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CITY PLANNING

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Decision Date: August 27, 2024

Appeal Period Ends: September 11, 2024

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CBG University Gardens, LP
The GPI Companies
424 North Lake Avenue, Ste. 200
Pasadena, CA 91101

Luciralia Ibarra (R)
Sitio
9107 South Denker Avenue
Los Angeles, CA 90047

RE: Preliminary Parcel Map No.: AA-2024-2704-
PM-HCA

Related Cases: ZA-2024-2705-CU2; ADM-
2024-422-DB-HCA-ED1

Address: 1250 West Jefferson Boulevard
(1200 1-9 – 1270 1-11 West Jefferson
Boulevard; 3403-3449 South Vermont
Avenue; 1135-1153 West 35th Street)

Community Plan: South Los Angeles

Zone: C2-2D-CPIO

Council District: 8 - Marqueece Harris-
Dawson

CEQA No.: ENV-2024-2706-CE

In accordance with the provisions of Los Angeles Municipal Code (LAMC) Section 17.50 and 17.53 J, the Advisory Agency approves Preliminary Parcel Map No. AA-2024-2704-PM, located at 1250 West Jefferson Boulevard (1200 1-9 – 1270 1-11 West Jefferson Boulevard; 3403-3449 South Vermont Avenue; 1135-1153 West 35th Street), allowing for the subdivision of a 5.74-acre site into two ground lots: Lot 1 having 29,191 square feet of lot area (approximately 0.67 acres); and Lot 2 having 219,781 square feet of lot area (approximately 5.05 acres). The proposed subdivision would facilitate the bond financing for a previously approved 100 percent affordable housing project consisting of 122 dwelling units on proposed Lot 1 (ADM-2024-422-DB-HCA-ED1) with proposed Lot 2 maintaining a currently existing 113-unit affordable housing development known as University Gardens, as shown on the map stamp-dated June 10, 2024, in the South Los Angeles Community Plan. This subdivision is based on the existing C2-2D-CPIO Zone. 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. For an appointment with the Development Services Center, call (213) 482-7077, (310) 231-2901, or (818) 374-505. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of

all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING – SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, through BOE online customer service portal at <http://engpermits.lacity.org/>.

1. That, along Jefferson Boulevard adjoining the subdivision, 20-foot radius property line returns or 15-foot by 15-foot cut corners be dedicated at the intersections with Vermont Avenue and Catalina Street, respectively, adjoining the subdivision.
2. That, along Catalina Street adjoining the subdivision, a 15-foot radius property line return or 10-foot by 10-foot cut corner be dedicated at the intersection with 35th Street adjoining the subdivision.
3. That the proposed parcels be labeled as Parcel A and B on the final map.
4. That any existing public easement(s) within the subdivision be delineated on the final map.
5. That the subdivider make a request to BOE Central District to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. Provide copy of building records, plot plan, and certificate of occupancy of all existing structures to verify the last legal use and the number of parking spaces required and provided on each site.
8. No structure is allowed to cross the property line. Obtain permits for the proposed demolition or removal of any structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition or alteration permits and signed inspection cards to show completion of the work.
9. Provide a copy of ZA case ZA-2024-2705-CU2. Show compliance with all the conditions/requirements of the ZA case as applicable.
10. Due to the irregular configuration of Proposed Parcel 2, the Department recommends that the applicable front, side and rear lot line locations be designated by the Advisory Agency.

11. Required parking spaces are required to be maintain for the remaining structures within its site. Show compliance with required parking for all the structures on Proposed Parcel 2 are within Proposed Parcel 2 or obtain permits to remove the required parking from the site as allowed by AB 2097. Provide copies of permits and final inspection cards, for the removal of the parking spaces.
12. Show compliance with the minimum side yards and maximum density requirement of the TOD Subarea F in the South Los Angeles Community Plan Implementation Overlay. Revise the Map to show compliance with the above requirements or obtain approval from the Department of City Planning.
13. Provide building plans to show compliance with current Los Angeles City Building Code concerning exterior wall (Chapter 6)/opening protection (Chapter 7) and exit requirements (Chapter 10) for the existing and proposed building with respect to the new property lines. All noncompliance issues shall be corrected, required permits shall be obtained, and the final work inspected prior to a clearance letter being issued.
14. For any new permit issued, show compliance with the Building Code and Zoning Code requirements within the proposed new lot boundary.
15. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Setbacks, density and FAR requirements shall be required to comply with current code as measured from new property lines after dedications.

