

## **FINDINGS**

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

### **FINDINGS OF FACT (CEQA)**

The Advisory Agency found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. 93-0244, adopted on July 11, 1994; and the Cornfield Arroyo Seco Specific Plan Environmental Impact Report No. ENV-2009-599-EIR, SCH No. 2009031002, certified on June 28, 2013, and the addendum dated September 23, 2022, and pursuant to CEQA Guidelines 15162 and 15164, no major revisions are required to the EIR and no subsequent EIR, negative declaration, or addendum is required for approval of the project.

### **FINDINGS OF FACT (SUBDIVISION MAP ACT, LAMC Chapter 1)**

In connection with the modification of recorded Tract No. 51669-IND, the Advisory Agency of the City of Los Angeles, pursuant to the State of California Government Code Sections 66427.1 (the Subdivision Map Act), makes the prescribed findings as follows:

**1. That there are changes in circumstances which make any or all of the conditions of such map no longer appropriate or necessary.**

The subject site and the scope of the modification request comprised of Lot Nos. 1, 3, and 4 of recorded Tract No. 51669-IND, which encompasses a total of 13 lots, as initially approved in 1994. The site is located within the Central City North Community Plan, and the Cornfield Arroyo Seco Specific Plan (CASP) which was adopted after the original 1994 Tract Map approval.

Prior to the Los Angeles City Council's adoption of the CASP on June 28, 2013, the site had a land use designation of Light Industrial and was zoned MR2-1. On July 11, 1994, the Advisory Agency approved Tract No. 51669-IND. Among the conditions of approvals, several were implemented as mitigation measures, including Condition No. 12. Condition No. 12 contained conditions which implemented mitigation measures which were intended to reduce impacts of future development of the parcels to be created by the recordation of the map. The conditions and mitigation measures were appropriate as it related to the zoning and land use designation at the time of the approval.

On August 14, 2013, the CASP became effective, which amended the land use designations and zoning for properties located within the boundaries of the plan area requiring specific development standards in regards to building form, urban design, open space, and street standards. The zoning of the subject site (Lot Nos. 1, 3, and 4 of Tract No. 51669-IND) was changed to Urban Village, or UV(CA) per the CASP. The Urban Village zone allows for a mix of uses, including multi-family residential, light manufacturing and assembly, wholesale, commercial office, schools, hotels, entertainment, and cultural facilities uses. Additional uses and increased floor area permitted by the CASP were analyzed as part of the certified Environmental Impact Report (EIR), Case No. ENV-2009-599-EIR. The CASP greatly expanded the range of uses and the permitted density and floor area allowed on the subject site. Specifically, the project site now has a permitted

base Floor Area Ratio (FAR) of 3:1, or 1.5:1 for projects with more than 15 residential units. The FAR on the site may be increased up to 5:1 through use of the CASP's Floor Area Bonus and/or Transfer of Floor Area Rights (TFAR) program. Projects may obtain said increase in floor area greater than the otherwise maximum floor area permitted by demonstrating compliance with the CASP requirements, including street improvement requirements set forth herein.

Subsequently, on April 11, 2018, the Advisory Agency conditionally approved a modification (Tract No. 51669-IND-M1) of Condition No. 12 of recorded Tract No. 51669-IND allowing the property located at 200 N. Mesnager Street (Lot 2 and a portion of Lot 8) to be redeveloped in accordance with the standards, regulations, and policies of the CASP. At the time of the filing of the first modification, there was no specific development plan or program proposed or contemplated for the site or evidence of a future project in the record, either in the form of building permit applications or within the project description. On December 23, 2021, a second modification request to Tract No. 51669-IND was filed but subsequently terminated on January 18, 2024, at the request of the applicant.

The subject Modification (Tract No. 51669-IND-M3) was filed to amend Condition No. 12 to remove existing restrictions related to use, permissible floor area, and parking for Lot Nos 1, 3 and 4. Under the original Condition No. 12 of Tract No. 51669-IND, the subject property would be limited to warehousing/manufacturing use with a maximum floor area of 86,969 square feet. With the requested Modification, it would allow for the development of a multi-family residential project or any other use permitted for the zone per the CASP. The conditions of approval as modified, are directly related and limited to boundaries of the tract map modification request. Additionally, the CASP establishes specific street designations and standards that apply to the project site. Sotello Street is designated as a Modified Local Street per the CASP. Condition S-3 (m) has been updated to limit the scope of the improvements to Lot Nos 1, 3 and 4 while ensuring compliance with the CASP street standards. Furthermore, the CASP specifies a street extension to connect the Naud Street section between Sotello and Mesnager (Chapter 3 Street, Page 3-9), leading to the inclusion of additional dedication and improvement conditions that require this future street extension in the Letter of Determination dated October 21, 2024.

