



Pursuant to Chapter 1 of the Los Angeles Municipal Code, Section 12.36 G.3, Legislative Approvals granted in conjunction with a Subdivision Approval, legislative approvals granted in conjunction with a subdivision approval pursuant to these multiple entitlement procedures may be extended for the full time limit of the subdivision approval, including time extensions pursuant to Article 7 of this Code, for the purpose of recordation of an approved map.

Therefore, the new expiration date for the subject map and associated case No. CPC-2016-2683-GPA-VZC-HD-CU-CUB-DB-SPR is **April 2, 2027** and no further extension time to record a final map can be granted.

Please be advised that this Extension Letter supersedes the Extension Letter issued on February 5, 2021.

Vincent P. Bertoni, AICP  
Director of Planning



Mindy Nguyen  
Deputy Advisory Agency  
VPB:MZ:MN:DC

cc: Councilmember Kevin De Leon

DEPARTMENT OF  
CITY PLANNING

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

February 5, 2021

**Owner**

Elm Tree Investments L.P. (A)(O)  
P.O. Box 56766  
Sherman Oaks, CA 91413

**Representative**

Harvey Goodman (R)  
834 17<sup>th</sup> St., #5  
Santa Monica, CA 90403

**RE:** Vesting Tentative Tract Map No. 74309

Related Case: CPC-2016-2683-GPA-VZC-HD-CU-CUB-DB-SPR

Address: 1800 East 7th Street

Community Plan: Central City North

Council District: 14 – Kevin De Leon

Existing Zone: M3-1-RIO

CEQA No.: ENV-2016-2684-MND

**EXTENSION OF TIME**

On March 23, 2018, the Advisory Agency approved Tentative Tract Map No. 74309, located at 1800 East 7th Street, composed of one master ground lot and five airspace lots, located at 1800 East 7<sup>th</sup> Street, for a maximum of 122 residential apartment units and 9,500 square feet of commercial space, as shown on map stamp-dated February 21, 2018, in the Central City North Community Plan, and which became effective April 2, 2018.

In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 A.1 or 17.56 A.1 of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a six-year extension, totaling nine (9) years from the decision date for the recording of the final Vesting Tentative Tract Map No. 74309 at 1800 East 7th Street in the Central City North Community Plan Area.

Therefore, the new expiration date for the subject map is **April 2, 2027** and no further extension time to record a final map can be granted.

Vincent P. Bertoni, AICP  
Director of Planning

Mindy Nguyen  
Deputy Advisory Agency  
VPB:MZ:MN:DC

cc: Councilmember Kevin De Leon

DEPARTMENT OF  
CITY PLANNING

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<http://planning.lacity.org>

Decision Date: March 23, 2018

Last Day to Appeal: April 2, 2018

Fred Afari (O)  
Elm Tree Investments L.P.  
P.O. Box 56766  
Sherman Oaks, CA 91413

Alix Wisner and Dale Goldsmith (R)  
Armbruster Goldsmith & Delvac LLP  
12100 Wilshire Blvd, Suite 1600  
Los Angeles, CA 90025

RE: Vesting Tentative Tract No. VTT-74309  
Related Case: CPC-2016-2683-GPA-VZC-HD-  
CUB-DB-SPR  
Address: 1800 East 7th Street (1800-1810 E.  
7<sup>th</sup> St and 712 S. Decatur St)  
Community Plan: Central City North  
Zone: M3-1-RIO  
District Map: 124-5A217  
Council District: 14  
CEQA No.: ENV-2016-2684-MND  
Legal Description: Lots 1, 2, and 3 of E.B. Millar  
Tract; Lot 18 of M.L. Wicks Subdivision of  
Kiefer Tract

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2016-2684-MND as the environmental clearance, adopted the Mitigation Monitoring Program, and approved Vesting Tentative Tract No. 74309 composed **one master ground lot and five airspace lots**, located at 1800 East 7th Street for a maximum of **122 residential apartment units and 9,500 square feet of commercial space**, as shown on map stamped February 21, 2018, in the Central City North Community Plan. (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**

