

CONDITIONS OF APPROVAL

(As Modified by the City Planning Commission at its meeting on July 10, 2025)

Modify Condition No. 10 to read as follows:

10. Comply with any applicable requirements with the Department of Building and Safety, Grading Division prior to the issuance of any building permit.

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor Suite 1200. The approval of this Tract Map Modification 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.

12. Prior to the issuance of a building permit, the subdivider will prepare and execute two copies of a covenant and agreement (Planning Department Form CP-6770) in a manner satisfactory to the Department of Building and Safety and the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the industrial development to a maximum of 367,605 square feet of gross floor area, exclusive of the floor area used for automobile parking spaces, for basement storage or for rooms housing mechanical equipment incidental to the operation of the building.

The maximum floor area permitted on a lot may be exceeded by transferring unused floor area from another lot within the tract. In no event shall a lot be left with less than a total of 10,000 square feet of permitted floor area or have an excess of 1.5:1 FAR. In addition, the overall permitted floor area for the tract shall not exceed 367,605 square feet.

Whenever the subdivider chooses to transfer floor area, a new Covenant and Agreement must be recorded to reflect the changes.

Notwithstanding the above, the limitations on floor area shall not apply to Lot Nos. 1, 2, 3, 4, and a portion of Lot No. 8 as identified in Exhibits A and B of Instrument No. 97-1724079 and as described as follows:

Lot 1, of Tract No. 51669, in the City of Los Angeles, County of Los Angeles, State of California, as per map filed in Book 1221 Page(s) 1 through 4 inclusive of maps, in the office of the County Recorder of said county.

Lot 2 of Tract No. 51669, in the City of Los Angeles. County of Los Angeles, State of California, as per map filed in Book 1221 Pages 1 through 4 inclusive of maps, in the Office of the County Recorder of said county; along with that portion of Lot 8 of said Tract 51669 described as follows:

Beginning at the northwest corner of Lot 8 of said Tract 51669, thence along the northwest line of said Lot 8, north 53° 45' 57" east 248.08 feet to the northeast line of said Lot 8 shown on said Tract No. 51669 as having a bearing of north 35 10 14 west; thence along said northeast line south 35° 10' 14" east 25.31 feet; thence south 58° 05' 27" west 249.43 feet to the southwest line of said Lot 8; thence along said southwest line north 31° 44' 52" west 16.54 feet to the point of beginning, as

per certificate of compliance recorded October 30, 1997 as instrument No. 97-1724079, of official records.

Lot 3 of Tract No 51669, in the City of Los Angeles, County of Los Angeles, State of California, as per map filed in Book 1221 Pages 1 through 4, inclusive of maps, in the office of the County Recorder of said county.

Lot 4 of Tract No. 51669, in the City of Los Angeles, County of Los Angeles, State of California, as per map filed in Book 1221, Pages 1 through 4, inclusive of maps, in the office of the County Recorder of said county.

The maximum floor area on each lot shall be limited as follows:

Lot No.	Maximum Floor Area* Permitted (sq. ft.)
5	25,379
6	19,272
7	18,480
8**	38,462
9	28,490
10	25,951
11	11,880
12	14,995
13	14,361

*Floor Area per Planning and Zoning Code Section 12.03.

**Excludes portion of Lot No. 8 as described above.

- b. The use of the site shall be limited to warehousing/manufacturing, except for Lot Nos. 1, 2, 3, 4, and a portion of Lot No. 8 as described in Condition No. 12.a. Development of Lot Nos. 1, 2, 3, 4, and a portion of Lot No. 8 shall be in conformance with the applicable zoning regulations.
- c. Provide, as a minimum, warehouse parking in compliance with Section 12.21.A.4(c) of the Los Angeles Municipal Code, except for Lot Nos. 1, 2, 3, 4, and a portion of Lot No. 8 as described in Condition No. 12 (a). Parking for the development of Lot Nos. 1, 2, 3, 4, and a portion of Lot No. 8 shall be in conformance with the applicable zoning regulations.

Modify Condition No. 14 to read as follows:

- 14. Prior to the issuance of a building permit, to assure that cable television facilities will be installed in the same manner as other required improvements, the applicant shall email ita.cabletvclearance@lacity.org, which 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.

Modify Condition No. S-1 (I) to read as follows:

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.

Modify Condition No. S-3 (c), (h) and (m) to read as follows:

- S-3. That the following improvements are either constructed prior to the issuance of a building permit or that the construction is suitably guaranteed:

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

1) Construct new street light: one (1) on Naud St.

NOTES:

The quantity 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 Cornfield Arroyo Seco Specific Plan, 2) by Los Angeles Department of Transportation, or 3) by other legal instrument 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.

- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (m) Improve Sotello Street adjoining Lot No. 4 of the tract by the repair and or replacement of any damaged, cracked or off-grade concrete curb, gutter, sidewalk and roadway pavement including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.

Add Conditions Nos. S-3 (n) to (s) to read as follows:

- (n) Improve North Spring Street adjoining Lot Nos. 1 and 3 of the tract by the repair and or replacement of any damaged, cracked or off-grade concrete curb, gutter, sidewalk and roadway pavement including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
- (o) Improve Mesnager Street adjoining Lot No. 1 of the tract boundary by the repair and or replacement of any damaged, cracked or off-grade concrete curb, gutter, sidewalk, and roadway pavement including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
- (p) Improve Naud Street adjoining Lot Nos. 3 and 4 of the tract boundary as a public paseo, as identified in the attachment to the letter from Council District 1, dated April 9, 2025, adjoining Lot Nos. 3 and 4 of the tract boundary. The paseo shall not conflict with any Fire Department requirements for building access for life safety purposes. Said paseo is identified in the Draft Cornfield Arroyo Seco Specific Plan (CASP) Update, Exhibit D1, Chapter 8, Streets, Page 101 (Council File No. 13-0078-S2).