However, the CASP is being updated to better support the development of affordable, mixed-income, and permanent supportive housing. Chapter 8 of the CASP Update outlines proposed streetscape improvements for future development, including a potential requirement for a paseo instead of the previously planned street extension along Naud Street between Sotello Street and Mesnager Street. On October 29, 2024, the Los Angeles City Council voted to approve the CASP Update, which is now under form and legality review. On April 9, 2025, Council District 1 submitted a letter to the City Planning Commission and requested the Commission to consider requiring that the project to provide a paseo following the CASP Update. As a result, the revised Conditions of Approval has been updated to reflect that change.

The current CASP, the CASP Update, and associated zoning represents a change in the projected future development of the area that was not anticipated at the time of the approval of the original tract map. As such, the CASP and its specific zoning regulations have made the restrictions of Condition No. 12 of the recorded tract no longer necessary and supports the need for this

modification for Lots 1, 3 and 4.

**2. That the modification does not impose any additional burden on the present fee owner of the property.**

The modification under the current request is limited to removal of existing restrictions pertaining to permitted uses, permissible floor area, and parking on Lot Nos. 1, 3 and 4 and grants the applicant additional development rights in excess of what was additional entitled as part of the 1994 approval, and therefore does not impose any additional planning or zoning requirements. Through the modification process, the applicant would be able to eliminate floor area restrictions and avail themselves of the Floor Area Bonus available in the CASP. The modification does not result in changes to the number of lots of Tract Map No. 51669-IND. As of March 27, 2024, the applicant notified all the owners of the Tract Map about the proposed tract map modifications via certified mail with a return receipt. Two out of five adjacent owners have signed consent letters regarding the proposed modification and no opposition has been received to date. As such, it can be found that the modification was communicated to and would not impose any additional burden on the present fee owner(s) of the property.

**3. That the modifications do not alter any right, title or interest in the real property reflected on the recorded map.**

Tract Map No. 51669-IND-M3 is a modification of the original subdivision (Tract No. 51669). The modification of Tract Map 51669-IND would only affect property, title and interest conferred on the applicant as a fee owner by the City's approval of Tract No. 51669 and the recordation of the same by the County Recorder. The property owner of record does not change as a result of the modification and the modification does not result in additional lots to be created as part of this modification request. As such, the modification approved herein does not alter any right, title, or interest in the real property reflected on the recorded Tract Map No. 51669-IND.

**4. That the map and conditions as modified conform to the provisions of Government Code Section 66474 and of this Code.**

As described in Finding 1, the project site is located within the Central City North Community Plan, one of 35 community plans that comprise the Land Use Element of the General Plan. Additionally, the site is located within the Cornfield Arroyo Seco Specific Plan (CASP) and is zoned UV(CA), or Urban Village, which allows for a mix of uses, including multi-family residential, light manufacturing and assembly, wholesale, commercial office, schools, hotels, entertainment and cultural facilities uses. The existing floor area, use and parking restrictions in Condition No. 12 of Tract Map No. 51669-IND limits the project site to warehouse and manufacturing uses with a maximum Floor Area of 86,969 square feet. Those limitations are more restrictive than the floor area and use provisions permitted for the zone under the CASP. This third modification of recorded final Tract Map No. 51669-IND would make the site-specific restrictions that were imposed as part of the 1994 approval consistent with what is permitted under the later-adopted CASP, including the floor area, use, and parking restrictions of Condition No. 12 for Lots 1, 3 and

4. As a result, the modification would permit development of the site with a project that is in conformance with the adopted CASP and subjects the project to the requirements of the CASP.

The current CASP calls for a street extension with a 60-foot right of way to connect the Naud Street segment between Sotello and Mesnager Streets (CASP, Chapter 3 at p. 3-9.) This extension requires additional dedication and improvement conditions to facilitate its completion. The proposed CASP Update (Council File No. 13-0078-S2) that has not yet taken effect includes replacing the originally planned 60-foot Modified Local Street with a public paseo, emphasizing pedestrian activity over vehicular infrastructure. The CASP Update is currently under form and legality review by the City Attorney's Office and is not yet effective.

