining the construction barrier-free and clear of any unauthorized signs within 48 hours of occurrence.

- A sign shall be posted with the contact number of the construction manager so that he/she may address safety and other issues related to construction.

MM-2 HACLA shall ensure through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways and that such temporary barriers and walkways are maintained in a visually attractive manner, including the prompt removal of graffiti, throughout the construction period.

MM-3 The proposed project shall incorporate design features to lessen the visual contrast with existing residences on 97th and Grape Streets. The design features to be implemented include, but are not limited to, varying building height, sloped roof design, and landscaping, all of which shall be consistent with the proposed project elevations as described in Chapter III Project Description, as well as in this section.

MM-4 The buildings constructed along 97th Street that exceed 30 feet in height shall be designed either with increased (greater than 10 feet) setbacks or with a sloped roof for the first level and a second level that is stepped back to create a more visually consistent street view.

MM-5 Lighting fixtures constructed as part of the proposed project shall be oriented and focused onto the specific onsite location intended for illumination (e.g., parking lots, driveways, and walkways) and shielded away from adjacent sensitive uses (e.g., schools, other residential properties) and public rights of way to minimize light spillover onto off-site areas

MM-6 Where appropriate and feasible, incorporate project design features to shield light and/or glare from vehicles entering or exiting parking lots and structures that face-sensitive uses by providing barriers so that light from vehicle headlights would not illuminate off-site sensitive uses.

MM-7 Where appropriate and feasible, incorporate project design features to provide landscaping, physical barriers, screening, or other buffers to minimize project-generated illumination from entering off-site areas and to prevent glare or interfere with vehicular traffic.

MM-8 Where appropriate and feasible, locate and orient driveways into parking lots, parking structures, and semi-subterranean garages in a manner that will not result in headlights from vehicles entering or exiting the parking areas directly lighting any off-site sensitive uses.

MM-9 Where appropriate and feasible, proposed new structures shall be designed to

maximize the use of textured or other non-reflective exterior surfaces and non-reflective glass.

MM-10 Informational signs shall be provided that locate nearby public transportation options.

MM-11 The surface parking area for the employment uses shall provide charging stations for electric vehicles.

MM-12 Equipment (e.g., forklifts and carts) used during operations of the employment uses shall use alternative power (e.g., electricity or propane) instead of diesel fuels.

MM-13 Delivery trucks shall be prohibited from idling in excess of five minutes.

MM-14 The Applicant shall require by contract specifications that electrical outlets are included in the building design of the loading docks to allow use by refrigerated delivery trucks. If loading and/or unloading of perishable goods would occur for more than five minutes, and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off.

MM-15 Automatic lighting on/off controls and energy-efficient lighting shall be installed at the employment uses.

MM-16 Residential units shall include Heating, Ventilation, and Air Conditioning Systems with a minimum efficiency reporting value of 13.

MM-17 HACLA shall continue coordinating with responsible agencies to study ways to increase job opportunities and regional transit in the vicinity of the Specific Plan area.

MM-18 Ground-disturbing and vegetation removal activities associated with the construction of the project shall be performed outside of the breeding season for birds, or between September 1 and January 31. If these project activities cannot be implemented during this time, the City should retain a qualified biologist to perform preconstruction nest surveys to identify active nests within and adjacent to (up to 500 feet) the project area. If the preconstruction survey is conducted early in the nesting season (February 1–March 15) and nests are discovered, a qualified biologist may remove the nests only after it has been determined that the nest is not active (i.e., the nest does not contain eggs, nor is an adult actively brooding on the nest). Any active non-raptor nests identified within the project area or within 300 feet of the project area should be marked with a 300-foot buffer, and the buffer area would need to be avoided by construction activities until a qualified biologist determines that the chicks have fledged. Active raptor nests within the project area or within 500 feet of the project area should be marked with a 500-foot buffer and the buffer avoided until a qualified biologist determines that the chicks have fledged. If the 300-foot buffer for non-raptor nests or 500-foot buffer for raptor nests cannot be avoided during the construction of the project, the City should retain a qualified biologist to monitor the nests on a daily basis during construction to ensure that the nests do not fail as the result of noise generated by the construction. The

biological monitor shall be authorized to halt construction if the construction activities cause negative effects, such as the adults abandoning the nest or chicks falling from the nest.

MM-19 To ensure that historic buildings are appropriately renovated and maintained, the preservation, rehabilitation, restoration, reconstruction, or adaptive reuse of known historic resources shall meet the U.S. Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards). Any proposal to preserve, rehabilitate, restore, reconstruct, or adaptively reuse a known historic resource in accordance with the Interior Secretary's Standards shall be deemed to not be a significant impact under CEQA and, in such cases, no additional mitigation measures will be required.

MM-20 The Applicant shall work with qualified preservation professionals to ensure Standards-compliant projects, including the design of rehabilitation project, compatibility of new construction with historic structures, and periodic site visits to monitor construction adjacent to historic structures to ensure that such activities comply with the Secretary of the Interior's Standards. Historic professionals shall meet the National Park Service standards.

MM-21 If a unique archeological resource is discovered during project construction activities, work in the area shall cease and deposits shall be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. In addition, if it is determined that an archeological site is a historical resource, the provisions of Section 21084.1 of the Public Resources Code and CEQA Guidelines Section 15064.5 would be implemented.

MM-22 A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities where excavations of older soils may occur. The services of a qualified paleontologist shall be secured by contacting the Natural History Museum of Los Angeles County. The frequency of inspections will be based on consultation with the paleontologist and will depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. If a potential fossil is found, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected should be donated to a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository. If fossils are found, following the completion of the above tasks, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be

submitted by the applicant to the lead agency, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

MM-23 HACLA shall coordinate with LADWP to determine the specific on-site electricity transformation facility requirements for the proposed project.

MM-24 HACLA shall coordinate with LADWP to determine if any required improvements to the LADWP electricity distribution system are needed to accommodate the proposed project. HACLA shall create a fund to finance the costs of infrastructure improvements to the electricity distribution system to accommodate the proposed project. The type, quantity, and costs of any required infrastructure improvements shall be set forth in a Memorandum of Understanding (MOU) that shall be agreed on by HACLA and LADWP.

MM-25 HACLA shall incorporate into the building and electrical plans any necessary on-site transformation facility infrastructure and be subject to review and approval by the LADWP prior to construction.

MM-26 HACLA shall incorporate into the guidelines of the Specific Plan electrical generating solar panels for streetscape pedestrian lighting, gateway lighting, and other passive outdoor lighting.

MM-27 HACLA shall coordinate with SoCalGas to determine if any required improvements to the SoCalGas natural gas distribution system are needed to accommodate the proposed project. HACLA shall create a fund to finance the costs of infrastructure improvements to the SoCalGas natural gas distribution system to accommodate the proposed project. The type, quantity, and costs of the infrastructure improvements shall be in agreed on in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission at the time contractual agreements are made.

MM-28 Building and natural gas connection plans shall be subject to review and approval by SoCalGas prior to construction.

MM-29 HACLA shall set aside a percentage of roof floor area for installation of water-heating solar panels.

MM-30 Seismic design for structures and foundations shall comply with the most current seismic building code standards for site-specific soil conditions.

MM-31 The proposed project shall demonstrate compliance with specific recommendations for grading guidelines, foundation design, retaining wall design, temporary excavations, slabs on grade, site drainage, design review, construction monitoring, and geotechnical testing to the satisfaction of the City of Los Angeles Department of Building and Safety, as conditions to the issuance of any grading and building permits.

MM-32 During inclement periods of the year, when rain is threatening (between November 1 and April 15 per the Los Angeles Building Code, Sec. 7002.), an erosion control plan that identifies BMPs shall be implemented to the

satisfaction of the City of Los Angeles Department of Building and Safety to minimize potential erosion during construction. The erosion control plan shall be a condition to the issuance of any grading permit.

MM-33 To the extent feasible, grading shall be scheduled for completion prior to the start of the rainy season (between November 1 and April 15 per the Los Angeles Building Code, Sec. 7002), or detailed temporary erosion control plans shall be implemented in a manner satisfactory to the City of Los Angeles Department of Building and Safety.

MM-34 Appropriate erosion control and drainage devices shall be incorporated to the satisfaction of the City of Los Angeles Department of Building and Safety. Such measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures.

MM-35 Provisions shall be made for adequate surface drainage away from the areas of excavation as well as protection of excavated areas from flooding. The grading contractor shall control surface water and the transportation of silt and sediment.

MM-36 HACLA shall retain a Certified Asbestos Consultant to determine the presence of asbestos and asbestos-containing materials (ACM) within buildings to be demolished. If asbestos is discovered, a Licensed Asbestos Abatement Contractor shall be retained to safely remove ACM in accordance with the 1994 Federal Occupational Exposure to Asbestos Standards. ACM removal will be monitored by a Certified Technician.

MM-37 For all buildings to be demolished, lead-based paint testing shall be conducted. If lead-based paint is discovered, a licensed lead-based paint/materials abatement contractor shall be retained to safely remove lead-based paint in accordance with HUD Lead-Based Paint Guidelines.

MM-38 HACLA shall not disturb the ground surface nor remove any foundations or other structures on the 9901 S. Alameda Street site without prior approval of the DTSC.

MM-39 HACLA shall provide DTSC with all background information, sample analysis results, environmental assessment reports, and any other information pertinent to the hazardous substance management and/or release, characterization, and cleanup of the site. DTSC will review the information to identify areas and media of concern and to determine additional work, if any, required to complete the investigation/remediation of the site. Following DTSC's initial review a scoping meeting will be held to discuss whether further site characterization is necessary, and, if so, how the characterization will be conducted and implemented.

MM-40 HACLA shall submit a Remedial Investigation Workplan that describes the activities to further characterize soil, soil gas, surface water, and/or groundwater. The work plan shall include a site health and safety plan, quality assurance/quality control plan, sampling plan, and implementation schedule.

MM-41 HACLA shall submit a Site Characterization Report that presents the data, summarizes the findings of the investigations, validates the data, and includes recommendations and conclusions.

