

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
VTT-74602-2A	ENV-2016-3693-MND	10 - Wesson
PROJECT ADDRESS:		
3432 – 3470 West Wilshire Boulevard; 659 – 699 South Mariposa Avenue; 3265 – 3287 West 7 th Street; 666 – 678 South Irolo Street		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Central Plaza, LLC 3470 Wilshire Boulevard Suite 700 Los Angeles, CA 90010 ☐ New/Changed	(213) 229-9548	ekhalatian@mayerbrown.com
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Edgar Khalatian 350 South Grand Avenue, 25th Floor Los Angeles, CA 90071	(213) 229-9548	ekhalatian@mayerbrown.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
1. Supporter's Alliance for Environmental Responsibility 4399 Santa Anita Avenue Suite 2005 El Monte, CA 91731		
2. Katelyn Scanlan 715 South Normandie Avenue #426 Los Angeles, CA 90005	(814) 558-8882	katelynsanlan@gmail.com
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
1. Richard Drury 1939 Harrison Street Suite 150 Oakland, CA 94612	(510) 836-4200	richard@lozeaudrury.com
2. Jennifer Wong 715 South Normandie Avenue #203 Los Angeles, CA 90005	(323) 207-5366	jwocognac@gmail.com
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Iris Wan	(213) 978-1397	iris.wan@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
Vesting Tentative Tract (VTT)		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

Vesting Tentative Tract (VTT)

ATTACHMENTS:

- ☒ Letter of Determination
- ☒ Findings of Fact
- ☒ Staff Recommendation Report
- ☒ Conditions of Approval
- ☐ Ordinance
- ☐ Zone Change Map
- ☐ GPA Resolution
- ☐ Land Use Map
- ☐ Exhibit A - Site Plan
- ☒ Mailing List
- ☐ Land Use
- ☐ Other

REVISED:

- ☐
- ☐
- ☐
- ☐
- ☐
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ENVIRONMENTAL CLEARANCE:

- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☒ Mitigation Monitoring Program
- ☐ Other

REVISED:

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

NOTES / INSTRUCTION(S):

Related Case: CPC-2016-3692-VZC-MCUP-SPR

FISCAL IMPACT STATEMENT:☒ Yes☐ No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- | | |
|--|--|
| ☒ City Planning Commission (CPC) | ☐ North Valley Area Planning Commission |
| ☐ Cultural Heritage Commission (CHC) | ☐ South LA Area Planning Commission |
| ☐ Central Area Planning Commission | ☐ South Valley Area Planning Commission |
| ☐ East LA Area Planning Commission | ☐ West LA Area Planning Commission |
| ☐ Harbor Area Planning Commission | |

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
May 14, 2020	8 – 0
LAST DAY TO APPEAL:	APPEALED:
July 10, 2020	Yes
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant	July 14, 2020



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **JUN 30 2020**

Case No. VTT-74602-1A

Council District: 10 – Wesson

CEQA: ENV-2016-3693-MND

Plan Area: Wilshire

Related Case: CPC-2016-3692-VZC-MCUP-SPR

Project Site: 3432 – 3470 West Wilshire Boulevard; 659 – 699 South Mariposa Avenue;
3265 – 3287 West 7th Street; 666 – 678 South Irolo Street

Applicant: Central Plaza, LLC
Representative: Edgar Khalatian, Mayer Brown LLP

Appellants: Supporter's Alliance for Environmental Responsibility
Representative: Richard Drury, Lozeau Drury, LLP