1. That a 4-foot wide strip of land be dedicated along Decatur Street adjoining the tract to complete a 34-foot wide half right-of-way in accordance with Industrial Collector Street Standards of Mobility Plan 2035.
2. That a 3-foot wide strip 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 Standards of Mobility Plan 2035 and also dedicate a 15-foot by 15-foot minimum property line cut corner at the intersection with Decatur Street.
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 following:
  - 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.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

6. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall comply with any requirements with the Department of Building and Safety, Grading Division for the recordation of the final map and issuance of any permit.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

7. 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 a copy of CPC case CPC-2016-2683-GPA-VZC-HD-CUB-DB-SPR. Show compliance with all the conditions/requirements of the CPC case as applicable.
  - b. Residential use is not allowed in the M3 Zone. Obtain Zone Change approval from the Department of City Planning and City Council. Comply with Zone Change requirements.

- c. Zone Change must be recorded prior to obtaining Zoning clearance.
- d. 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/alley dedication. Front and side yard requirements shall be measured from new property lines after dedication(s).
- e. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes:

Each Air Space lot shall have access to a street by one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

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

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

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

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 (213) 482-0434 to schedule an appointment.

## DEPARTMENT OF TRANSPORTATION

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

## FIRE DEPARTMENT

9. 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. The entrance to a Residence lobby must be within 50 feet of the desired street address curb face.
- d. 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.
- 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. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- h. 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 unto the roof.
- i. Entrance to the main lobby shall be located off the address side of the building.
- j. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- l. Site plans shall include all overhead utility lines adjacent to the site.
- m. Adequate public and private fire hydrants shall be required.
- n. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- o. Policy Exception – L.A.M.C. 57.09.03.B Exception:
  - (1) 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.

(2) 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.

(3) This policy does not apply to single-family dwellings or to non-residential buildings.

- p. 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.
- q. Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing pads 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 pad.
- r. SECTION 510 - EMERGENCY RESPONDER RADIO COVERAGE

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.

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) 482-6509. You should advise any consultant representing you of this requirement as well.

#### **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

10. 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. The project site is located on the pedestrian and bus routes for students attending Metropolitan High School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch, phone no. 213-580-2950, and the principals or designees of Metropolitan High School. (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**

11. 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**

12. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

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**

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

#### **DEPARTMENT OF RECREATION AND PARKS**

14. That the Quimby fee be based on the C2 Zone.

#### **DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS**

15. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - a. Limit the proposed development to a maximum of 122 residential units and 9,500 square feet of commercial floor area.
  - b. Residential parking may be provided per Assembly Bill (AB) 744, which permits a maximum of 0.5 parking spaces per bedroom, provided that 11 percent of the total dwelling units is set aside for Very Low Income Households; otherwise, residential parking shall be provided consistent with

LAMC Section 12.22 A.25(d). Commercial parking shall be provided per LAMC Section 12.21 A.4(x)(3)(6).

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 (201 N. Figueroa Street, 4<sup>th</sup> Floor).

- d. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. 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.
- g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- h. 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.

16. That prior to the issuance of the building permit or the recordation of the final map, a copy of Case No. CPC-2016-2683-GPA-VZC-HD-CUB-DB-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. CPC-2016-2683-GPA-VZC-HD-CUB-DB-SPR is not approved, the subdivider shall submit a tract modification.

#### **DEPARTMENT OF CITY PLANNING - ENVIRONMENTAL MITIGATION MEASURES**

17. 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. 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. 18 and 19** 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.

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

MM-1. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

- a. Weather-based irrigation controller with rain shutoff.
- b. Matched precipitation (flow) rates for sprinkler heads.
- c. Drip/microspray/subsurface irrigation where appropriate.
- d. Minimum irrigation system distribution uniformity of 75 percent.
- e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials.
- f. Use of landscape contouring to minimize precipitation runoff.

A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 square feet and greater.

MM-2. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.

Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

Install and utilize only restroom faucets of a self-closing design.

Install and utilize only high-efficiency Energy Star-rated dishwashers in the Project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the Applicant shall be responsible for ensuring compliance.

Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

All commercial restroom faucets shall be of a self-closing design.

- MM-3. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the Applicant shall be responsible for ensuring compliance.