MM-42 HACLA shall prepare a Feasibility Study to evaluate feasible remediation and response alternatives. Reasonable potential alternatives for the remediation of the site shall be evaluated, including the "no action" alternative. The evaluation shall (1) identify the goals for the cleanup based upon current and projected future land uses; (2) evaluate feasible alternatives to meet these goals, including their effectiveness, implementability, and cost; and (3) recommend a preferred alternative.

MM-43 DTSC shall determine the appropriate removal action for the site, and HACLA shall prepare a Removal Action Workplan (RAW) in accordance with Health and Safety Code sections 25323.1 and 25356.1. If the proposed RAW does not meet the requirements of Health and 25356.1(h), HACLA shall prepare a Remedial Action Plan (RAP) in accordance with Health and Safety Code sections 25356.1(c).

MM-44 In order to meet its CEQA obligation, DTSC shall prepare the necessary CEQA documents. If required, HACLA shall submit the information necessary for DTSC to prepare these documents.

MM-45 Upon DTSC approval of the final RAW or RAP, HACLA shall implement the removal action as approved.

MM-46 Within 30 days of completion of field activities, HACLA shall submit an Implementation Report documenting the implementation of the final RAW or RAP and noticing any deviations from the approved plan. During the implementation of the final RAW or RAP, DTSC may specify such addition, modifications, and revisions to the RAW or RAP as deem necessary to protect human health and safety or the environment or to implement the RAW or RAP.

MM-47 HACLA shall work with DTSC to ensure that the interested public and community are involved in the DTSC decision making process. Public Participation activities shall be conducted in accordance with Health and Safety Code Section 25358.7 and DTSC's Public Participation Policy and Procedures Manual.

MM-48 A Land Use Covenant may be required in the final Raw by DTSC pursuant to California Code of Regulation, Title 22 Section 67391.1 to ensure full protection of the environment and human health.

MM-49 HACLA shall comply with any and all operation and maintenance requirements in accordance with the final RAW or RAP or Operation and Maintenance Plan.

MM-50 Any remedial technology employed in the implementation of the final RAW or RAW shall be left in place and operated by HACLA until DTSC authorizes HACLA to discontinue.

MM-51 HACLA shall retain a Certified Asbestos Consultant to determine the presence of asbestos and asbestos-containing materials (ACM) within buildings to be

demolished. If asbestos is discovered, a Licensed Asbestos Abatement Contractor shall be retained to safely remove ACM from the site in accordance with the 1994 Federal Occupational Exposure to Asbestos Standards. ACM removal will be monitored by a Certified Technician.

MM-52 For all buildings to be reused or demolished, lead-based paint testing shall be conducted. If lead-based paint is discovered, a licensed lead-based paint/materials abatement contractor shall be retained to safely remove lead-based paint in accordance with HUD Lead-Based Paint Guidelines.

MM-53 Loading and unloading of trucks shall be prohibited between 10:00 p.m. and 7:00 a.m.

MM-54 A ten-foot solid wall shall be constructed between the employment uses, including the recycling facility, and the residences and David Starr Jordan High School.

MM-55 Residential units adjacent to the employment uses, including the recycling facility, shall be constructed with materials capable of reducing exterior-to-interior noise levels by at least 19 dBA.

MM-56 Prior to building approval, a site-specific noise study shall be completed for the elementary school based on the project design. The noise study shall ensure that noise levels at the school meet all relevant local and state guidelines. N15 Residential land uses facing 103rd Street shall be constructed with single-glazed windows that are at least 5/16 inches thick. Alternatively, double-glazed windows may be used if the glass is at least 3/32 inches thick with four inches of airspace.

MM-57 HACLA shall prepare and implement an existing tenant relocation plan whereby all of the existing tenants of the Jordan Downs public housing complex would be relocated either on-site or in the vicinity of the site to affordable housing equal to their existing conditions.

MM-58 The HACLA shall coordinate with the Department of Building and Safety to designate the replacement public housing units per the new vesting tract map, in order to properly identify and process the new Certificates of Occupancy, and ensure the conservation of these public housing units.

MM-59 Project plans shall be submitted to LAFD for review and approval to ensure that all new structures would comply with current fire codes and LAFD requirements.

MM-60 HACLA shall consult with the LAFD and incorporate fire protection and suppression features that are appropriate for the design of the proposed project.

MM-61 HACLA shall consult with the LAFD to ensure the proper emergency access points and routes are provided.

MM-62 HACLA shall prepare, in consultation with the LAPD and the HACLA Public Safety Department a comprehensive safety and security plan for the Specific Plan area which would include, but would not be limited to:

The preparation and implementation of a safety education material and training for residents of the Specific Plan area, A neighborhood watch program, a Security plan for all buildings within the Specific Plan area, Periodic safety meetings between Specific Plan area residents and business owners and representatives of HACLA, LAPD, and the HACLA Public Safety Department to assess the current level of safety of residents and visitors to Specific Plan area, as well as current crime rate, shall submit building plans to the LAPD Crime Prevention Unit to identify appropriate crime prevention features for the proposed project. Any design features identified by the LAPD shall be incorporated into the proposed project's final design and to the satisfaction of the LAPD.

MM-63 HACLA and the HACLA Public Safety Department shall coordinate with the LAPD to develop a video monitoring system monitoring to supersede the existing video monitoring system at the existing Jordan Downs public housing project. The HACLA Public Safety Department shall have access to the on-site video monitoring system.

MM-64 All parking garages, entrances, hallways, and parking facilities shall be well-illuminated and designed to eliminate areas of concealment.

MM-65 HACLA shall consult with the LAPD to develop a plan to build a police station or sub-station on site that will serve the Specific Plan area.

MM-66 HACLA shall consult with the LAPL to develop a plan to build a library sub-branch on-site that will serve the residents of the Specific Plan area.

MM-67 The Applicant shall work with LADOT to implement signalization at the following intersections: Intersection #36–Alameda Street (W)/97th Street Intersection #41 –Wilmington Avenue/Century Boulevard.

MM-68 The Applicant shall work with Metro to incorporate the B-TAP program for all residents and employees associated with the Specific Plan. The B-TAP program would provide Metro transit passes that can be renewed each calendar year. The program would apply to residents living in and employees working within the Specific Plan area.

MM-69 Building plans and water connection plans developed during specific project design review shall be subject to review and approval by the LADWP. If additional water connections and/or improvements to off-site water distribution infrastructure are necessary to serve the proposed project, such improvements shall be implemented to the satisfaction of LADWP.

41. Construction Mitigation Conditions - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1 That a sign be required on-site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.

- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.

- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

CM-2 The construction area and all accessible areas (public streets, sidewalks, etc.) within 100 feet of the Specific Plan area shall be swept (preferably with water sweepers) and watered at least twice daily.

CM-3 Construction contractors shall utilize at least one of the following measures at each vehicle egress from the Specific Plan area to a paved public road: Install a pad consisting of washed gravel maintained in a clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long; Pave the surface extending at least 100 feet and at least 20 feet wide; Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages, or Install a wheel washing system to remove bulk material from tires and vehicle undercarriages.

CM-4 Site access points shall be swept/washed within thirty minutes of visible dirt deposition. Street sweepers that comply with SCAQMD Rule 1186 and 1186.1 shall be used to sweep site access points or reclaimed water shall be used to wash site access points.

CM-5 All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).

CM-6 Construction contractors' activity on unpaved surfaces shall be suspended when winds exceed 25 miles per hour.

CM-7 Heavy-duty equipment operations shall be suspended during first and second stage smog alerts.

CM-8 Ground cover in disturbed areas shall be replaced as quickly as possible.

CM-9 Construction contractors shall utilize super-compliant architectural coatings as defined by the SCAQMD (VOC standard of fewer than ten grams per liter)

CM-10 Construction contractors shall utilize materials that do not require painting, as feasible.

CM-11 Construction contractors shall use pre-painted construction materials, as feasible.

CM-12 Contractors shall maintain equipment and vehicle engines in good condition and proper tune per manufacturers' specifications.

CM-13 All off-road diesel-powered construction equipment shall meet USEPA Tier 2 or higher emissions standards according to the following schedule: greater than 50 horsepower shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

- April 1, 2010, to December 31, 2011: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 2 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

- January 1, 2012, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

- Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

CM-14 Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.

CM-15 Heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on-and off-site.

CM-16 Construction parking shall be configured to minimize traffic interference.

CM-17 Construction activity that affects traffic flow on the arterial system shall be limited to off-peak hours.

CM-18 Construction contractors shall coordinate with administrators at David Starr Jordan High School, Florence Griffith Joyner Elementary School, and Weigand Elementary School and minimize student exposure to air pollution during periods of heavy construction activity (e.g., grading and excavation).

CM-19 All construction equipment shall be equipped with mufflers and other suitable noise attenuation devices.

CM-20 Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than metal-tracked equipment).

CM-21 The construction contractor shall locate construction staging areas away from sensitive uses.

CM-22 Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible.

CM-23 The construction contractor shall schedule high noise-producing activities between the hours of 8:00 a.m. and 5:00 p.m. to minimize disruption to sensitive uses.

CM-24 The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.

CM-25 All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet, shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.

CM-26 A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.

CM-27 Prior to initiating construction for soil remediation and Phases 1, 2, and 4, the construction contractor shall coordinate with the site administrator for David Starr Jordan High School to discuss construction activities that generate high noise levels. Coordination between the site administrator and the construction contractor shall continue on an as-needed basis throughout the construction phase of the project to mitigate potential disruption of classroom activities.

CM-28 Prior to initiating construction for Phases 3 and 4, the construction contractor shall coordinate with the site administrator for Florence Griffith Joyner Elementary School to discuss construction activities that generate high noise levels. Coordination between the site administrator and the construction contractor shall continue on an as-needed basis throughout the construction phase of the project to mitigate potential disruption of classroom activities.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangement is made with both the Water System and the Power System of the Department of Water and Power concerning 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 street and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Traffic with respect to the street name, warning, regulatory, and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private streets, alleys, and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

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

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

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

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

(1) **BSL IMPROVEMENT CONDITION**. Construct new street lights: four (4) on Kalmia St., four (4) on Hickory St., eight (8) on Croesus Ave., and seventeen (17) on 99th Pl. IF street widening per BOE improvement conditions, relocate and upgrade street lights: five (5) on Grape St., two (2) on Century Blvd., six (6) on 97th St., and two (2) on Laurel Pl.