Katelyn Scanlan, Signees of Change.org
Representative: Jennifer Wong

At its meeting of **May 14, 2020**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Merger and re-subdivision of six subdivided lots and a non-subdivided remainder, into one ground lot and five airspace lots. Proposed Lot 1 consists of a master ground lot with approximately 316,438 square feet of lot area, proposed Airspace Lot 2 consists of 640 apartment units, proposed Airspace Lot 3 is a commercial lot with an allocation of two commercial condominiums with 2,360 square feet of commercial space, proposed Airspace Lot 4 consists of parking, proposed Airspace Lot 5 consists of an existing five-story parking structure, and proposed Airspace Lot 6 consists of a commercial lot with an allocation of two commercial condominiums with 3,700 square feet of commercial space.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3693-MND as circulated on February 6, 2020, ("Mitigated Negative Declaration"), the Errata to the Mitigated Negative Declaration, dated March 2, 2020 and March 10, 2020, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; **Found**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found**, the mitigation measures have been made enforceable conditions on the Project; and **Adopted** the Mitigated Negative Declaration, the Errata to the Mitigated Negative Declaration, dated March 2, 2020 and March 10, 2020, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Denied** the appeal and **Sustained** the Advisory Agency's determination dated March 25, 2020 and approved, pursuant to Sections pursuant to Sections 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. VTT-74602 composed of six lots, located at 3432-3470 West Wilshire Boulevard, 659-699 South Mariposa Avenue, 3265-3287 West 7th Street, and 666-678 South Irolo Street, for a maximum of one master

ground lot and five airspace lots for a maximum of 640 apartment units and four commercial condominium units, as shown on revised map stamp dated September 11, 2019, in the Wilshire Community Plan;

3. **Adopted** the attached Conditions of Approval;
4. **Adopted** the attached Findings.

The vote proceeded as follows:



Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is further appealable to the Los Angeles City Council within 10 days after the mailing date of this determination letter. Any appeal not filed within the 10-day period shall not be considered by the Council and the decision of the City Planning Commission will become final and effective upon the close of the 10-day appeal period. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: JUL 10 2020

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

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

Attachments: Director's Determination Letter dated March 25, 2020, Interim Appeal Filing Procedures

c: Jane Choi, Principal City Planner
Iris Wan, City Planner

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
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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

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: March 25, 2020

Appeal End Date: April 6, 2020

Central Plaza, LLC (O)(A)
3470 Wilshire Blvd., Ste. 700
Los Angeles, CA 90010

Edgar Khalatian (R)
Mayer Brown LLP
350 S. Grand Avenue, 25th Floor
Los Angeles, CA 90071

Re: VTT-74602
3432-3470 West Wilshire Boulevard
659-699 South Mariposa Avenue
3265-3287 West 7th Street
666-678 South Irolo Street
Wilshire Community Plan
Zone: P-2, PB-2, C4-2
D.M.: 132B193, 132B197
C.D.: 10 - Wesson
CEQA: ENV-2016-3693-MND
Legal Description: Lots FR 93, 94,
95, 96, 97, 98 of Wilshire Harvard
Heights Tract, Lot PT NE ¼ SEC 25
T1S R14W

VESTING TENTATIVE TRACT MAP REPORT WITH CONDITIONS

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopts Mitigated Negative Declaration ENV-2016-3693-MND as the environmental clearance and the Mitigation Monitoring Program, and approves Vesting Tentative Tract Map No. VTT-74602 composed of six (6) lots, located at 3432-3470 West Wilshire Boulevard, 659-699 South Mariposa Avenue, 3265-3287 West 7th Street, and 666-678 South Irolo Street, for a maximum of **one master ground lot and five airspace lots** for a maximum of **640 apartment units and 4 commercial condominium units**, as shown on revised map stamp-dated September 11, 2019, in the Wilshire Community Plan. This unit density is based on the C4-2 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.

1. That a 13-foot and a 3-foot wide strips of land be dedicated along 7th Street adjoining the tract to complete a 43-foot wide half right-of-way in accordance with **Avenue II** of the **LA Mobility Plan** including a 15-foot by 15-foot minimum property line cut corner at the intersection with Mariposa Avenue.
2. That a 15-foot by 15-foot minimum property line cut corners be dedicated at the Wilshire Boulevard intersections with Mariposa Avenue and Normandie Avenue adjoining the tract.
3. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
4. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
5. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.
6. That a Covenant and Agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of **Acknowledgment of Easement** must be recorded and an application to do work in any drainage and sewer easements and to construct over the existing drainage facilities must be submitted to the City Engineer for approval.
7. 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 (survey Division).

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.