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

- CM-1. All off-road construction equipment greater than 50 hp shall meet U.S. EPA Tier 4 emission standards, where commercially available, to reduce NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions at the Project site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

- CM-2. The use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) shall be required during Project construction and, if the City determines that 2010 model year or newer diesel trucks cannot be obtained, trucks that meet U.S. EPA 2007 model year NO<sub>x</sub> emissions requirements shall be required.

- CM-3. Haul trucks during the grading and excavation phase shall have a minimum capacity of 15 cubic yards per truck.

- CM-4. The construction staging area shall be as far from sensitive receptors as possible.

- CM-5. The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices capable of attenuating sound by 3 dBA or more.
- The power contractor shall use either plug-in electric or solar powered on-site generators to the extent feasible.
- CM-6. Temporary sound barriers, capable of achieving a sound attenuation of at least 12 dBA (e.g., construction sound wall with sound blankets) and blocking the line-of-sight shall be installed between the Project Site and the Metropolitan Continuation High School classroom buildings and outdoor eating area to the south of the Project Site as well as between the Project Site and the Metropolitan Continuation High School trailer buildings to the east of the Project Site.
- CM-7. Two weeks prior to commencement of construction, notification shall be provided to the off-site residential and school uses within 500 feet of the Project Site that discloses the construction schedule, including the types of activities and equipment that would be used throughout the duration of the construction period.
- CM-8. 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.
- CM-9. Prior to plan check review, the Project Applicant shall consult with the Los Angeles Fire Department regarding the installation of public and/or private fire hydrants, sprinklers, access, and/or other fire protection features within the Project. All required fire protection features shall be installed to the satisfaction of the Los Angeles Fire Department.
- CM-10. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- CM-11. The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences

with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

- CM-12. A construction work site traffic control plan shall be submitted to LADOT for review and approval in accordance with the LAMC prior to the start of any construction work. The plans shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related traffic shall be restricted to off-peak hours.

All delivery truck loading and unloading shall take place on-site.

The Applicant shall plan construction and construction staging as to maintain pedestrian access on existing 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, etc) 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 staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

- CM-13. In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- a. Upon a discovery of a potential tribal cultural resource, the project Permittee shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning at (213) 978-1454.
- b. If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Project Permittee and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- c. The project Permittee shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the project Permittee, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- d. The project Permittee shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist to be reasonable and feasible. The project Permittee shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- e. If the project Permittee does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the project Permittee may request mediation by a mediator agreed to by the Permittee and the City who has the requisite professional qualifications and experience to mediate such a dispute. The project Permittee shall pay any costs associated with the mediation.
- f. The project Permittee may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and determined to be reasonable and appropriate.
- g. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal

Information Center (SCCIC) at California State University, Fullerton.

- h. Notwithstanding the above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, and shall comply with the City's AB 52 Confidentiality Protocols.

## **DEPARTMENT OF CITY PLANNING - STANDARD JOINT LIVING AND WORK CONDITIONS**

LW-1. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the LAMC and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

LW-2. 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.

LW-3. In order to expedite the development, the applicant may apply for a building permit for a joint living and work building. However, prior to issuance of a building permit for joint living and work units, 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 joint living and work units 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 joint living and work building and intends to acquire a building permit for a joint living and work condominium building. Such letter is sufficient to clear this condition.

LW-4. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22 A.10 and 11 and Section 17.05 O of the Los Angeles Municipal Code (LAMC) shall be fully complied with satisfactory to the Department of Building and Safety.

#### **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 comply 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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - a. Construct two new street lights on Decatur Street.
  - b. If street widening per BOE improvement conditions, relocate and upgrade street lights; two street lights 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 Americans with Disabilities Act (ADA) of 1990.

- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Decatur Street being dedicated and adjoining the subdivision by the construction of the following:
    - (1) A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells.
    - (2) Suitable surfacing to join the existing pavement and to complete 24-foot half roadway.
    - (3) Any necessary removal and reconstruction of existing improvements.
    - (4) The necessary transitions to join the existing improvement.
  - b. Improve 7th Street adjoining the tract by the construction of additional sidewalk to complete a new 15-foot full width concrete sidewalk with tree wells including any necessary removal and construction of existing improvements.

#### NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract 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 Los Angeles Municipal Code (LAMC), 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 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 project was issued Mitigated Negative Declaration ENV-2016-2684-MND on October 5, 2017. Potential negative impacts could occur from the project's implementation due to:

- Air Quality
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Public Utilities

The Deputy Advisory Agency, adopts Mitigated Negative Declaration No. ENV-2016-2684-MND and finds that it reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of **Condition No. 18 and 19** 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, Stormwater 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. 18 and 19.

**FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract No. 74309, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The project is located within the Central City North Community Plan, one of 35 Community Plans that comprise the Land Use Element of the General Plan. The adopted Central City North Community Plan designates the subject property for Heavy Manufacturing land uses with the corresponding zone of M3. The property is approximately 29,006 square feet (before dedications) and is presently zoned M3-1-RIO. While the M3 zone does not allow residential uses, the applicant is currently applying for a General Plan Amendment to amend the land use designation to Regional Center Commercial, and a Vesting Zone Change and Height District Change to C2-2D-RIO with a "D" limitation of a 4.7:1 Floor Area Ratio (FAR). The requested C2 Zone would permit the proposed commercial and residential uses.

The proposed C2 Zone generally limits density to the R4 standard (i.e., 400 square feet of lot area per dwelling unit); however, the C2 Zone allows R5 density (i.e., 200 square feet of lot area) for mixed-use projects on sites designated as Regional Center. The R5 standard would allow development of up to 139 units on the property, in excess of the 122 units currently proposed. Upon approval of the requested Vesting Zone/Height District Change and General Plan Amendment, the project would be consistent with the density requirements under the LAMC.

The site's current M3-1-RIO designation indicates that the property is located in Height District 1, which does not specify a building height limit, and limits FAR to 1.5:1. The project would have a FAR of approximately 4.66 to 1. The proposed project would be in Height District 2, which allows for a 6:1 FAR. As noted, a "D" limitation has been requested in conjunction with the Height District change for the property, limiting FAR to 4.7 to 1. Upon approval of these requests, the project would be consistent with the LAMC's floor area regulations.

In conjunction with the pending General Plan Amendment, Vesting Zone Change, and Height District change, the proposed vesting tentative tract map would be consistent with the use, density, and area requirements of the requested zone and would therefore be consistent with the Central City North Community Plan.

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

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory and that there are existing sewers in the streets adjoining the subdivision. As a condition of approval, the subdivider is required to make dedications and improvements on East 7th Street and Decatur Street in order to meet current street standards. The Bureau of Street Lighting has also reviewed the proposed subdivision and has conditioned the subdivision approval to upgrade and/or construct new street lights on East 7th Street and Decatur Street in order to meet current street lighting standards. This tract will connect to the public sewer system and will not result in violation of the California Water Code. The Bureau of Sanitation reviewed the sewer/storm drain lines serving the proposed subdivision and found no potential problems to their structures or potential maintenance problems.

Therefore, as conditioned, the proposed map is substantially consistent with the applicable General and Specific Plans affecting the project site, and demonstrates compliance with Sections 17.01, and 17.05 C of the Los Angeles Municipal Code.

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

The site is currently developed with a surface parking lot. The development of this site is an infill development in an otherwise mixed-density and mixed-use neighborhood. The site is not located within a Bureau of Engineering-designated Special Grading Area or Hillside Area. The site is not located within an Alquist-Priolo Fault Zone. The nearest fault is Puente Hills Blind Thrust which is located approximately 1.05 kilometers from the project site. The site is not located within

a liquefaction area, high fire hazard zone, flood zone, landslide, or tsunami inundation zone.

Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structures or potential maintenance problem, as stated in the memo dated November 8, 2016. In addition, the Department of Water and Power has reviewed the proposed project and has determined that water can be adequately supplied to the site.

Therefore, the project site is physically suitable for the proposed type of development.

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

The subject site currently consists of four, contiguous, flat, rectangular-shaped lots totaling approximately 29,006 square feet. The site has frontage on the south side of East 7th Street (approximately 150 feet), as well as frontage on the west side of Decatur Street (approximately 200 feet). The property is currently developed with a surface parking lot.