Notes:

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

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

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.

(i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed: **All public street improvements shall be in accordance with the Jordan Downs Urban Village Specific Plans for this project and tentative tract map stamped dated October 1, 2020.**

(a) After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public off-site and on-site drainage facilities will be required satisfactory to the Central District Engineering Office.

(b) Improve the easterly side of **Grape Street** (South of 97th Street) adjoining the tract with the construction of the followings:

1) Concrete curbs, concrete gutters, and 6-foot wide minimum concrete sidewalks and landscaping of the parkways. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by the Los Angeles City Department of Transportation**.

(c) Improve **Hickory Street** and **Kalmia Street** being dedicated (south of 97th Street) and adjoining the tract with the construction of the followings:

1) Concrete curbs, concrete gutters, and 6-foot minimum concrete sidewalks and landscaping of the parkways on both sides of the streets. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of Transportation**.

2) Suitable surfacing to join the existing pavements and to complete 36-foot wide total roadways.

3) Any necessary removal and reconstruction of existing improvements.

4) The necessary transitions to join the existing improvements.

(d) Improve **Croesus Avenue** being dedicated and adjoining the tract with the construction of the followings:

1) Concrete curbs, concrete gutters, and 6-foot minimum concrete sidewalks and landscaping of the parkways. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of Transportation**.

2) Construction of an 80-foot wide central median parkway.

3) Suitable surfacing adjoining the proposed 80-foot wide median parkway to complete a 28-foot wide half roadway on each side of Croesus Avenue.

4) Any necessary removal and reconstruction of existing improvements.

5) The necessary transitions to join the existing improvements.

Note: The above street improvements including the center median design and construction shall be reviewed and approved by the City Department of Transportation.

(e) Improve **99th Place** being dedicated and adjoining the tract by the construction of the followings:

1) Concrete curbs, concrete gutters, and 6-foot wide minimum concrete sidewalks and landscaping of the parkways. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of Transportation**.

2) Suitable surfacing to complete a 36-foot wide total roadway.

3) Any necessary removal and reconstruction of existing improvements.

4) The necessary transitions to join the existing improvements.

(f) Improve the portion of **97th Street** not being merged with the construction of the followings:

1) Concrete curbs, concrete gutters, and 6-foot minimum concrete sidewalks and landscaping of the parkways. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of Transportation**.

2) Suitable surfacing to join the existing improvements to complete a 19-foot wide half roadway.

3) Any necessary removal and reconstruction of existing improvements.

4) The necessary transitions to join the existing improvements.

(g) Improve **Laurel Street** adjoining the tract with the construction of the followings:

1) Concrete curbs, concrete gutters, and 6-foot minimum concrete sidewalks and landscaping of the parkways. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of Transportation**.

2) Suitable surfacing to joining the tract to complete a 36-foot wide total roadway.

3) Any necessary removal and reconstruction of existing improvements.

4) The necessary transitions to join the existing improvements.

(h) Improve **Century Boulevard** adjoining the tract with the construction of the followings:

1) Concrete curbs, concrete gutters, and 6-foot minimum concrete sidewalks and landscaping of the parkways. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of Transportation**.

2) Suitable surfacing to join the existing pavements and to complete a 50-foot wide total roadway.

3) Any necessary removal and reconstruction of existing improvements.

4) The necessary transitions to join the existing improvements.

(i) Construct the necessary public off-site and on-site sanitary sewer systems satisfactory to the City Engineer.

Note to the City Engineer plan checker:

That construction of all proposed driveway areas (common driveways) as shown “Motor Court” on the tentative tract map stamp dated October 1, 2020, shall be reviewed and approved under the Building & Safety Permit process.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However, the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require the Board of Public Works approval.

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

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

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

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

FINDINGS OF FACT (CEQA)

The City of Los Angeles found, based on their independent judgment, and after consideration of the whole of the administrative record, the project was assessed in EIR No. ENV-2010-0032-EIR (SCH No. 2010021007) certified on April 17, 2013; and pursuant to CEQA Guidelines, Sections 15162 and 15164, and as supported by the addendum dated January 4, 2016 and a Tree Report dated May 2019, no subsequent EIR or addendum is required for approval of the Project.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 82619 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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

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

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The subject lots total approximately 20.925 gross acres and are located in the Southeast Los Angeles

Community Plan and are zoned R3(UV), RAS3(UV), and OS(UV) with land use designations of Medium Residential, Neighborhood Commercial, and Open Space. The subject property is within Subarea 1 of the Jordan Downs Urban Village Specific Plan (JDUVSP).

The Medium Residential land use designation and the R3(UV) zone allow residential development subject to lot areas comprised of a minimum of 5,000 square feet, and a minimum of 800 square feet per dwelling unit (LAMC Section 12.10). The Neighborhood Commercial land use designation and the RAS3(UV) zone allow residential development subject to lot areas comprised of a minimum of 5,000 square feet, and a minimum of 800 square feet per dwelling unit (LAMC Section 12.10.5). The Open Space land use designation and the OS(UV) zone allow parks and recreation facilities. The proposed development of approximately 661 residential units and approximately 1.602 acres of open space in a seven phase build-out on 20.925 gross acres is allowable under the current zone and the land use designation and subject to administrative review and approval for Specific Plan compliance.

The project meets the objectives of the General Plan. More specifically, the project meets the Housing Element objectives which includes the following: encouraging production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs; encouraging the location of housing, jobs, and services in mutual proximity; and accommodation of a diversity of uses that support the needs of the City's existing and future residents. The project meets the objectives of the Land Use and Transportation elements, which state the following: support development along mixed-use boulevards; provide for the stability and enhancement of multi-family residential neighborhoods; preserve and enhance access to scenic resources and regional open space and creation of a pedestrian-friendly environment.

The project meets the objectives of the Jordan Downs Urban Village Specific Plan including:

- *Guide development, including use, height, density, parking, landscaping, architectural design guidelines, and other related factors to ensure compatible development with the community.*

- *Improve the physical, social, and psychological well-being of the Jordan Downs Community through improvements in the built environment.*

- *Facilitate the construction of homes that meet the City’s current and future housing needs.*

In addition to LAMC Section 17.05 C, LAMC Section 17.06 B requires that the tract map be prepared by or under the direction of a licensed surveyor or registered civil engineer. The tract map was prepared by Debra V. Schales (RCE #43101) and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, existing and proposed dedication, and improvements of the tract map. The tract map indicates the tract number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C and 17.06 B, and is consistent with the applicable the General Plan and the Jordan Downs Urban Village Specific Plan.

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

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. The project site is zoned R3(UV), RAS3(UV) and OS(UV). The R3(UV) and RAS3(UV) Zones permit a maximum of 780 dwelling units on the site of approximately 20.925 gross acres. As the map is proposed for approximately 661 residential units and approximately 1,602 acres of open space in a seven phase build out, it is consistent with the density permitted by the zone, subject to administrative review for the Specific Plan.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Hickory Street, Kalmia Street, Croesus Avenue, 97th Street, Laurel Street, 99th Place, Grape Street, and Century Boulevard, consistent with the standards of the Jordan Downs Urban Village Specific Plan and the Mobility Plan. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010.

The map includes a request for a partial 1-foot street vacation of 97th Street, and partial 2-foot dedication of Grape Street.

The Bureau of Engineering requires that a one-foot strip of land along 97th Street and the variable-width strip of land along Century Boulevard shown as "Tract No. 16154 remainder Lot 2" southerly of proposed Lot 19 be permitted to be merged with the remainder of the tract map. Hickory Street shall have a 60-foot wide public right-of-way to be dedicated for southerly extension including suitable corner cuts at the intersection with 97th Street and 99th Place. Kalmia Street shall have a 60-foot wide public right-of-way to be dedicated for southerly extension including suitable corner cuts at the intersection with 97th Street and 99th Place. Croesus Avenue shall have a 160-foot wide public right-of-way to be dedicated from 97th Street to 99th Place including suitable cut corners at the intersection with 99th Place. These are as substantially shown on the tentative tract map stamp dated October 1, 2020, all in accordance with the Jordan Downs Urban Village Specific Plan Street Standards. The Bureau of Engineering requires that a minimum 10-foot by 10-foot cut corner or a minimum 15-foot radius property line return be dedicated at the intersection of

97th Street and Laurel Street. The Bureau of Engineering requires that the 60-foot wide private street on 99th Place be dedicated as a Public Street including suitable cut corners or radius property line return at the intersections with Grape Street and Laurel street. The Bureau of Engineering requires that a two-foot-wide strip of land be dedicated along the easterly side of the Grape Street for a 32-foot wide half public right-of-way including a 15-foot radius property line return or minimum 10-foot by 10-foot cut corners at the intersections with 97th Street, 99th Place, and Century Boulevard per the Jordan Downs Urban Village Specific Plan.

Conditions of Approval for the design and improvement of the subdivision are required to be performed before the recordation of the map, building permit, grading permit, or certificate of occupancy. The Bureau of Engineering has reviewed the tract map and has issued their conditions of approval to ensure the proposed streets and improvements are satisfactory to the City engineer. Additionally, the project is conditioned to comply with parking requirements as stipulated in the adopted Jordan Downs Urban Village Specific Plan. Therefore, as conditioned, the design and improvement of the proposed subdivision are substantially consistent with the applicable General and Specific Plans.