Notes:

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

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

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 or laura.duong@lacity.org to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

Please contact this section at ladot.onestop@lacity.org for an appointment or any questions regarding the following:

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

FIRE DEPARTMENT

The applicant is 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.

17. 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. Submit plot plans for Fire Department approval and review prior to recordation of Parcel Map action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - e. The entrance 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:
 - i. 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.
 - ii. 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.
 - iii. 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.
 - iv. Submit plot plans indicating access road and turning area for Fire Department approval.
 - v. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

- vi. 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.
- vii. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- viii. 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.
- ix. 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. Site plans shall include all overhead utility lines adjacent to the site.
- j. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- k. The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.
- l. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.
- m. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- n. 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.
- o. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- p. Standard cut-corners will be used on all turns.
- q. 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.

- r. 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.
- s. 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.

FPB #105

- t. 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.
- u. 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.
- v. Entrance to the main lobby shall be located off the address side of the building.
- w. 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.
- x. 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.
- y. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- z. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- aa. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- bb. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- cc. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

DEPARTMENT OF WATER AND POWER

- 18. 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 SANITATION

19. 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

20. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

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.

21. Street Trees.

- a. 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.
- b. 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.
- c. 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.

BUREAU OF STREET LIGHTING

22. Prior to the recordation of the final map or issuance of the Certificate of Occupancy, 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.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

23. 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. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- b. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- c. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- d. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
- e. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has considered the following lot lines in conjunction with the approved map:

Lot lines shall be permitted as follows:

Setback Matrix				
	Front Yard	Side Yard (North)	Side Yard (South)	Rear Yard
Lot 1	Catalina Street	Jefferson Boulevard	Southerly Lot Line with Lot 2	Easterly Lot Line
Lot 2	Catalina Street & Vermont Avenue	Jefferson Boulevard / shared lot line with Lot 1	35 th Street	None

- f. The project shall comply with all Conditions of Approval of Case Nos. ADM-2024-422-DB-HCA-ED1 and ZA-2024-2705-CU2.
24. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
25. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. 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.
- b. 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 cost 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.
- c. 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 (b).
 - d. 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. (b)
 - e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
 - f. 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, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions 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 the limit the rights of the City or the obligations of the applicant otherwise created by this condition.

BUREAU OF ENGINEERING – STANDARD CONDITIONS

- S-1
- a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
 - b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
 - c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - d. That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - e. That drainage matters be taken care of satisfactory to the City Engineer.
 - f. That satisfactory street, sewer and drainage plans and profiles as required together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - g. That any required slope easements be dedicated by the final map.
 - h. That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - i. That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - j. That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - k. That no public street grade exceeds 15%.
 - l. That any necessary additional street dedications be provided to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- 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 Transportation 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 street, 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 or that the construction be suitably guaranteed.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall 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.
 1. Construct new street lights: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: four (4) on Catalina St., six (6) on Jefferson Blvd., and five (5) on Vermont Ave.

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 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.

- d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.
- e. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

- f. Construct access ramps for the handicapped as required by the City Engineer.
- g. Close any unused driveways satisfactory to the City Engineer.
- h. Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - 1. Improve Vermont Avenue adjoining the subdivision by the repair and replace of any damaged and off-grade existing concrete sidewalk, curb and gutter and AC pavement, including any necessary remove and reconstruction of the existing improvement satisfactory to the City Engineer.
 - 2. Improve Jefferson Boulevard adjoining the subdivision by the repair and replace of any damaged and off-grade existing concrete sidewalk, curb and gutter and AC pavement, including any necessary remove and reconstruction of the existing improvement satisfactory to the City Engineer.
 - 3. Improve Catalina Street adjoining the subdivision by the repair and replace of any damaged and off-grade existing concrete sidewalk, curb and gutter and AC pavement, including any necessary remove and reconstruction of the existing improvement satisfactory to the City Engineer.
 - 4. Improve 35th Street adjoining the subdivision by the repair and replace of any damaged and off-grade existing concrete sidewalk, curb and gutter and AC pavement, including any necessary remove and reconstruction of the existing improvement satisfactory to the City Engineer.
 - 5. Improve all newly dedicated corner cuts with concrete sidewalks and reconstruction of the existing curb ramps.
 - 6. Construct any necessary house connection sewers to serve each parcel.