The proposed project is the merger of four lots into one ground lot and five airspace lots in conjunction with the construction of a new, approximately 129,440 square-foot mixed-use building with 122 residential units and approximately 9,500 square feet of commercial floor area, reaching a maximum of approximately 85 feet in height.

The adjacent property to the north, across East 7th Street, is zoned M3-1-RIO and is developed with an eight-story building currently being converted into a mix of residential and commercial uses. The adjacent properties to the south and east are zoned PF-1XL-RIO and developed with Metropolitan Continuing High School. Adjacent properties to the west, across Decatur Street, are zoned M3-1-RIO and developed with a Greyhound bus terminal. The development of this tract is an infill project in an existing mixed-use and mixed-density neighborhood.

The Grading Division of the Department of Building and Safety determined that because of the site's location a geology/soils report were not required for the proposed subdivision. Therefore, based on its location and size, the proposed site is physically suitable for the proposed density of development.

(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 Deputy Advisory Agency finds that Mitigated Negative Declaration No. ENV-2016-2684-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided that the potential impacts identified above are mitigated to

a less than significant level through implementation of **Conditions No. 18 and 19** of the Tract's approval.

The Initial Study, published on October 5, 2017, does not identify any potential adverse impact on fish or wildlife resources as far as earth, air, and plant life are concerned. Furthermore, the project site, as well as the surrounding area is presently developed with existing improvements and does not provide a natural habitat for either fish or wildlife. Any demolition, grading, and construction will be conducted per the requirements of the Los Angeles Municipal Code and associated permits needed to perform such work. These permits also restrict work hours to mitigate noise pollution.

- (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.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains legally recorded lots identified by the Assessor Parcel Record. The site is surrounded by private and public properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

- (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 Tract No. 74309.

VINCENT P. BERTONI, AICP  
Advisory Agency

  
\_\_\_\_\_  
KEVIN S. GOLDEN  
Deputy Advisory Agency  
\_\_\_\_\_  
JANE J. CHOI, AICP  
Senior City Planner

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:

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

*Valley Office*  
*6262 Van Nuys Boulevard, Suite 251*  
*Van Nuys, CA 91401*  
*(818) 374-5050*

*West Los Angeles Office*  
*1828 Sawtelle Boulevard, 2<sup>nd</sup> Floor*  
*Los Angeles, CA 90025*  
*(310) 231-2598*

Forms are also available on-line at <http://planning.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 90<sup>th</sup> day following the date on which the City's decision becomes final.

# VESTING TENTATIVE TRACT NO. 74309

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

FOR AIR SPACE SUBDIVISION PURPOSES

BEING A PROPOSED SUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK "D" AND A PORTION OF BLOCK "D" OF THE E.B. MILLAR TRACT AS PER MAP RECORDED IN BOOK 13, PAGE 91 OF MISCELLANEOUS RECORDS, RECORDS OF LOS ANGELES COUNTY

ENGINEER:  
HARVEY A. GOODMAN  
CIVIL ENGINEER  
RCE 15900  
834-17TH STREET  
SANTA MONICA CA 90403  
TEL: (310) 829-1037  
FAX: (310) 828-5062  
harvey@harveygoodman.com



OWNER AND SUBDIVIDER:

ELM TREE INVESTMENTS L.P.  
15260 VENTURA BOULEVARD  
SUITE 620  
SHERMAN OAKS CA 91403  
ATTN: MR. FRED AFARI  
TEL: (818) 905-7200

NOTES:

- PROJECT ADDRESS: 1800 E. 7TH STREET  
LOS ANGELES, CA 90021
- 85 FT HIGH 5 AIRSPACE SUBDIVISION FOR MIXED USE PURPOSES OVER SUBTERRANEAN PARKING
- PROPOSED PARKING: AIRSPACE LOT 3 (PORTION) TOTAL 24 SPACES (19 COMMERCIAL AND 5 RESID. SPACES)  
AIRSPACE LOT 5 54 SPACES  
AIRSPACE LOT 6 54 SPACES