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

The project site is composed of generally level parcels of land totaling 20.925 gross acres. The site is not located within an Airport Hazard Zone, Coastal Zone, Very High Fire Hazard Severity Zone, Flood Zone, Hazardous Waste / Border Zone Properties, Methane Hazard Site, High Wind Velocity Areas, Special Grading Area, an Oil Wells Zone, Landslide Zone or a Tsunami Inundation Zone. The site is not located within an Alquist-Priolo Fault Zone. The nearest Fault (Newport - Inglewood Fault) is located 4.97 kilometers (3.08 miles) from the project site. The site is located within a designated Liquefaction Zone. In interdepartmental letter dated November 27, 2019 (Log No. 110800), the Department of Building and Safety, Grading Division recommends approval of the unit map, provided that prior to issuance of a permit, a design level geotechnical investigation shall be performed and submitted to the Grading Division for review and approval. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The subject site is currently developed with 255 public housing units in 37 structures. The proposed project would demolish all existing structures and remove 119 non-protected trees and 2 protected trees located on-site for Vesting Tentative Tract Map VTT-82619 to merge and resubdivide 20.925 gross acres into 19 lots resulting in the redevelopment of the northern portion of the Jordan Downs Specific Plan Area to construct approximately 661 residential units and approximately 1.602 acres of open space in a seven phase build-out, subject to administrative review and approval for Specific Plan compliance. The project will continue the existing use of multi-family residential structures and open space areas. The development of this tract is an infill of an otherwise mixed-density neighborhood.

The Bureau of Engineering, the Department of Building and Safety, Zoning Division, the Department of Transportation, the Fire Department, the Department of Water and Power, the Bureau of Street Lighting, the Department of Recreation and Parks, and the Bureau of Sanitation, have found the subdivision satisfactory, have conditionally approved the

tract map, and have imposed improvement requirements and/or conditions of approval subject to conditions. Therefore, as the project would continue the residential and open space use of the 20.925-acre property, the site is physically suitable for the proposed type of development.

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

The project site is composed of generally level parcels of land totaling 20.925 gross acres. The site is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

Properties to the east and south are zoned OS(UV), R3(UV), and RAS3(UV) with land use designations of Open Space, Medium Residential, and Neighborhood Commercial and are developed with 250 dwelling units and 150,000 square feet of commercial space. Properties further south are zoned OS(UV), R3(UV), AND RAS3(UV) with land use designations of Open Space, Medium Residential, and Neighborhood Commercial and are proposed for 1,073 residential units and approximately 5.74 acres of open space. Properties to the east are zoned CM(UV) with land use designations of Hybrid Industrial and are improved with a Smart and Final, Starbucks, and a Habit Burger restaurant. Properties to the north across 97th Street are zoned R1-1 and or are located in Los Angeles County. The properties north of 97th Street have land use designations of Low II Residential, are zoned R1-1, and are improved with one and two-story single family dwellings. Other properties to the north are in unincorporated County of Los Angeles. Properties to the west across Grape Street are zoned R2-1 with land use designations of Low Medium I Residential and are developed with one-story single-family residences.

The site is located approximately 0.8 miles from the Los Angeles County Transportation Authority “A” Line (formerly known as the Blue Line) 103rd Street / Watts Towers Station and in a highly urbanized residential and industrial neighborhood. The redevelopment of this tract is an infill of an otherwise mix-density, mixed-use neighborhood. The Medium Residential land use designation and the R3(UV) zone allow residential development subject to lot areas comprised of a minimum of 5,000 square feet, and a minimum of 800 square feet per dwelling unit (LAMC Section 12.10). The Neighborhood Commercial land use designation and the RAS3(UV) zone allow residential development subject to lot areas comprised of a minimum of 5,000 square feet, and a minimum of 800 square feet per dwelling unit (LAMC Section 12.10.5). The Open Space land use designation and the OS(UV) zone allow parks and recreation facilities. The proposed development of 661 units and 1.602 acres of open space on a 20.925-acre site in a seven phase build-out is below the maximum allowed by the zone and below the maximum allowed under the Jordan Downs Urban Village Specific Plan. The phasing of the map allows for the development of the 20.925-acre project site to occur in tandem with the physical improvements of the map including street extensions, realignments, and the improvement requirements by the various city departments including the Bureau of Engineering, the Department of Building and Safety, Zoning Division, the Department of Transportation, the Fire Department, the Department of Water and Power, the Bureau of Street Lighting, the Department of Recreation and Parks, and the Bureau of Sanitation. Therefore, as the project would be less than the maximum permitted density of the project site, the 20.925-acre project site is sufficient in size for a 661-unit residential development and 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 is presently developed with 255 public housing units in 37 structures, with 119 non-protected trees on-site and 2 protected trees located off-site. The project site, as well as the surrounding area, is presently developed with structures and does not provide a natural habitat for either fish or wildlife.

On April 17, 2013, the City of Los Angeles Certified EIR No. ENV-2010-0032-EIR, which determined that if any tree removal or other construction related activities were to occur during the nesting season, there would be the potential for violation of the federal Migratory Bird Treaty Act and other similar laws in the California Fish and Game Code protecting native bird. The Certified EIR concluded that removal of certain ornamental trees within the Specific Plan Area, could conflict with federal and State laws protecting native birds and active nests. However, the EIR determined that the impacts related to biological resources would be less than significant with the implementation of Mitigation Measure MM-18 which outlines required procedures which need to be complied with during construction, ground disturbing and vegetation removal activities.

Therefore, based on the analysis contained in the certified EIR, with the implementation of identified mitigation measures, where applicable, it has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

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

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

The subdivision includes easements for sewer access and drainage purposes. The Bureau of Engineering has conditioned the replacement of public sanitary sewer systems and public drainage systems within the proposed public streets to be merged (vacated with this map) be constructed within suitable easements before recordation of the final map or in accordance with each unit map improvements all satisfactory to the City Engineer. In addition, the Bureau of Engineering has conditioned any existing public sanitary sewer and public drainage easements under the City Engineer’s jurisdiction be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code.

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

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

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

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

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

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No. 82619.

VINCENT P. BERTONI, AICP
Advisory Agency



Connie Chauv
Deputy Advisory Agency

MS:CC:JO

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

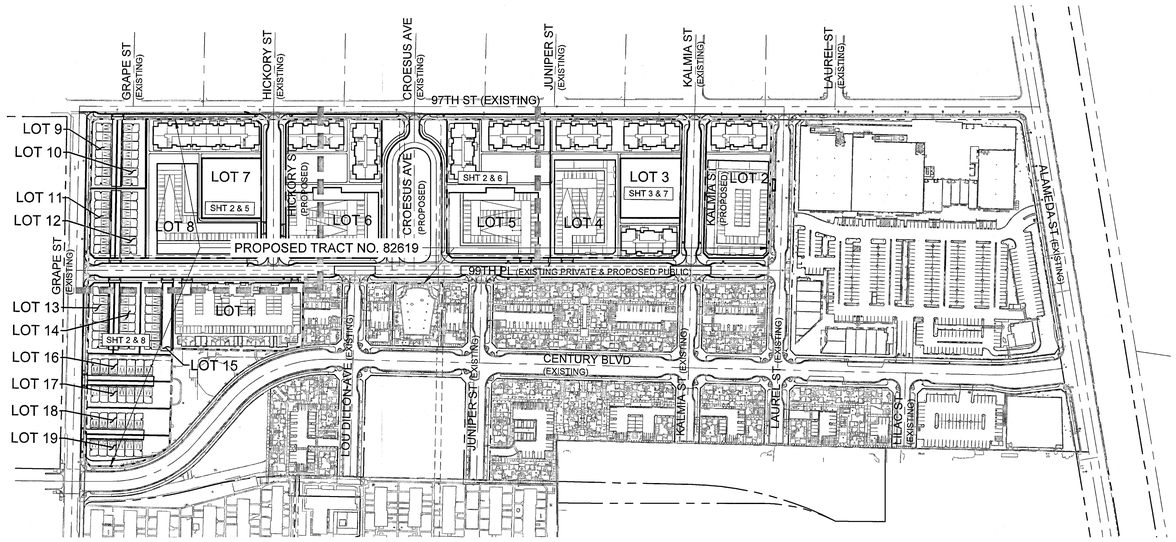
Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7077	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 251 Van Nuys, CA 91401 (818) 374-5050	West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2912

Forms are also available on-line at http://cityplanning.lacity.org

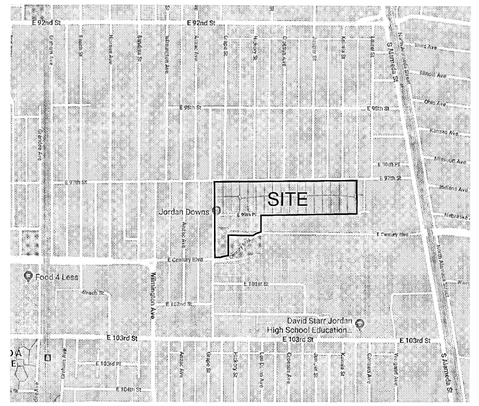
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the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

VESTING TENTATIVE TRACT MAP NO. 82619

FOR SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA



VICINITY & INDEX MAP
1"=150'



LOCATION MAP
NTS

LEGAL DESCRIPTION

LOT 1 AND THAT PORTION OF LOT 2 LYING NORTH OF NEW CENTURY BLVD. (NEW CENTURY BLVD SHOWN ON MAP OF TRACT 72805 IN BOOK 1394 OF MAPS PAGE 49) AS SHOWN ON THE MAP OF TRACT NO. 16154, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 540, PAGES 48 TO 50, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM: ALL THAT PORTION THEREOF LYING WITHIN TRACT 72805 AS SHOWN ON MAP BOOK 1394 OF MAPS, PAGE 49, LOS ANGELES COUNTY RECORDS.