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.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 LAMC Section 17.05-N.

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

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

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

FINDINGS OF FACT (CEQA)

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15315, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The proposed project and potential impacts were analyzed in accordance with the CEQA Guidelines. This document established guidelines and thresholds of significant impact and provides data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorical Exempt from the environmental review pursuant to Article 19, Class 15 of the CEQA Guidelines.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Preliminary Parcel Map No. AA-2024-2704-PM-HCA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

a. The proposed map will be/is consistent with applicable general and specific plans.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Preliminary Parcel Map was prepared by the registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC").

The project site is level, rectangular-shaped parcel of land comprised of a single lot encompassing a total lot area of 249,125 square feet (approximately 5.72 acres). The property has street frontages of 622 feet along the south side of Jefferson Boulevard, 450 feet along the west side of Vermont Avenue, 616 feet along the north side of 35th Street, and 430 feet along the east side of Catalina Street. The subject property is zoned C2-2D-CPIO and is located within the South Los Angeles Community Plan area. The Community Plan designates the subject property for Community Commercial land uses, corresponding to the C2, C4, RAS3, R3, RAS4, and R4 zones. The subject property falls within a Transit Priority Area in the City of Los Angeles (ZI-2452), a Los Angeles State Enterprise Zone (ZI-2374), the Exposition/University Park Redevelopment Project Area (ZI-2488), the North University Park

- Exposition Park - West Adams Neighborhood Stabilization Overlay (ZI-2397), the South Los Angeles Community Plan Implementation Overlay (ZI-2484), the South Los Angeles Alcohol Sales Specific Plan (ZI-1231), an Urban Agriculture Incentive Zone, and a Tier 3 Transit Oriented Communities (TOC) area. The property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance.

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Community Commercial and the zoning of the site. The proposed Preliminary Parcel Map is to allow for the subdivision of the 5.74-acre site into two ground lots: Lot 1 having 29,191 square feet of lot area (approximately 0.67 acres); and Lot 2 having 219,781 square feet of lot area (approximately 5.05 acres). The proposed subdivision would facilitate the bond financing for the previously approved 100 percent affordable housing project consisting of 122 dwelling units on proposed Lot 1 (ADM-2024-422-DB-HCA-ED1) with proposed Lot 2 maintaining a currently existing 113-unit affordable housing development known as University Gardens. No demolition or new construction is being proposed as part of the requested subdivision. In creating the legal boundaries for Lots 1 and 2 of the proposed subdivision, a substandard side yard is created for a small portion of an existing building (Building 1224), resulting in a reduced northerly side yard of 9 inches for a distance of 6 feet, 6 inches along the newly created lot line for Lot 2. The project is therefore seeking an adjustment to allow a reduction in the northerly side yard of proposed Lot 2, to 9 inches, in lieu of the otherwise required 10 feet, for a distance of 6 feet, 6 inches. The intent of setback regulations is to ensure access to natural light, provide for air circulation, provide a minimum of buffering distance between uses on separate lots, and provide for a sense of consistency in the massing and development of an area. In this instance, however, the proposed lots would remain under the same ownership and continue to operate as a unified affordable residential development with open and shared access to landscaped areas, residential amenities, and surface parking areas. As such, the Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and subdivision of land.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05 C, 17.06 B, 17.50 and 17.53 of the Los Angeles Municipal Code.

b. The design and improvement of the proposed subdivision are consistent with the applicable general and specific plans.

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects." Sections 17.05 C of the LAMC enumerates the design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Section 17.05 C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a Preliminary Parcel Map.

The design and layout of the Preliminary Parcel Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including, Building and Safety, Bureau of Engineering, Fire Department, and Bureau of Street Lighting) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. The proposed Preliminary Parcel Map is to allow for the subdivision of the 5.74-acre site into two ground lots: Lot 1 having 29,191 square feet of lot area (approximately 0.67 acres); and Lot 2 having 219,781 square feet of lot area (approximately 5.05 acres). The proposed subdivision would facilitate the bond financing for the previously approved 100 percent affordable housing project consisting of 122 dwelling units on proposed Lot 1 (ADM-2024-422-DB-HCA-ED1) with proposed Lot 2 maintaining a currently existing 113-unit affordable housing development known as University Gardens. No demolition or new construction is being proposed as part of the requested subdivision. Additionally, the project is seeking an adjustment to allow a reduction in the northerly side yard of proposed Lot 2, to 9 inches, in lieu of the otherwise required 10 feet, for a distance of 6 feet, 6 inches.