- PROPOSED BICYCLE PARKING: 122 LONG TERM AND 13 SHORT TERM SPACES  
PROPOSED BICYCLE COMMERCIAL PARKING: 5 LONG TERM AND 5 SHORT TERM
- EXISTING ZONE: M3-1-RIO
- PROPOSED DRAINAGE TO 7TH STREET AND DECATUR STREET  
DISTRICT MAP REFERENCES: 124-5A-215  
THOMAS GUIDE PAGE 634, GRID H6
- SANITARY SEWER AND ALL UTILITIES ARE EXISTING AND AVAILABLE
- NO OAK TREE, WESTERN SYCAMORE, CALIFORNIA BAY, AND/OR CALIFORNIA BLACK WALNUT ON SITE. NO ON-SITE TREES
- HAZARDS  
1.05 KM TO PUENTE HILLS BLIND THRUST FAULT

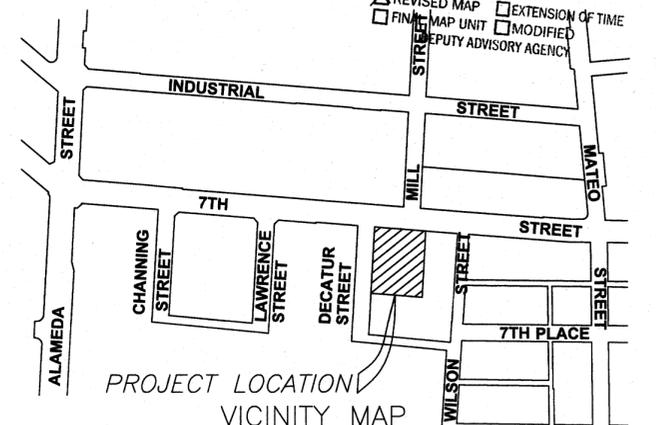
- AREA SUMMARY: ACRES SQUARE FEET  
GROSS TO CL ST 0.97 42081  
GROSS PRIOR DED. 0.666 29006  
NET AFTER DED. 0.64 27689
- TAX ASSESSOR'S PARCEL 5166-033-004  
ASSOCIATED ENTITLEMENTS REQUESTED:

- GENERAL PLAN AMENDMENT FROM HEAVY INDUSTRIAL TO REGIONAL CENTER COMMERCIAL
- VESTING ZONE/HEIGHT DISTRICT CHANGE FROM M3-1-RIO TO C2-2D-RIO (WITH THE D LIMITATION ALLOWING A MAXIMUM FAR OF 4.7 TO 1)
- 35 PERCENT DENSITY BONUS BY PROVIDING 14 VERY LOW INCOME UNITS
- REDUCED PARKING FOR A DENSITY BONUS PROJECT PURSUANT TO AB 744
- AN ON MENU DENSITY BONUS INCENTIVE FOR A 20% DECREASE FROM THE CODE REQUIRED OPEN SPACE
- AN OFF MENU DENSITY BONUS INCENTIVE TO ALLOW LONG-TERM BICYCLE PARKING FOR THE RESIDENTIAL UNITS TO BE PROVIDED IN A LONGER WALKING DISTANCE TO THE NEAREST PEDESTRIAN ENTRANCE OF THE BUILDING FROM THE PARKING GARAGE (PER PLANS) IN LIEU OF REQUIREMENT PER LAZC 12.21 A.16.(e)(2)(iii)(c)
- OFF MENU DENSITY BONUS INCENTIVES TO ALLOW LONG TERM BICYCLE PARKING FOR THE RESIDENTIAL UNITS BE PROVIDED IN THE FIRST AND SECOND LEVEL OF THE SUBTERRANEAN PARKING GARAGE IN LIEU OF THE PARKING-GARAGE LEVEL CLOSEST TO THE GROUND FLOOR AS REQUIRED BY LAZC 12.21A.16.(e)(2)(iii)(b)
- AN OFF MENU DENSITY BONUS INCENTIVE FOR A 0-FOOT SIDE AND REAR YARDS AT THE GROUND FLOOR OF THIS MIXED USE BUILDING; AS WELL AS A 5-FOOT EASTERLY SIDE YARD, AND A 5-FOOT REAR YARD FOR THE RESIDENTIAL PORTION OF THE PROJECT LOCATED ABOVE THE GROUND LEVEL
- SITE PLAN REVIEW
- HAUL ROUTE APPROVAL FOR THE EXCAVATED SOIL FOR THE SUBTERRANEAN GARAGE