APN: 6046-019-930

AREA CALCULATIONS:

GROSS AREA (TO CENTERLINE ABUTTING STREET) = 20.925 ACRES

PROPOSED STREET DEDICATION = 4.302 ACRES
PROPOSED STREET ABANDON 97TH STREET = 0.028 ACRES

NET AREA:
- LOT 1 = 1.200 ACRES
- LOT 2 = 1.238 ACRES
- LOT 3 = 0.495 ACRES
- LOT 4 = 1.989 ACRES
- LOT 5 = 1.988 ACRES
- LOT 6 = 1.826 ACRES
- LOT 7 = 0.489 ACRES
- LOT 8 = 1.716 ACRES
- LOT 9 = 0.245 ACRES
- LOT 10 = 0.278 ACRES
- LOT 11 = 0.244 ACRES
- LOT 12 = 0.288 ACRES
- LOT 13 = 0.250 ACRES
- LOT 14 = 0.261 ACRES
- LOT 15 = 0.325 ACRES
- LOT 16 = 0.312 ACRES
- LOT 17 = 0.312 ACRES
- LOT 18 = 0.311 ACRES
- LOT 19 = 0.311 ACRES

TOTAL NET AREA = 14.078 AC

ALLOWED UNIT DENSITY

ALLOWED UNIT DENSITY PER JORDAN DOWNS URBAN VILLAGE SPECIFIC PLAN:
- BLOCK 8B = 54 DU/AC
- BLOCK 8D = 54 DU/AC
- BLOCK 20 = 54 DU/AC
- BLOCK 20A = 54 DU/AC
- BLOCK 21 = 54 DU/AC
- BLOCK 21A = 54 DU/AC
- BLOCK 23 = 54 DU/AC
- BLOCK 23A = 54 DU/AC
- BLOCK 24 = 108 DU/AC
- BLOCK 24A = 108 DU/AC

ALLOWED UNIT DENSITY PER SB 1818 (35% INCREASE ALLOWED):
- BLOCK 8B = 72 DU/AC
- BLOCK 8D = 72 DU/AC
- BLOCK 20 = 72 DU/AC
- BLOCK 20A = 72 DU/AC
- BLOCK 21 = 72 DU/AC
- BLOCK 21A = 72 DU/AC
- BLOCK 23 = 72 DU/AC
- BLOCK 23A = 72 DU/AC
- BLOCK 24 = 145 DU/AC
- BLOCK 24A = 145 DU/AC

GENERAL NOTES:

1. GENERAL LAND USE: MEDIUM RESIDENTIAL, NEIGHBORHOOD COMMERCIAL, OPEN SPACE
2. SPECIFIC PLAN AREA: JORDAN DOWNS URBAN VILLAGE
3. SUBJECT PROPERTY IS SERVED BY PUBLIC GAS, WATER, ELECTRIC, PHONE AND SEWER UTILITIES CURRENTLY IN PLACE.
4. PROJECT IS IN LIQUEFACTION ZONE
5. NO PROTECTED TREES EXIST ON-SITE. SEE TREE EXHIBIT ON SHEET 16 FOR TREES 12 INCHES AND OVER.
6. UNIT SUMMARY:

LOT 1 80 UNITS – 72 PARKING SPACES	LOT 11 7 UNITS – 14 PARKING SPACES
LOT 2 76 UNITS – 57 PARKING SPACES	LOT 12 7 UNITS – 14 PARKING SPACES
LOT 3 OPEN SPACE – N/A	LOT 13 7 UNITS – 14 PARKING SPACES
LOT 4 119 UNITS – 90 PARKING SPACES	LOT 14 7 UNITS – 14 PARKING SPACES
LOT 5 97 UNITS – 73 PARKING SPACES	LOT 15 7 UNITS – 14 PARKING SPACES
LOT 6 97 UNITS – 73 PARKING SPACES	LOT 16 7 UNITS – 14 PARKING SPACES
LOT 7 OPEN SPACE – N/A	LOT 17 7 UNITS – 14 PARKING SPACES
LOT 8 117 UNITS – 88 PARKING SPACES	LOT 18 6 UNITS – 12 PARKING SPACES
LOT 9 7 UNITS – 14 PARKING SPACES	LOT 19 6 UNITS – 12 PARKING SPACES
LOT 10 7 UNITS – 14 PARKING SPACES	

TOTAL UNITS = 661
TOTAL PARKING SPACES = 603

ZONING INFORMATION

USE/ZONE: R3-UV
RAS3-UV
OS-UV

FLOOD HAZARD STATEMENT

SAID PROPERTY IS NOT INCLUDED IN A FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THE FLOOD ZONE DESIGNATION IS OUTSIDE ZONE X, COMMUNITY PANEL NO. 0637C1805F.

BENCHMARK

1985 ADJUSTMENT PER NGVD 1929

BM#18-02580 ELEV=105.075'
BM#18-02890 ELEV=108.930'

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING ALONG THE CENTERLINE OF GRAPE STREET BETWEEN NINETY-SEVENTH STREET AND CENTURY BOULEVARD BEING NORTH 00°17'47" EAST, PER CITY OF LOS ANGELES, CITY ENGINEER FIELD BOOK 41230, PAGE 87.

SITE ADDRESS

2020-2296 E 97TH STREET
2021-2299 E 99TH PLACE
9700-9910 S GRAPE STREET
LOS ANGELES CA, 90002

OWNER

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2600 WILSHIRE BLVD.
LOS ANGELES, CA 90057
TEL: (213) 252-4291
FAX: (213) 252-2742

CONTACT: RAMIN KIANFAR

DEVELOPER

BRIDGE HOUSING

5120 W. GOLDLEAF CIRCLE, SUITE 120
LOS ANGELES, CA 90056
TEL: (424) 419-5100

CONTACT: VAN SCOTT

CIVIL ENGINEER

FUSCOE ENGINEERING

16795 VON KARMAN, AVE, SUITE 100
IRVINE, CA 92606
TEL: (949) 474-1960
FAX: (949) 474-5315

CONTACT: DEBRA SCHALES

SHEET INDEX:

TITLE SHEET 1
VESTING TENTATIVE TRACT MAP 2-3
TYPICAL STREET SECTIONS 3
PHASING MAP 4
CONCEPTUAL GRADING & UTILITY PLAN 5-8
PHASE 1-8 IMPROVEMENTS 9-14
POWER POLE PLAN 15
TREE EXHIBIT 16
TITLE CONSTRAINTS MAP 17

LOS ANGELES DEPT. OF CITY PLANNING
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☑ TRACT MAP
APR 2 7 2021
☑ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

NO.	DATE	REVISIONS	APP'D.	DATE
1	4/27/21	REV. AREA H TO PHASE 8 & ADDED BOE MATRIX (SEE SHEETS 4 & 9-14)		

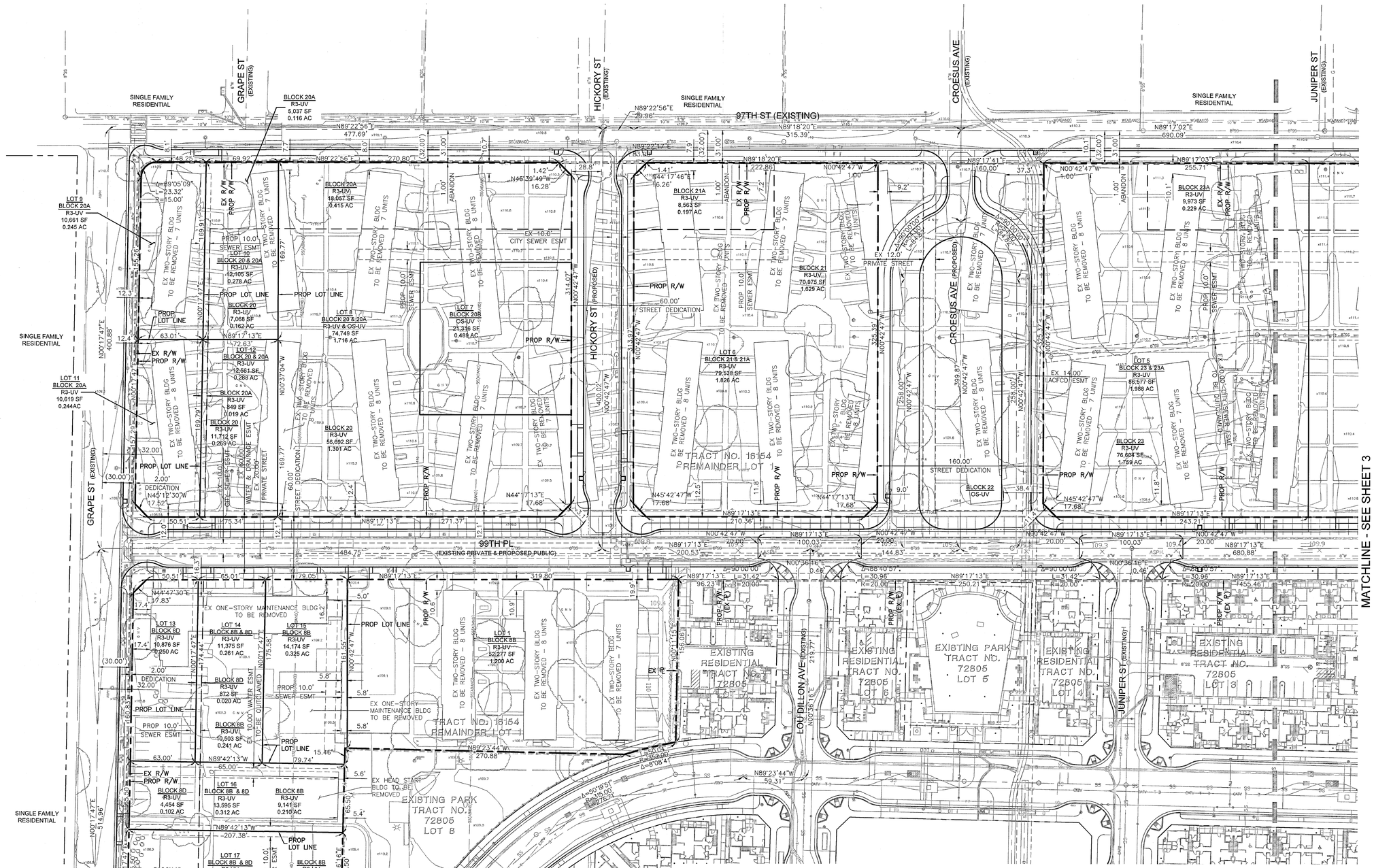
PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 ◦ fax 949.474.5315 ◦ www.fuscoe.com
DEBRA V. SCHALES RCE#43101 DATE 04/27/2021

VESTING TENTATIVE TRACT MAP
TITLE SHEET
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	1 OF 17

JORDAN DOWNS - PHASE 3
VESTING TENTATIVE TRACT MAP #82619
04/27/2021
PLAN SET: B
REVISION 1 SET

F:\PROJECTS\233\014\PLANS\ENTITLEMENTS\DRAFTING TRACT MAP\233-014TM01TS.DWG (04-27-21 1:26:30PM) Plotted by: Dom Pinto



LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- ZONING LINE PER JORDAN DOWNS SPECIFIC PLAN
- LIMITS OF VTTM
- MATCHLINE

ABBREVIATIONS

ASPH	ASPHALT CONCRETE
AVE	AVENUE
BLDG	BUILDING
BLVD	BOULEVARD
℄	CENTERLINE
Δ	DELTA
ESMT	EASEMENT
EX	EXISTING
L	LENGTH
NO.	NUMBER
PL	PLACE
PROP	PROPOSED
℄	PROPERTY LINE
R	RADIUS
R/W	RIGHT OF WAY
ST	STREET
VTTM	VESTING TENTATIVE TRACT MAP

LOS ANGELES DEPT. OF CITY PLANNING
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☑ TRACT MAP
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DEPUTY ADVISORY AGENCY

SCALE: 1" = 40'

NO.	DATE	REVISIONS	APP'D.	DATE

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DEBRA V. SCHALES RCE#43101 04/27/2021 DATE

VESTING TENTATIVE TRACT MAP

VTTM NO. 82619

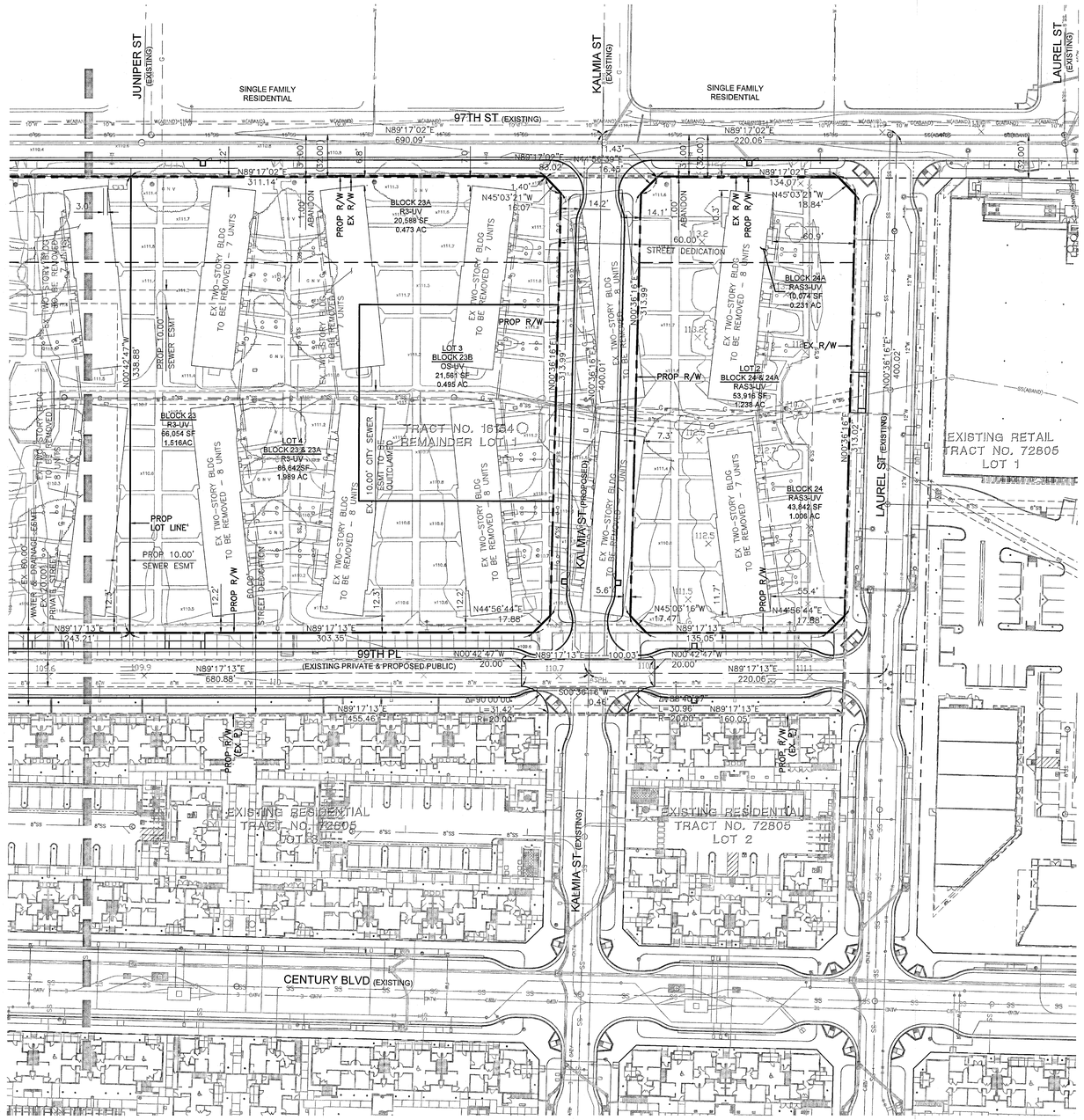
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

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CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	2 OF 17

JORDAN DOWNS - PHASE 3
VESTING TENTATIVE TRACT MAP #82619

REVISION 1 SET | PLAN SET: B | 04/27/2021

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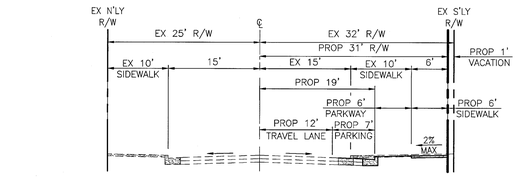


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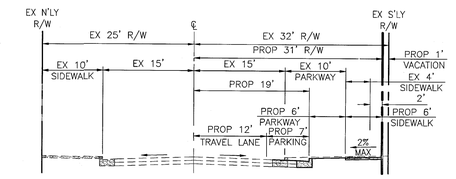
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- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- ZONING LINE PER JORDAN DOWNS SPECIFIC PLAN
- LIMITS OF VTTM
- MATCHLINE

ABBREVIATIONS

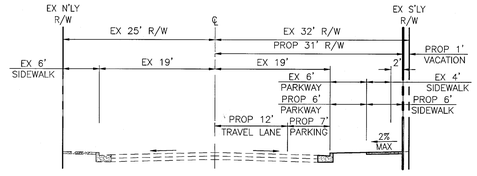
ASPH	ASPHALT CONCRETE
AVE	AVENUE
BLDG	BUILDING
BLVD	BOULEVARD
℄	CENTERLINE
Δ	DELTA
ESMT	EASEMENT
EX	EXISTING
L	LENGTH
NO.	NUMBER
PL	PLACE
PROP	PROPOSED
ℙ	PROPERTY LINE
R	RADIUS
R/W	RIGHT OF WAY
ST	STREET
VTTM	VESTING TENTATIVE TRACT MAP



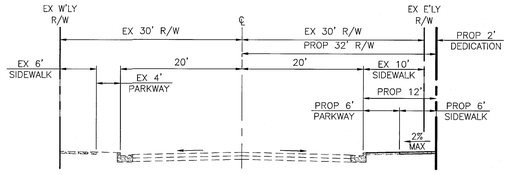
TYPICAL SECTION
97TH STREET (BETWEEN GRAPE ST-HICKORY ST)
(EXISTING STREET)



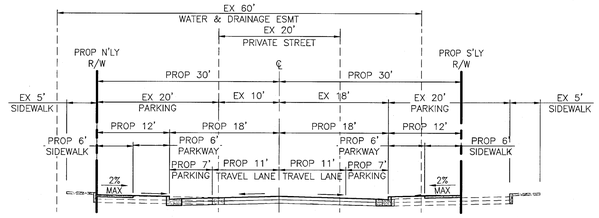
TYPICAL SECTION
97TH STREET (BETWEEN HICKORY ST-CROESUS AVE)
(EXISTING STREET)



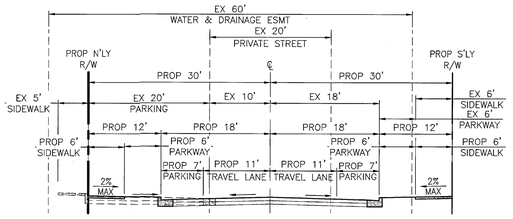
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97TH STREET (BETWEEN CROESUS AVE-LAUREL ST)
(EXISTING STREET)



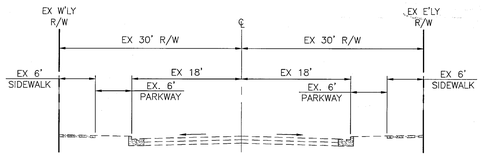
TYPICAL SECTION
GRAPE STREET
(EXISTING STREET)



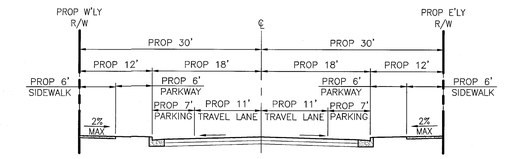
TYPICAL SECTION
99TH PLACE (EX. DOUBLE AISLE PARKING)
(EXISTING PRIVATE STREET - PROPOSED PUBLIC STREET)



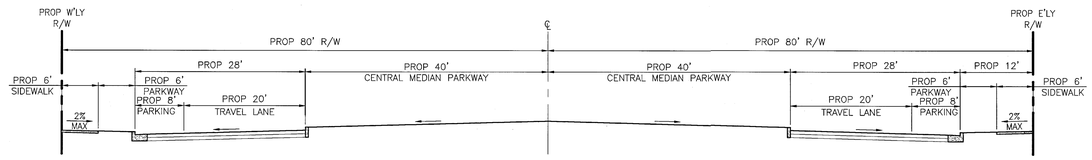
TYPICAL SECTION
99TH PLACE (EX. SINGLE AISLE PARKING)
(EXISTING PRIVATE STREET - PROPOSED PUBLIC STREET)



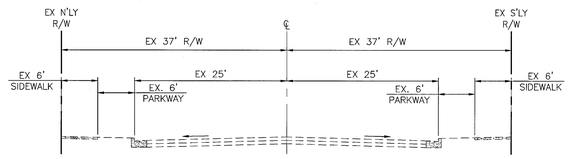
TYPICAL SECTION
LAUREL STREET
(EXISTING STREET)



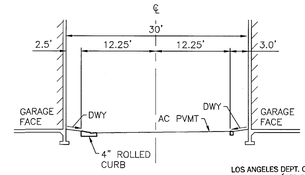
TYPICAL SECTION
HICKORY ST/KALMIA ST
(PROPOSED STREET)



TYPICAL SECTION
CROESUS AVENUE
(PROPOSED STREET)



TYPICAL SECTION
CENTURY BOULEVARD
(EXISTING STREET)



TYPICAL SECTION
PROP. MOTOR COURT
(PRIVATE-TYP.)