8. The applicant shall comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment

9. 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. Provide copy of building records, plot plan, and certificate of occupancy of all existing structures to remain to verify the last legal use and the number of parking spaces required and provided on each site.
 - b. Obtain permits for the demolition or removal for existing buildings to be demolished or a building permit (alteration) for removal of portion of existing building. Provide copies of the demolition permits and / or building permits and signed inspection cards to show completion of the demolition work.
 - c. The submitted Map dimensions do not agree with ZIMAS. Revise the Map to address the discrepancy or obtain approval from Department of City Planning.
 - d. Provide a copy of affidavit AFF-91-1945807-MB, AFF-5912 and AFF-67530. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - e. Provide a copy of ZA case ZA-1997-756-RV-PA4. Show compliance with all the conditions/requirements of the ZA case as applicable.
 - f. Provide a copy of DIR case DIR-1997-756-RV-PA3-1A. Show compliance with all the conditions/requirements of the DIR case as applicable.
 - g. Provide a copy of CPC case CPC-2016-3692-VZC-MCUP-SPR. Show compliance with all the conditions/requirements of the CPC case as applicable.
 - h. Zone Change must be recorded prior to obtaining Zoning clearance.
 - i. Obtain Bureau of Engineering approval for the proposed street merger.
 - j. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front, side and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - k. The submitted plot plan is not complete. Clearly show on the Site Plan, all existing buildings to remain. Provide a plot plan drawn to scale that accurately dimensions all: property lines, street frontages, lot areas, building sizes and required yards on the site. Indicate the number of stories, height, permitted use, all required parking and the type of construction for all buildings on the site.

- I. Required parking spaces are required to remain on the site. Show location of all parking spaces and access driveways. Provide copy of the finalized building permit for the maintenance of parking on site and relocation of driveway.
- m. Provide and record a Covenant and Agreement (affidavit) regarding Maintenance of Building on Air Space Lots. Provide Metes and Bounds to establish and identify the boundaries of the parcel with the correct legal description.

Notes:

There is a 5 ft. Building Line along Wilshire Boulevard on this Subdivision.

This property is located in Transit Priority Area in the City of Los Angeles, ZI-2452.

This property is located in MTA Project, ZI-1117.

This property is located in Wilshire / Koreatown Community Redevelopment Area.

This property is located in a Flood Zone.

This property is located in a Fire District 1 Zone.

This property is located in a Methane Buffer Zone.

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

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

The existing or 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.

DEPARTMENT OF TRANSPORTATION

- 10. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this*

requirement as well.

11. 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. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. 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).
 - e. The entrance to a Residential lobby must be within 50 feet of the desired street address curb face.
 - 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. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - h. 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.

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

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 150ft horizontal

travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

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

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

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.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing facilities are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing facilities.

Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.

FPB #105

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)

12. 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 contained in the LAUSD letter dated March 9, 2020, attached to the Tract file. The project site is located on the pedestrian and bus routes for students attending Robert F. Kennedy Academy Community Schools. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. 213-580-2950 or (213)580-2900, and the principals or designees of name of schools. (This condition may be cleared by a 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

13. 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).

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

BUREAU OF SANITATION

15. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found that there are easements contained within the project site, as stated in the memo dated October 21, 2019. Any proposed development in close proximity to the easements must secure Department of Public Works approval. 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

16. 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

17. That the Quimby Fee be based on the C4 Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

18. 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.
19. Plant Street trees and remove any existing trees within dedicated streets or proposed dedicated streets are required by the Urban Forestry Division of the Bureau of Street Services.
20. Parkway tree removals shall be planted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

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.

21. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed developments to one (1) master ground lot and five (5) airspace lots.
 - b. Limit the proposed development to a maximum of 640 apartment units and 4 commercial condominium units.
 - c. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract No. 74602 shall not be issued until after the final map has been recorded.
 - d. Off-street parking for residential and commercial uses shall comply with the requirements of Case No. CPC-2016-3692-VZC-MCUP-SPR. In the event that Case No. CPC-2016-3692-VZC-MCUP-SPR is not approved, the Project shall comply with LAMC Section 12.21 A.4.
 - e. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (221 North Figueroa Street, Suite 1350).
 - f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - g. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - i. The Applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
 - j. Prior to the issuance of the building permit or the recordation of the final map, a copy of CPC-2016-3692-VZC-MCUP-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that CPC-2016-3692-VZC-MCUP-SPR is not approved, the subdivider shall submit a tract map modification.
22. Prior to the recordation of the final map, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department

(HCIDLA) to make 32 units of the development available for rental solely to moderate income households, at a rental price determined to be affordable to moderate income households by HCIDLA, for a period of 55 years. Said units shall be comparable in size, number of bedrooms, distribution, and amenities to the non-income-restricted units in the development.

23. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its

approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

24. 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 (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation **Condition No. 25** of the Tract’s approval satisfactory to the Advisory Agency. The mitigation monitor(s) 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.
25. 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:

The Mitigation Monitoring Program (“MMP”) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting and monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that:

In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

The City of Los Angeles is the Lead Agency for the project and therefore is responsible for administering and implementing the MMP. Where appropriate, the project’s Draft and Final EIRs identified mitigation measures and project design features to avoid or to mitigate potential impacts identified to a level where no significant impact on the

environment would occur, or impacts would be reduced to the extent feasible. This MMP is designed to monitor implementation of the project's mitigation measures as well as its project design features.

As shown on the following pages, each required mitigation measure and proposed project design feature for the project is listed and categorized by impact area, with an accompanying identification of the following:

- **Enforcement Agency:** The agency with the power to enforce the Mitigation Measure/Project Design Feature.
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation and development are made.
- **Monitoring Phase:** The phase of the project during which the Mitigation Measure/Project Design Feature shall be monitored.
- **Monitoring Frequency:** The frequency at which the Mitigation Measure/Project Design Feature shall be monitored.
- **Action Indicating Compliance:** The action by which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure/Project Design Feature has been implemented.

The project's MMP will be in place throughout all phases of the project. The project applicant will be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide a certification report to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure or project design feature has been implemented. The City's existing planning, engineering, review, and inspection processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program. The certification report shall be submitted to the Major Project's Section at the Los Angeles Department of City Planning. Each report will be submitted to the Major Project's Section annually following completion/implementation of the applicable mitigation measures and project design features and shall include sufficient information and documentation (such as building or demolition permits) to reasonably determine whether the intent of the measure has been satisfied. The City, in conjunction with the applicant, shall assure that project construction and operation occurs in accordance with the MMP

After review and approval of the final MMP by the City, minor changes and modifications to the MMP are permitted, but can only be made by the applicant subject to the approval by the City. The City, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed changes or modification. The flexibility is necessary due to the nature of the MMP, the need to protect the environment in the most efficient manner, and the need to reflect changes in regulatory conditions, such as but not limited to changes to building code requirements. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the City.

MITIGATION MEASURES

TRANSPORTATION

TRAN-MM-1 Construction Activity Near Schools

The developer shall maintain ongoing contact with administrators of RFK Community Schools. The administrators shall be contacted when demolition, grading and construction

activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from LAUSD's Transportation Branch (323) 342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school are maintained.

- **Impact Area:** Transportation
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of grading permit; field inspection sign-off

TRAN-MM-2 Safety Hazards

- The developer shall install appropriate construction related traffic signs around the project site to ensure pedestrian and vehicle safety.
- The Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding) from work space and vehicular traffic, and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction and/or construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.
- **Impact Area:** Transportation
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of grading permit; field inspection sign-off

PROJECT DESIGN FEATURES

TRAN-PDF-1 Construction Management Plan

A Construction Traffic Management Plan will be developed by the contractor and approved

by the City of Los Angeles to alleviate construction period impacts, which may include but is not limited to the following measures:

- Provide off-site truck staging in a legal area furnished by the construction truck contractor. Anticipated truck access to the project site will be off Mariposa Avenue and 7th Street.
- Schedule deliveries and pick-ups of construction materials during non-peak travel periods to the extent possible and coordinate to reduce the potential of trucks waiting to load or unload for protracted periods.
- As parking lane and/or sidewalk closures are anticipated along 7th Street, worksite traffic control plan(s), approved by the City of Los Angeles, should be implemented to route vehicular traffic, bicyclists, and pedestrians around any such closures.
- Establish requirements for loading/unloading and storage of materials on the project site, where parking spaces would be encumbered, length of time traffic travel lanes can be encumbered, sidewalk closings or pedestrian diversions to ensure the safety of the pedestrian and access to local businesses and residences.
- Ensure that access will remain unobstructed for land uses in proximity to the project site during project construction.
- Coordinate with the City and emergency service providers to ensure adequate access is maintained to the project site and neighboring businesses and residences.