Consistent with the CASP Update, the project has been conditioned through revised conditions (Condition No. S-3(p)) to allow for a paseo through an easement along Naud Street in lieu of the street extension through a dedication, as originally mandated in the Advisory Agency's Letter of Determination dated October 29, 2024.

If a building permit application is filed while the current CASP is effective, the project would be subject to the rules and regulations that are in place at the time the plan check fees are paid and plans sufficient for a complete plan check are accepted by the Department of Building and Safety, including the 60-foot dedication and improvement of Naud Street. If this modification to a recorded map allows for the paseo while the current CASP is in effect, any proposed project complying with the paseo requirement would not be in compliance with the CASP. Therefore, a Specific Plan Project Exception would be required. If a building permit application is filed after the effective date of the new CASP, the paseo in this modification to the recorded map approval would be consistent with the new CASP and no Specific Plan Project Exception would be required. By meeting these requirements, the Project will be consistent with the CASP with regard to the CASP's Naud Street requirements.

The conditions of approval of the modification would ensure that the proposed development complies with the development standards from various departments. On November 15, 2023, the applicant applied for a building permit, under application number 23010-10000-04539, to allow the construction of 7-story, 445-unit affordable housing development utilizing CASP floor area incentives at the project site. The proposed Floor Area is approximately 476,764 square feet, and the proposed FAR is 3.41:1. Subsequently, on March 26, 2025, the applicant withdrew the aforementioned building permit with the Department of Building and Safety.

It would also require the project to adhere to the CASP or the CASP Update, incorporate a paseo as an easement along the Naud Street project frontage, and conduct a traffic signal warrant study. As such, the proposed modifications would be consistent with the use and area requirements of the Urban Village zone and would therefore align with the applicable General and Specific Plans.

Additionally, as an existing recorded tract map, the design and improvement of the subdivision has already been reviewed, approved, and implemented. With the exception of the conditions of approval to achieve CASP compliance, the modification has no effect on the design or

improvement of the existing subdivision, which was found to be consistent with applicable General and Specific Plans. The modification would be in conformance with the adopted CASP as well as the CASP Update Chapter 8, Streets, Page 101 (Council File No. 13-0078-S2), the provisions of which take into consideration the suitability of the site with respect to development type, density, environmental impact, public health, and passive or natural heating or cooling. Furthermore, as no changes to the tract or lot lines are requested or proposed, the modification would not conflict with any easements for access through or use of property within the subdivision.

**5. That the decision-maker has given consideration, among other factors, to the effects of the modifications on surrounding properties.**

The project site and surrounding properties are located within the boundaries of the CASP and were re-designated and re-zoned as part of the adoption of the Specific Plan. The adjoining property to the east is Lot No. 2 of Tract No. 51669-IND, zoned Urban Village, and is currently being developed into a new 285-unit mixed-use housing and commercial development, reviewed under Administrative Clearance (ADM-2021-8129-CASP), with a total Floor Area of 225,745 square feet and an FAR of 3.39:1. The adjoining properties to the south are Lots Nos. 5 and 8 of Tract No. 51669-IND, zoned Urban Innovation, and developed with surface parking lots and industrial warehousing and distribution buildings. The adjoining property to the west is zoned UV(CA) and developed with manufacturing uses. The property to the north of the subject site, across North Spring Street, is the Los Angeles State Historic Park and is zoned GW(CA) for open space. The adjoining property to the north of the site, on the south side of North Spring Street, is an unnumbered lot zoned UV(CA) and developed with a billboard.

As noted, the modifications would permit the development of the site with a multi-family residential project, or any other uses permitted in the zone provided that they are in conformance with the adopted CASP. When it was adopted in 2013, the CASP amended the zoning and land use designations of a 65-acre area northeast of Downtown Los Angeles, comprised primarily of industrial uses, to support new commercial and residential developments within the Specific Plan. The Specific Plan involved an extensive public outreach process, and its effects were studied in the environmental impact report certified by the Los Angeles City Council (EIR No. ENV-2009-599-EIR).

The Applicant is requesting approval of this Tract Map Modification to eliminate floor area, use and parking restrictions to allow future development that would be in line with the CASP regulations. Future development will be reviewed separately under administrative clearance for compliance with the CASP. As such, it can be found that the modifications will not result in detrimental effects on surrounding properties, which are subject to many of the same provisions under the CASP as the subject site.