Therefore, the design and improvement of the proposed Preliminary Parcel Map is consistent with the intent and purpose of the applicable General Plan.

c. The site is physically suitable for the proposed type of development.

The project site is level, rectangular-shaped parcel of land comprised of a single lot encompassing a total lot area of 249,125 square feet (approximately 5.72 acres). The property has street frontages of 622 feet along the south side of Jefferson Boulevard, 450 feet along the west side of Vermont Avenue, 616 feet along the north side of 35th Street, and 430 feet along the east side of Catalina Street. The subject property is an entire city block, bounded by Jefferson Boulevard to the north, Catalina Street to the west, Vermont Avenue to the east, and 35th Street to the south. The subject property is currently developed with a gated apartment complex consisting of 13 low-rise residential multi-family buildings containing a total of 113 dwelling units, with associated surface parking, extensive landscaping, and amenities, known as University Gardens.

The proposed Preliminary Parcel Map is to allow for the subdivision of the 5.74-acre site into two ground lots: Lot 1 having 29,191 square feet of lot area (approximately 0.67 acres); and Lot 2 having 219,781 square feet of lot area (approximately 5.05 acres). The proposed subdivision would facilitate the bond financing for the previously approved 100 percent affordable housing project consisting of 122 dwelling units on proposed Lot 1 (ADM-2024-422-DB-HCA-ED1) with proposed Lot 2 maintaining a currently existing 113-unit affordable housing development known as University Gardens. No demolition or new construction is being proposed as part of the requested subdivision. The project is seeking an adjustment to allow a reduction in the northerly side yard of proposed Lot 2, to 9 inches, in lieu of the otherwise required 10 feet, for a distance of 6 feet, 6 inches.

The subject property is zoned C2-2D-CPIO and is located within the South Los Angeles Community Plan area. The Community Plan designates the subject property for Community Commercial land uses, corresponding to the C2, C4, RAS3, R3, RAS4, and R4 zones. The subject property falls within a Transit Priority Area in the City of Los Angeles (ZI-2452), a Los Angeles State Enterprise Zone (ZI-2374), the Exposition/University Park Redevelopment Project Area (ZI-2488), the North University Park - Exposition Park - West Adams Neighborhood Stabilization Overlay (ZI-2397), the South Los Angeles Community Plan Implementation Overlay (ZI-2484), the South Los Angeles Alcohol Sales Specific Plan (ZI-1231), an Urban Agriculture Incentive Zone, and a Tier 3 Transit Oriented Communities (TOC) area. The property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance.

Properties within the vicinity of the project site are zoned C2-2D-CPIO, C2-2D-O-CPIO, C2-1VL-O-CPIO, R3-1, PF-1-O, and USC-1A, are designated for Community Commercial, Neighborhood Office Commercial, Medium Residential, High Medium Residential, and Public Facilities land uses, and are improved with residential, commercial, government, and university buildings. Abutting the subject site to the north, across Jefferson Boulevard, are properties zoned C2-2D-O-CPIO and PF-1-O that are improved with an elementary school, a parking structure, and a church. Abutting the subject property to the east, across Vermont Avenue, is a parcel of land that falls within the USC-1A specific plan zone of the University of Southern California University Park Campus Specific Plan, that is improved with the USC facilities. Properties abutting the project site to the south, across a walkway and 35th Street, are zoned C2-2D-CPIO and R3-1 and are developed with a US Post Office, and single- and multi-family residences. Properties abutting the project site to the west, across Catalina Street are zoned R3-1 and are developed with single- and multi-family residences.

The project site is located within approximately 2.02 kilometers of the nearest fault zone (Puente Hills Blind Thrust Fault). The project site does not fall within an Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Study Area, Flood Zone, Landslide Area, Liquefaction Area, Tsunami Inundation Zone, a Very High Fire Hazard Severity Zone, Hillside Area, a BOE Special Grading Area. Although the project site is located within a Methane Zone, the project will comply with all development regulations that relate to Methane Hazard Sites. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per requirements of the Bureau of Street Services, Urban Forestry Division. Therefore, material evidence supports that the site will be physically suitable for the proposed type of development.

d. The site is physically suitable for the proposed density of development.