A Construction Worker Parking Plan will also be developed by the contractor and approved by the City of Los Angeles to ensure that the parking location requirements for construction workers will be strictly enforced. These could include but are not limited to the following measures:

- During construction activities when construction worker parking cannot be accommodated on the project site, the plan shall identify alternate parking location(s) for construction workers and the method of transportation to and from the project site (if beyond walking distance) for approval by the City 30 days prior to commencement of construction.
- Provide all construction contractors with written information on where their workers and their subcontractors are permitted to park, and provide clear consequences to violators for failure to follow these regulations. This information will clearly state that no parking is permitted on residential streets.
- **Impact Area:** Transportation
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of grading permit; field inspection sign-off

DEPARTMENT OF CITY PLANNING - STANDARD COMMERCIAL CONDOMINIUM CONDITIONS

CC-1. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
- b. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec. 12.40 G LAMC.)
- c. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- d. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

CC-2. In order to expedite the development, the applicant may apply for a building permit for a commercial/industrial building. However, prior to issuance of a building permit for a commercial/industrial 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.

OR

If a building permit for a commercial/industrial building will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for a commercial/industrial building and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

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

System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

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

- (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) No street lighting improvements if no street widening per Bureau of Engineering improvement conditions. Otherwise, relocate and upgrade street lights; four (4) on Irolo Street, four (4) on Wilshire Boulevard, four (4) on Mariposa Avenue, and three (3) on 7th Street.

Notes:

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

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

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

- (1) Improve 7th Street being dedicated and adjoining the subdivision by the construction of additional concrete sidewalks to complete a full-width sidewalk with tree wells including any necessary removal and reconstruction of the existing improvements.
- (2) That structural plans be submitted for review and approval for any new proposed structures above the existing buildings to remain to determine additional surcharge loads over the existing sewer and drainage system satisfactory to the City Engineer.
- (3) That structure plans be submitted for review and approval for any new structures at the vicinity of the existing sewer and drainage easements to determine any surcharge load and necessary distances from easements all satisfactory to the City Engineer.
- (4) Construct additional concrete sidewalks at all newly dedicated cut corner areas.

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 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 Deputy Advisory Agency found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including Mitigated Negative Declaration (MND), Case No. ENV-2016-3693-MND, as circulated on February 6, 2020, the Errata to the Mitigated Negative Declaration, dated March 2, 2020 and March 10, 2020, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; found the MND reflects the independent

judgement and analysis of the City; found the mitigation measures have been made enforceable conditions on the project; and adopted the MND and the Mitigation Monitoring Program prepared for the MND.

The proposed project as identified in the project description, may cause potentially significant impacts on the environment without mitigation. The environmental analysis (ENV-2016-3693-MND) concludes that the project would not result in significant impacts and no further environmental analysis is necessary.

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2016-3693-MND on February 6, 2020. The Department found that potential negative impact would occur from the project's implementation due to:

Transportation/Traffic

The Deputy Advisory Agency, adopts Mitigated Negative Declaration No. ENV-2016-3693-MND, reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of **Condition Nos. 24 and 25** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in **Condition No. 25**.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of (Vesting) Tentative Tract Map No. VTT-74602 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

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

The 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 project site is located within the Wilshire Community Plan area, which designates the site with Regional Center Commercial land use designation. The land use designation lists the CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4, and R5 Zones as the corresponding zones. The project site

is zoned P-2, PB-2 and C4-2, which is consistent with the land use designation. The site also located in the Transit Priority Area (ZI-2452), Los Angeles State Enterprise Zone (ZI-2374), and the Wilshire Center/Koreatown Redevelopment Project Area (ZI-2488).