Note: If the Applicant applies for a building permit application prior to the effective date of the CASP Update (Council File No. 13-0078-S2), the applicant may file a request for a Specific Plan Project Exception (SPPE) for CASP compliance (Ordinance No. 182,617).

Note: Conditions 17-18 are carried over from the Advisory Agency's Letter of Determination for TT-51669-IND-M1 dated April 11, 2018.

ADD Condition Nos. 19-23 to read as follows:

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to the Case Management Permit Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8604.

19. 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.
20. That Naud Street adjoining Lot Nos. 3 and 4 of the tract boundary, shall be provided as a paseo through an easement, as identified in the attachment to the letter from Council District 1, dated April 9, 2025.
21. That 15-foot radius property line returns or 10-foot by 10-foot cut corners be provided as an easement at the intersection of Naud Street and Sotello Street.
22. That a Covenant and Agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgement of Easement must be recorded and an application to do work in any sewer and drainage easements and to construct over any existing facilities must be submitted to the City Engineer for review and approval.
23. That no portion of the proposed development shall encroach within the new public right-of-way, this includes any encroachments above or below the grade.

Add Condition No. 24 to read as follows:

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 or Laura.Duong@lacity.org to schedule an appointment.

24. Prior to the issuance of a building permit, 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 approval from the Advisory Agency for the modification request to modify Conditions No. 12.a, 12.b, and 12.c.

- b. 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 dedications. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Notes:

This property is located in a Liquefaction Zone.

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.

Add Condition No. 25-29 to read as follows:

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, contact LADOT's One Stop email at: ladot.onestop@lacity.org. Prior to the issuance of a building permit, the subdivider shall submit plans to the Department of Transportation, for review and approval, demonstrating compliance with the following conditions or those modified at the time by the Department of Transportation:

- 25. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line when driveway is serving less than 100 parking spaces. Reservoir space will increase to 40-feet and 60-feet when driveway is serving more than 100 and 300 parking spaces respectively or as shall be determined to the satisfaction of the Department of Transportation.
- 26. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street, LAMC 12.21 A.
- 27. Driveway(s) and vehicular access for residential component of any development should be limited to the street with lowest classification or as shall be determined to the satisfaction of the Department of Transportation.
- 28. The project must adhere to the requirements outlined in the Cornfield Arroyo Seco Specific Plan (CASP) (Ordinance 182,617) and associated recommendations. In collaboration with LADOT's Central District Office, the applicant is tasked with conducting traffic signal warrant studies for the intersections of Spring/Sotello and Spring/Mesnager, as designated in the CASP Chapter 3- Streets, Section E, Street Intersection Design Regulations (Page 3-14) for signal installation.
- 29. 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.

Add Condition No. 30 to read as follows:

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.

30. Prior to the issuance of a building permit, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following conditions or those modified at the time by the Fire Department:
- a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 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.
 - c. One or more Knox Boxes will be required to be installed for LAFD access to project.
 - d. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - e. 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.
 - f. 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.
 - g. Fire Lane Requirements:
 - 1) 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.
 - 2) 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.

- 3) 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.
 - 4) Submit plot plans indicating access road and turning area for Fire Department approval.
 - 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - 6) 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.
 - 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 - 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- h. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
 - i. 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.
 - j. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - k. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- I. 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- i. 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.
 - ii. 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.
 - iii. This policy does not apply to single-family dwellings or to non-residential buildings.
- m. Site plans shall include all overhead utility lines adjacent to the site.
- n. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- o. 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.
- p. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
- q. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- r. Standard cut-corners will be used on all turns.
- s. 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.
- t. The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Safety Plan, which is an element of the General Plan of the City of Los Angeles.
- u. 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.

- v. Each standpipe in a new high-rise building shall be provided with two remotely located Fire Department Connections (FDCs) for each zone in compliance with NFPA 14-2013, Section 7.12.2.
- w. During demolition, the Fire Department access will remain clear and unobstructed.
- x. The Fire Department has no objection to the Airspace Vacation.
- y. 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.
- z. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
 - i. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - ii. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - iii. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - iv. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - v. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

- aa. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- bb. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- cc. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- dd. 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.
- ee. Entrance to the main lobby shall be located off the address side of the building.
- ff. 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.
- gg. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- hh. 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.
- ii. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

Add Condition No. 31 to read as follows:

DEPARTMENT OF WATER AND POWER

- 31. Prior to the issuance of a building permit, 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.

Add Condition No. 32 to read as follows:

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).

32. Prior to the issuance of a building permit 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.

Add Condition No. 33 to read as follows:

BUREAU OF SANITATION

33. 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 April 18, 2024. 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)).

Add Condition Nos. 34-36 to read as follows:

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

34. Prior to the issuance of a building permit, the project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2: 1 as approved by the Board of Public Works and Urban Forestry Division.
35. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
36. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847- 3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

Add Condition No. 37 to read as follows:

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, and can be requested at planning.lacity.org.

37. Prior to the issuance of a building permit, 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. 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.

Add Condition No. 38 to read as follows:

DEPARTMENT OF RECREATION AND PARKS

38. Park Fee
 - a. Prior to the issuance of a Certificate of Occupancy for a residential project, the applicant shall pay the applicable Park Fee to the Department of Recreation and Parks, which shall be calculated as a Subdivision (Quimby in-lieu) fee.
 - b. Prior to the issuance of a building permit for a non-residential project, the Applicant shall record a Covenant and Agreement, the language of which shall be subject to the approval of the Department of Recreation and Parks, stating that the future development of Lots 1, 3, and 4 is for non-residential purposes prior to the issuance of Certificate of Occupancy.