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth are expected to occur.

The subject property is zoned C2-2D-CPIO and is located within the South Los Angeles Community Plan area. The Community Plan designates the subject property for Community Commercial land uses, corresponding to the C2, C4, RAS3, R3, RAS4, and R4 zones. The subject property falls within a Transit Priority Area in the City of Los Angeles (ZI-2452), a Los

Angeles State Enterprise Zone (ZI-2374), the Exposition/University Park Redevelopment Project Area (ZI-2488), the North University Park - Exposition Park - West Adams Neighborhood Stabilization Overlay (ZI-2397), the South Los Angeles Community Plan Implementation Overlay (ZI-2484), the South Los Angeles Alcohol Sales Specific Plan (ZI-1231), an Urban Agriculture Incentive Zone, and a Tier 3 Transit Oriented Communities (TOC) area. The property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance.

The subject property is currently developed with a gated apartment complex consisting of 13 low-rise residential multi-family buildings containing a total of 113 dwelling units, with associated surface parking, extensive landscaping, and amenities, known as University Gardens.

The proposed Preliminary Parcel Map is to allow for the subdivision of the 5.74-acre site into two ground lots: Lot 1 having 29,191 square feet of lot area (approximately 0.67 acres); and Lot 2 having 219,781 square feet of lot area (approximately 5.05 acres). The proposed subdivision would facilitate the bond financing for the previously approved 100 percent affordable housing project consisting of 122 dwelling units on proposed Lot 1 (ADM-2024-422-DB-HCA-ED1) with proposed Lot 2 maintaining a currently existing 113-unit affordable housing development known as University Gardens. No demolition or new construction is being proposed as part of the requested subdivision. The project is seeking an adjustment to allow a reduction in the northerly side yard of proposed Lot 2, to 9 inches, in lieu of the otherwise required 10 feet, for a distance of 6 feet, 6 inches.

Based on the density calculation and land uses in the vicinity, this subdivision involves a density consistent with the General Plan and Zoning affecting the site. There are no known physical impediments or hazards that would be, materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the project is located. Therefore, the site is physically suitable for the proposed density of development.

e. The design of the subdivision and the proposed improvements are not likely to cause substantial environment damage or substantially and avoidably injure fish or wildlife or their habitat.

Both the project site and surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 15 for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The applicant is requesting a Preliminary Parcel Map is to allow for the subdivision of the 5.74-acre site into two ground lots: Lot 1 having 29,191 square feet of lot area (approximately 0.67 acres); and Lot 2 having 219,781 square feet of lot area (approximately 5.05 acres). In creating the legal boundaries for Lots 1 and 2 of the proposed subdivision, a substandard side yard is created for a small portion of an existing building (Building 1224), resulting in a reduced northerly side yard of 9 inches for a distance of 6 feet, 6 inches along the newly created lot

line for Lot 2. The project is therefore seeking an adjustment to allow a reduction in the northerly side yard of proposed Lot 2, to 9 inches, in lieu of the otherwise required 10 feet, for a distance of 6 feet, 6 inches. The intent of setback regulations is to ensure access to natural light, provide for air circulation, provide a minimum of buffering distance between uses on separate lots, and provide for a sense of consistency in the massing and development of an area. In this instance, however, the proposed lots would remain under the same ownership and continue to operate as a unified affordable residential development with open and shared access to landscaped areas, residential amenities, and surface parking areas.

Therefore, as the subject site is located in a developed area of the City of Los Angeles, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.

f. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandate by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located on a hazardous materials site, flood hazard area, nor is it located on a site having unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, the Bureau of Engineering has reported that the proposed subdivision will does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards.

The subject property is currently developed with a gated apartment complex consisting of 13 low-rise residential multi-family buildings containing a total of 113 dwelling units, with associated surface parking, extensive landscaping, and amenities, known as University Gardens. The area surrounding the property is fully developed with active residential, commercial, and institutional uses indicating that sewers and other services are available. Additionally, an environmental assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was concluded for the proposed project, the City Planning Department issued a Categorical Exemption (Case No. ENV-2024-2706-CE) that reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment and is therefore exempt from further CEQA review. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- g. The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site currently consists of a one legally recorded lots identified by the Assessor Parcel Number: 5040-028-027. The project site is surrounded by private 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 other officially recognized public recreation area. Necessary public access for roads and utilities or the termination of such roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at-large for access through or use of property within the proposed subdivision.