The project site consists of 6 subdivided lots and a non-subdivided remainder, with approximately 320,534 square feet (7.3 acres) of lot area. The net lot area after dedication is 316,438 square feet or 7.26 acres, which would permit a maximum of 791 dwelling units. As shown on the Vesting Tentative Tract Map stamp-dated September 11, 2019, the project proposes to subdivide the project site into one master ground lot and five airspace lots, for a maximum of 640 apartment units and 4 commercial condominium units. In conjunction with the proposed subdivision, the applicant has requested a Vesting Zone Change from PB-2 and P-2 to C4-2. The tract map is approved contingent upon the approval and adoption of the Vesting Zone Change. In the event that the incidental case is disapproved or modified, the applicant would be required to submit a revised tract map that is consistent with the determination of Case No. CPC-2016-3692-VZC-MCUP-SPR.

Pursuant to LAMC Section 17.06 B. A, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. The Vesting Tentative Tract Map indicates that VTT-74602 was prepared by Andrew Jefferson Willrodt, a registered professional engineer No. C49881, of Fuscoe Engineering, and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66408 and 66409 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 site's existing Regional Center Commercial land use designation would permit the construction of the proposed mixed-use development for 640 apartment units, four commercial condominium units, and 10,738 square feet of commercial uses. The applicant has requested a Vesting Zone Change, Case No. CPC-2016-3692-VZC-MCUP-SPR, in conjunction with the requested tract map. The requested Vesting Zone Change would change the existing PB-2 and P-2 zones to C4-2. As discussed in Finding No. (a), the tract map is approved with the condition that the map is in compliance with the approvals of Case No. CPC-2016-3692-VZC-MCUP-SPR. As such, the proposed density and uses would be consistent with the proposed land use designation, zone, and height district.

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 7th, Wilshire Boulevard, Mariposa Avenue, and Normandie Avenue, consistent with the standards of the Mobility Element.

In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. In conjunction with the street improvements, the Bureau of Street Lighting has required for relocation and upgrade of four street lights on Irolo Street, four street lights on Wilshire Boulevard, four street lights on Mariposa Avenue, and three street lights on 7th Street, in the event that street widening are required per Bureau of Engineering improvement conditions. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The subject site is an irregular shaped lot, consisting of 6 subdivided lots and a non-subdivided remainder, with approximately 320,534 square feet (7.3 acres) of lot area. The net lot area after dedication is 316,438 square feet or 7.26 acres. The site is located within the Wilshire Community Plan area, zoned C4-2, PB-2, and P-2, with a land use designation of Regional Center Commercial uses. The site also located in the Transit Priority Area (ZI-2452), Los Angeles State Enterprise Zone (ZI-2374), and the Wilshire Center/Koreatown Redevelopment Project Area (ZI-2488).

The project site is located approximately 0.17 kilometers from the Puente Hills Blind Thrust Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated landslide, liquefaction, tsunami, high fire hazard severity zone, hillside area, or BOE Special Grading Area. The site is located within a methane buffer zone and will be required to comply with all applicable regulations as it pertains to development within a methane zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not 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 site is bound by Wilshire Boulevard to the north, Mariposa Avenue to the east, Irolo Street to the west, and 7th Street to the south. The site is currently developed with four commercial office buildings with ground floor retail components. The existing office buildings contain approximately 760,456 square feet of commercial floor area. Three of these office buildings front Wilshire Boulevard and one fronts Irolo Street. The site is also maintained by two parking structure: a 5-story parking structure with vehicular access off 7th Street and a 3-story parking structure with vehicular access of Mariposa Avenue. The 5-story parking structure contains 1,191 vehicular parking spaces and the 3-story parking structure contains 707 vehicular parking spaces. The four existing office buildings and 5-story parking structure would remain as part of the project, while the 3-story parking structure is proposed to be demolished. There are no existing residential units on site.

The mixed-use development proposes to construct two commercial kiosks, a 23-story mixed-use building and a 28-story mixed-use building on top of a podium that is four stories above grade and two stories subterranean. The project will provide a total of 1,921

vehicular parking spaces (714 residential and 500 commercial spaces, with 707 existing spaces to remain). The project will also provide 500 residential and 1,340 commercial bicycle parking spaces.