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FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 ◦ fax 949.474.5315 ◦ www.fuscoe.com
DEBRA V. SCHALES RCE#43101 — 04/27/2021 DATE

LOS ANGELES PREPARED FOR REGISTRATION COUNTY OF LOS ANGELES DEBRA V. SCHALES No. 43101 CIVIL STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP AND TYPICAL SECTIONS

VTTM NO. 82619

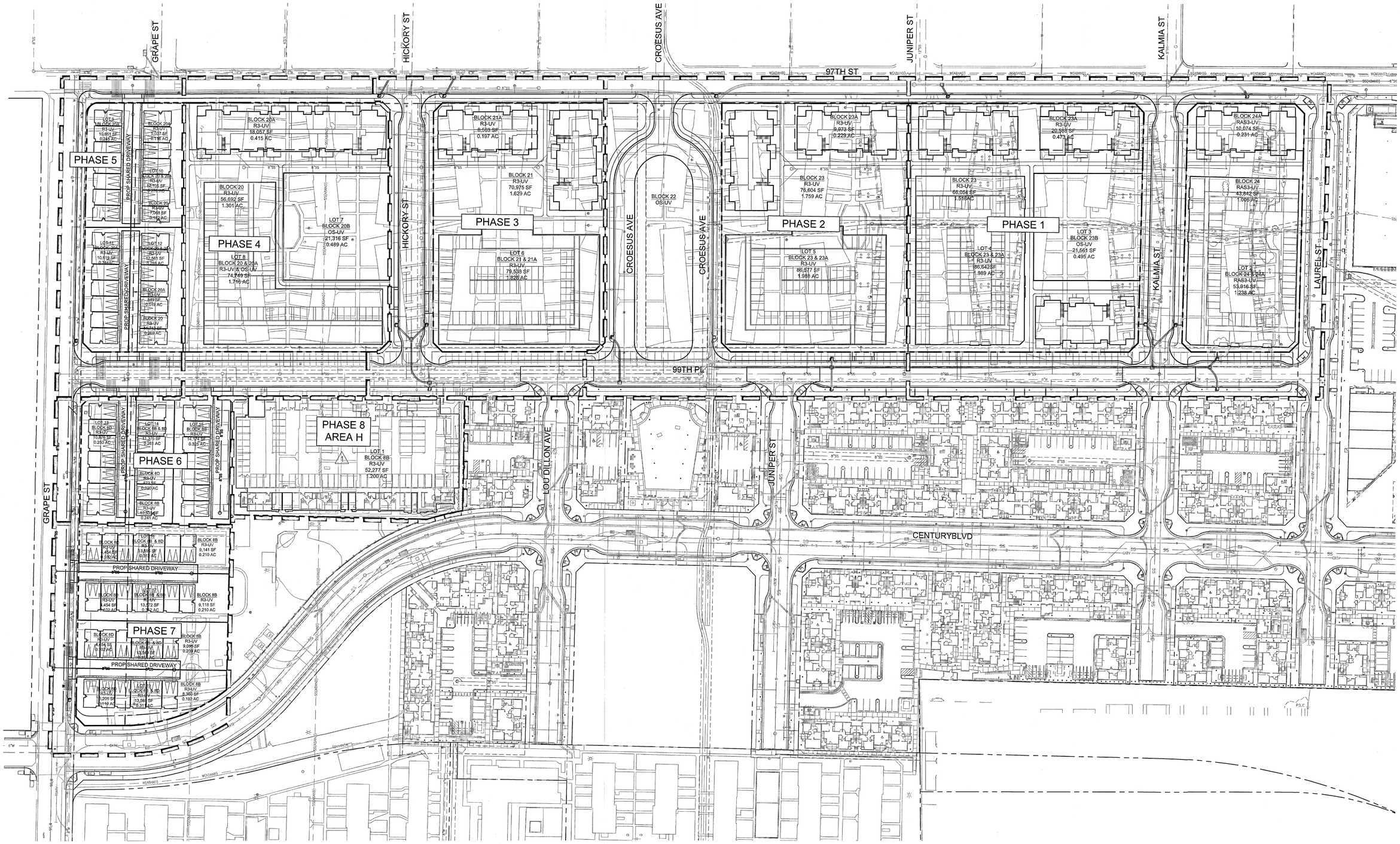
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9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

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DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	3 OF 17

JORDAN DOWNS - PHASE 3
VESTING TENTATIVE TRACT MAP #82619

REVISION 1 SET | PLAN SET: B | 04/27/2021

K:\PROJECTS\233-014\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\233-014TM03TYP.DWG (04-27-21 - 12:57:16PM) Plotted by: Dom Pinto



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☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

SCALE: 1" = 50'

NO.	DATE	REVISIONS	APP'D.	DATE
1	4/27/21	REV. AREA H TO PHASE 8		

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 ◦ fax 949.474.5315 ◦ www.fuscoe.com
04/27/2021
DEBRA V. SCHALES RCE#43101 DATE

VESTING TENTATIVE TRACT MAP
PHASING MAP
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

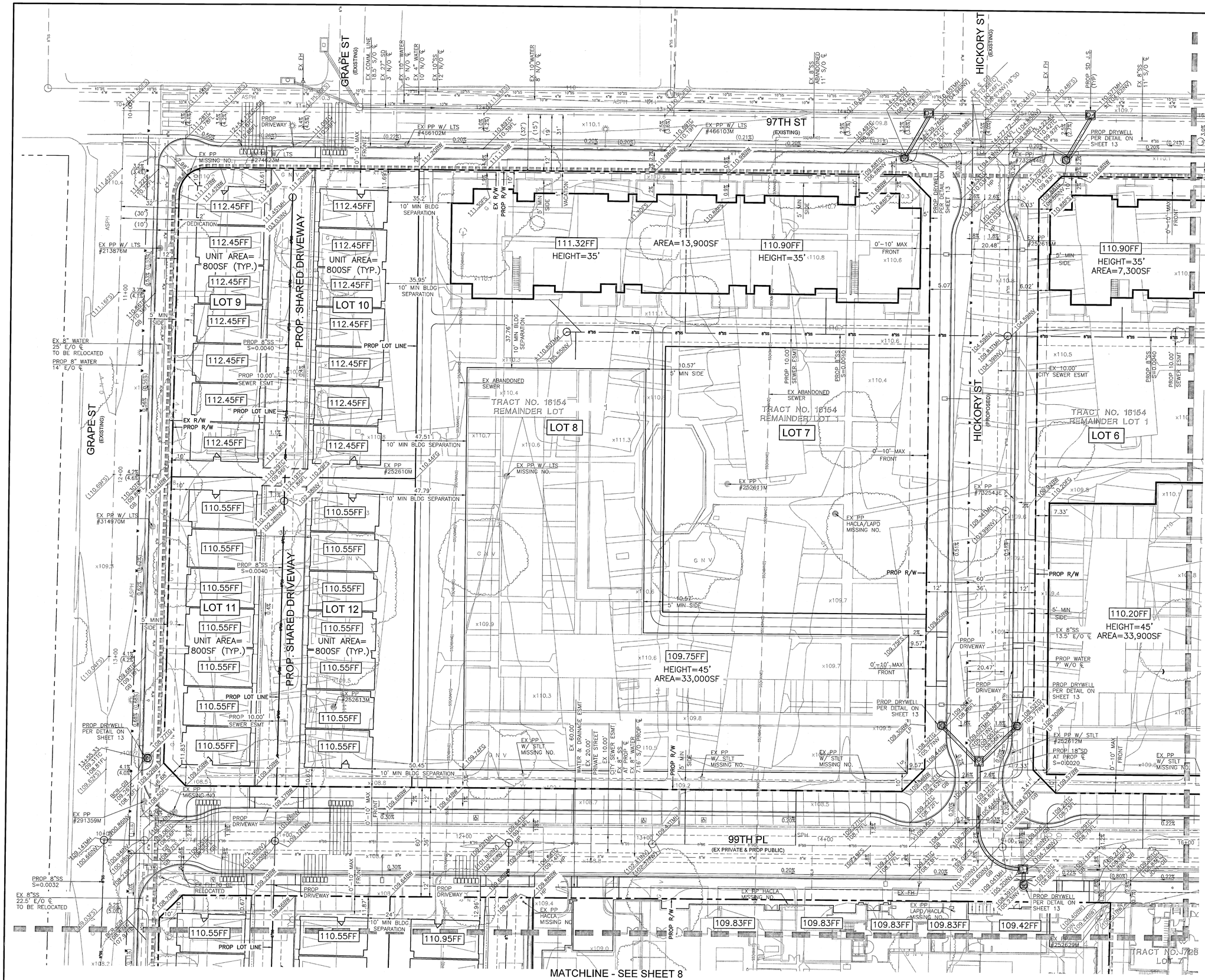
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JOB NO.:	233-014
DATE:	04/27/2021

SHEET 4 OF 17

JORDAN DOWNS - PHASE 3
VESTING TENTATIVE TRACT MAP #82619

REVISION 1 SET | PLAN SET: B | 04/27/2021

F:\PROJECTS\233\01\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\233-014MAPH.DWG (04-27-21 12:58:07PM) Plotted by Dom Pista



LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORMDRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
- EXISTING STORM TRAP
- PROPOSED MAXWELL IV DRYWELL
- PROPOSED STORM DRAIN J.S./MH
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- (000.00) EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- LIMITS OF VTTM
- MATCHLINE
- SS EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- W EXISTING WATER LINE
- CATV EXISTING CABLE TV LINE
- E EXISTING ELECTRIC LINE
- G EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- 8"SS PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- W PROPOSED WATER LINE

ABBREVIATIONS

ABND	ABANDONED
ASPH	ASPHALT CONCRETE
AVE	AVENUE
BCR	BEGINNING OF CURVE RETURN
BLDG	BUILDING
BLVD	BOULEVARD
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CB	CATCH BASIN
℄	CENTERLINE
E/O	EAST OF
ECR	END OF CURVE RETURN
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	LOW POINT
INV	INVERT
J.S.	JUNCTION STRUCTURE
LP	LOW POINT
MWS	MODULAR WETLAND SYSTEM
NO.	NUMBER
N/O	NORTH OF
PL	PLACE
PP	POWER POLE
PROP	PROPOSED
ℙ	PROPERTY LINE
RCB	REINFORCED CONCRETE BOX
R/W	RIGHT OF WAY
S	SLOPE
S/O	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STREET
STLT	STREET LIGHT
TC	TOP OF CURB
TMH	TOP OF MANHOLE
TYP	TYPICAL
VTTM	VESTING TENTATIVE TRACT MAP
W/	WITH
W/O	WEST OF

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SCALE: 1" = 20'

NO.	DATE	REVISIONS	APP'D.	DATE

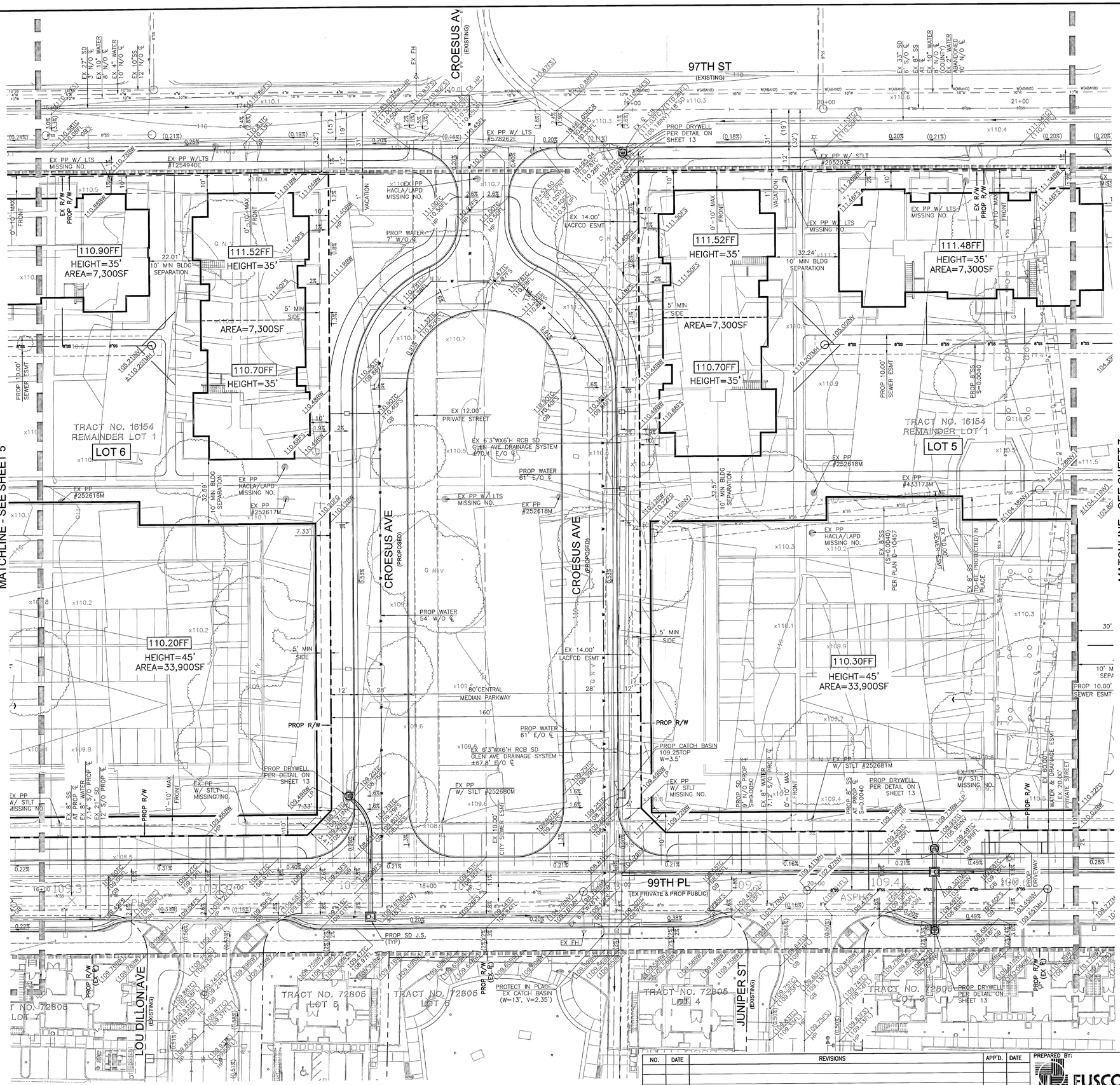
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tel 949.474.1960 ◦ fax 949.474.5315 ◦ www.fuscoe.com
DEBRA V. SCHALES RCE#43101 — 04/27/2021 DATE

VESTING TENTATIVE TRACT MAP
CONCEPTUAL GRADING & UTILITY PLAN
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

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SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	5 OF 17

REVISION 1 SET | PLAN SET: B | 04/27/2021 | JORDAN DOWNS - PHASE 3 VESTING TENTATIVE TRACT MAP #82619

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LEGEND

	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING SEWER/STORMDRAIN MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING STREET LIGHT PULLBOX
	EXISTING WATER METER
	EXISTING TREE/BRUSH
	EXISTING POWER POLE
	EXISTING MWS
	EXISTING STORM TRAP
	PROPOSED MAXWELL IV DRYWELL
	PROPOSED STORM DRAIN J.S./MH
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
(000.00)	EXISTING ELEVATION
000.00	PROPOSED ELEVATION
	CENTERLINE
	EXISTING R/W OR ℄
	PROPOSED R/W OR ℄
	EXISTING LOT LINE
	PROPOSED LOT LINE
	LIMITS OF VTTM
	MATCHLINE
SS	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
W	EXISTING WATER LINE
CATV	EXISTING CABLE TV LINE
E	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
T	EXISTING TELEPHONE LINE
8"SS	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE
W	PROPOSED WATER LINE

ABBREVIATIONS

ABND	ABANDONED
ASPH	ASPHALT CONCRETE
AVE	AVENUE
BCR	BEGINNING OF CURVE RETURN
BLDG	BUILDING
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BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
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℄	CENTERLINE
E/O	EAST OF
ECR	END OF CURVE RETURN
ESMT	EASEMENT
EVC	END VERTICAL CURVE
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FS	FINISHED SURFACE
GB	GRADE BREAK
HP	LOW POINT
INV	INVERT
J.S.	JUNCTION STRUCTURE
LP	LOW POINT
MWS	MODULAR WETLAND SYSTEM
NO.	NUMBER
N/O	NORTH OF
PL	PLACE
PP	POWER POLE
PROP	PROPOSED
ℙ	PROPERTY LINE
RCB	REINFORCED CONCRETE BOX
R/W	RIGHT OF WAY
S	SLOPE
S/O	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STREET
STLT	STREET LIGHT
TC	TOP OF CURB
TMH	TOP OF MANHOLE
TYP	TYPICAL
VTTM	VESTING TENTATIVE TRACT MAP
W/	WITH
W/O	WEST OF

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ TRACT MAP
APR 27 2021
☑ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

SCALE: 1" = 20'

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 | fax 949.474.5315 | www.fuscoe.com
DEBRA V. SCHALES RCE#43101 — 04/27/2021 DATE

VESTING TENTATIVE TRACT MAP
CONCEPTUAL GRADING & UTILITY PLAN
VTTM NO. 82619
FOR SUBDIVISION PURPOSES
9800 SOUTH GRAPE STREET, LOS ANGELES, CA 90002

DRAWN:	CC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	233-014
DATE:	04/27/2021
SHEET	6 OF 17

JORDAN DOWNS - PHASE 3
VESTING TENTATIVE TRACT MAP #82619
REVISION 1 SET | PLAN SET: B | 04/27/2021

F:\PROJECTS\233\01-14\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\233-014TM06CC.DWG (04-27-21 1:00:09PM) Plotted by: Tom Plato

JORDAN DOWNS - PHASE 3
VESTING TENTATIVE TRACT MAP #82619

REVISION 1 SET | PLAN SET: B | 04/27/2021

LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORMDRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
- EXISTING STORM TRAP
- PROPOSED MAXWELL IV DRYWELL
- PROPOSED STORM DRAIN J.S./MH
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- (000.00) EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- LIMITS OF VTTM
- MATCHLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE

ABBREVIATIONS

ABND	ABANDONED
ASPH	ASPHALT CONCRETE
AVE	AVENUE
BCR	BEGINNING OF CURVE RETURN
BLDG	BUILDING
BLVD	BOULEVARD
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CB	CATCH BASIN
℄	CENTERLINE
E/O	EAST OF
ECR	END OF CURVE RETURN
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
J.S.	JUNCTION STRUCTURE
LP	LOW POINT
MWS	MODULAR WETLAND SYSTEM
NO.	NUMBER
N/O	NORTH OF
PL	PLACE
PP	POWER POLE
PROP	PROPOSED
ℙ	PROPERTY LINE
RCB	REINFORCED CONCRETE BOX
R/W	RIGHT OF WAY
S	SLOPE
S/O	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STREET
STLT	STREET LIGHT
TC	TOP OF CURB
TMH	TOP OF MANHOLE
TYP	TYPICAL
VTTM	VESTING TENTATIVE TRACT MAP
W/	WITH
W/O	WEST OF

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-7-

20' 0' 10' 20'
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