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

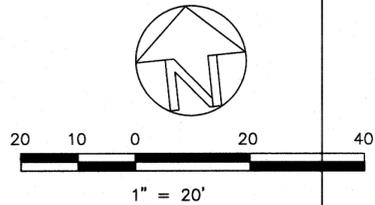
FEB 21 2018

- REVISED MAP
- EXTENSION OF TIME
- FINISH MAP UNIT
- MODIFIED
- DEPUTY ADVISORY AGENCY



PROJECT LOCATION  
VICINITY MAP

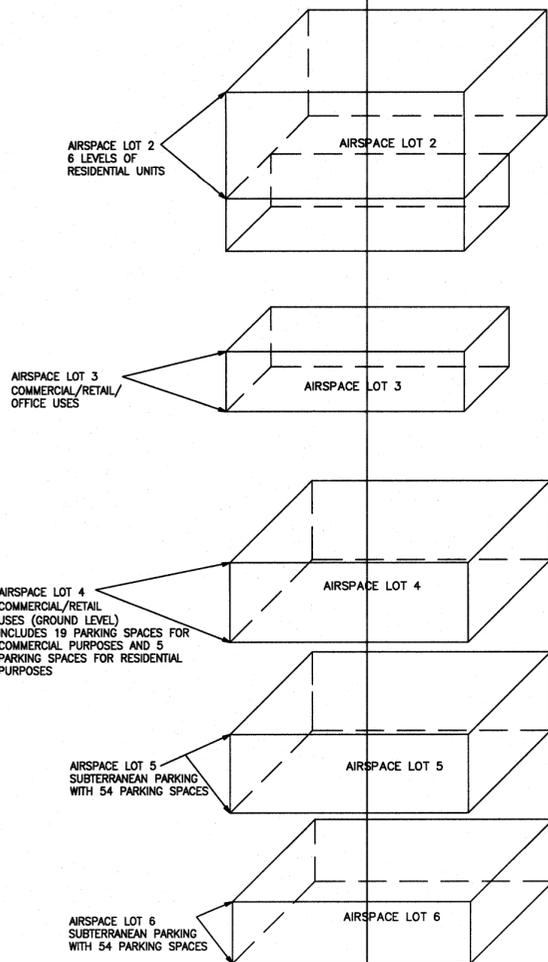
VESTING TENT. TR NO. 74309  
THOS. GUIDE PAGE 634 GRID H6  
MAP UPDATED AUG. 30, 2016; OCT. 6, 2016 AND  
FEBR. 8, 2018 BASED ON HEARING COMMENTS