There are 30 existing trees located in the public right-of-way, of which one is a protected species and will not be removed. Of the 29 non-protected street trees, 19 trees are proposed to be removed and replaced. There are 29 trees located on the private portion of the project site, none of which are protected species, and 24 are proposed to be removed. The project will remove approximately 137,000 cubic yards of soil.

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

Properties to the north across Wilshire Boulevard are zoned C4-2 and developed with the Wilshire Christian Oasis Church, Consulate General of Indonesia, and a mid-rise office building. Properties to the east across Mariposa Avenue are zoned C4-2, R5-2, and developed with a mid-rise office building, a three-level parking structure, 2-story residential buildings, and the Robert F. Kennedy Community Schools. Properties to the south across 7th Street are zoned R5-2 and developed with multi-family residential buildings. Properties to the west immediately adjacent to the project site are zoned R5-2, (T)(Q)C4-2, and developed with a 2-story commercial center with retail and restaurants, and 7-story multi-family residential building.

The site is currently developed with four commercial office buildings with ground floor retail components. The existing office buildings contain approximately 760,456 square feet of commercial floor area. Three of these office buildings front Wilshire Boulevard and one fronts Irolo Street. The site is also maintained by two parking structure: a 5-story parking structure with vehicular access off 7th Street and a 3-story parking structure with vehicular access of Mariposa Avenue. The 5-story parking structure contains 1,191 vehicular parking spaces and the 3-story parking structure contains 707 vehicular parking spaces. The four existing office buildings and 5-story parking structure would remain as part of the project, while the 3-story parking structure is proposed to be demolished. There are no existing residential units on site.

In conjunction with the requested tract map, the applicant has requested a Vesting Zone Change from PB-2 and P-2 to C4-2, for the construction of 640 residential apartment dwelling units, four commercial condominium units, and 10,738 square feet of commercial floor area. As proposed, the project would have a maximum FAR of 4.65:1, which is within the maximum FAR of 6:1 allowed on site. The project would be comprised of a 23-story mixed-use building and a 28-story mixed-use building on top of a podium that is four stories above grade and two stories subterranean. As Height District No. 2 does not have a maximum height limitation for C Zone, the proposed height would be consistent with the requested zone. The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits.

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

The project site is currently developed with four commercial office buildings with ground floor retail components. The existing office buildings contain approximately 760,456 square feet of commercial floor area. Three of these office buildings front Wilshire Boulevard and one fronts Irolo Street. The site is also maintained by two parking structure: a 5-story parking structure with vehicular access off 7th Street and a 3-story parking structure with vehicular access of Mariposa Avenue. There are 30 existing trees located in the public right-of-way, of which one is a protected species and will not be removed. Of the 29 non-protected street trees, 19 trees are proposed to be removed and replaced. There are 29 trees located on the private portion of the project site, none of which are protected species, and 24 are proposed to be removed. The project proposes to remove approximately 137,000 cubic yards of soil.

The surrounding area is presently developed with a mix of commercial and residential uses. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. On February 6, 2020, the City Planning Department issued Mitigated Negative Declaration No. ENV-2016-3693-MND, which determined that the project would not result in significant impacts relating to biological resources. As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

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

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

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

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Wilshire Boulevard, Mariposa Avenue, and 7th Street. The three existing office buildings would remain to occupy the street frontage along Wilshire Boulevard. Proposed mixed-use buildings above the 4-story podium will maintain approximately 374 feet of frontage along Mariposa Avenue and approximately 235 feet of frontage along 7th Street. The project site consists of 6 subdivided lots and a non-subdivided remainder, as identified as Lot Nos. 93, 94, 95, 96, 97, 98, and NE ¼ Sec 25 T1S R14W, and is identified by the Assessor Parcel No. 5094-002-011, 013, 015, 017, 019, 020. Bureau of Sanitation has inspected the sewer lines serving the subject tract and found easement(s) within the property. As conditioned, the proposed development must secure Department of Public Works approval. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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

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

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

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

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

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No VTT-74602.

VINCENT P. BERTONI, AICP
Advisory Agency



KEVIN GOLDEN
Deputy Advisory Agency

KG:CTL:IW

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.