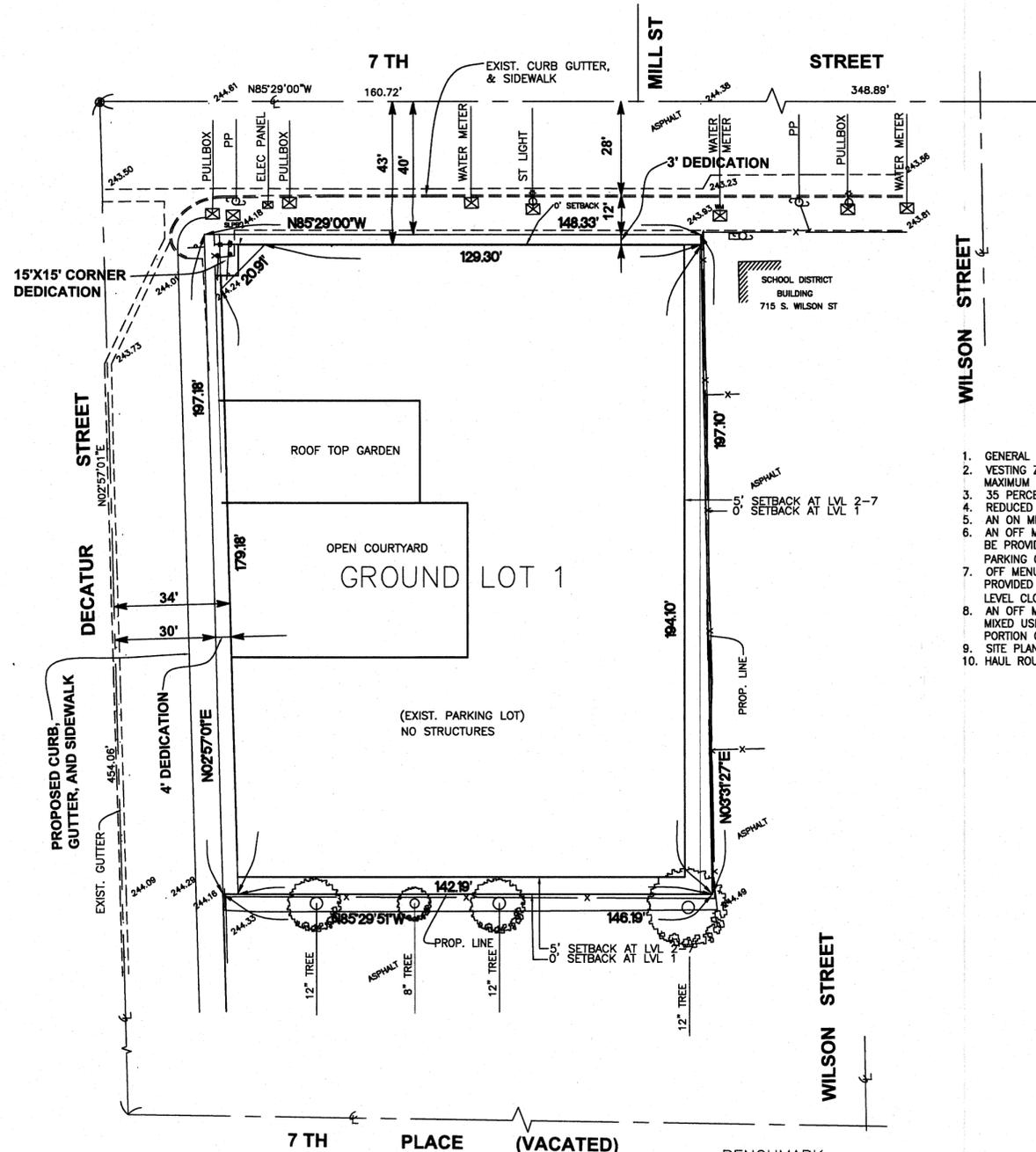
## LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN BLOCK "D" OF THE E.B. MILLAR TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 91 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
ALSO THAT PART OF SAID BLOCK "D", DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SEVENTH STREET, DISTANT THEREON 150 FEET WESTERLY FROM THE SOUTHWEST CORNER OF SEVENTH AND WILSON (FORMERLY LEMON) STREETS; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SEVENTH STREET, 60 FEET TO THE NORTHEAST CORNER OF LOT 2 IN SAID BLOCK "D"; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE PROLONGATION THEREOF, 170 FEET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOT 3 IN SAID BLOCK "D", 60 FEET TO THE SOUTHWEST CORNER OF LAND CONVEYED BY EARL B. MILLAR AND W.G. COCHRAN, TO THE BOARD OF EDUCATION OF THE CITY OF LOS ANGELES, BY DEED RECORDED IN BOOK 129 PAGE 501 OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE LAND SO CONVEYED, 170 FEET TO THE POINT OF BEGINNING.



SCHEMATIC ISOMETRIC VIEW



THIS MAP BASED ON A TOPOGRAPHIC SURVEY  
PERFORMED BY DUNLIN & BOYNTON, SIGNAL HILL CA  
DATED DECEMBER APRIL 1, 2014

BENCHMARK:

CITY OF LOS ANGELES BENCHMARK SHOWN ON MAP NO. 12  
ID NO. 04110, WIRE SPK IN S CURB 7TH ST; 8FT E OF BC CURB RETURN E OF  
LAWRENCE ST. ELEV=244.363 (1985)  
NGVD 1929.