ADJUSTMENT FINDINGS

LAMC Section 17.53 J grants further authority to the Advisory Agency in the capacity of an Associate Zoning Administrator in that they will have the authority to reduce widths or passageways and to grant deviations of no more than 20 percent from the applicable area, yard, and height requirements. The following are the findings of fact for the requested reductions in yards.

- a. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms to the intent of those regulations.**

The subject property is a full city block that is currently developed with a gated apartment complex consisting of 13 low-rise residential multi-family buildings containing a total of 113 dwelling units, with associated surface parking, extensive landscaping, and amenities, known as University Gardens. The project site was recently approved under ADM-2024-422-DB-HCA-ED1, allowing for a 122 dwelling unit development consisting of 12 Extremely Low Income units, 12 Very Low Income units, 97 Low Income units and one (1) market rate manager's unit. The new residential development will occupy the northwesterly portion of the site that is currently occupied by a surface parking area.

To facilitate the financing of the 122-unit project, the applicant is required to create a separate legal lot in order to utilize funding sources that would solely encumber the area proposed for construction and not the existing improvements (University Park residential development) that are not part of the area of construction associated with the affordable housing project ministerially approved under Case No. ADM-2022-422-DB-HCA-ED1. In creating the legal boundaries for Lots 1 and 2 of the proposed subdivision, a substandard side yard is created for a small portion of an existing building (Building 1224), resulting in a reduced northerly side yard of 9 inches for a distance of 6 feet, 6 inches along the newly created lot line for Lot 2. The intent of setback regulations is to ensure access to natural light, provide for air circulation, provide a minimum of buffering distance between uses on separate lots, and provide for a sense of consistency in the massing and development of an area. In this instance, however, the proposed lots would remain under the same ownership and continue to operate as a

unified affordable residential development with open and shared access to landscaped areas, residential amenities, and surface parking areas. No fences are proposed along the newly created lot lines. The setback from which a deviation is being requested is entirely within the inward-facing portions between the two lots. The request will not result in a loss or diminishment of access to natural light, air circulation, or buffering between uses on separate lots, as the buildings on either side of this lot line will have between 10 and 15 feet of building separation. The reduced side yard request will not affect any adjoining or abutting lot. Strict application of the requirements of the regulations would not yield any greater benefit; conversely, strict application would result in rendering the project infeasible.

- b. In light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The subject property is a full city block that is currently developed with a gated apartment complex consisting of 13 low-rise residential multi-family buildings containing a total of 113 dwelling units, with associated surface parking, extensive landscaping, and amenities, known as University Gardens. The property has street frontages of 622 feet along the south side of Jefferson Boulevard, 450 feet along the west side of Vermont Avenue, 616 feet along the north side of 35th Street, and 430 feet along the east side of Catalina Street.

Vehicular access to the subject property will remain, with the exception of the existing driveway located at the northwest corner of the subject property along Catalina Street where the frontage of Lot 1 is proposed. This driveway will be removed to permit the construction of the previously approved 122-unit affordable housing project (ADM-2024-422-DB-HCA-ED1). Vehicular access will then be rerouted to the other existing driveways serving the University Gardens residential development.

The subdivision of the 5.7-acre full city block into two new lots will not adversely affect or negligibly degrade adjacent properties surrounding University Gardens. The subject property does not immediately abut other properties and is separated from other properties by the aforementioned streets and circulation serving these uses on adjoining streets will remain unchanged. The University Gardens property was developed in 1971 as a multi-family campus with several low-rise structures with intervening landscaped and surface parking areas and shared amenities. The proposed subdivision will not change the integrated nature of structures and amenities serving all residences within University Gardens and will not therefore adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

These findings shall apply to both the preliminary and final maps for Preliminary Parcel Map No. AA-2024-2704-PM-HCA.

VINCENT P. BERTONI, AICP
Advisory Agency



Esther Ahn
Deputy Advisory Agency

EA:TM:nm

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.gov/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org (310) 231-2901

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://www.lacity.gov/buildla) portal (appointments.lacity.gov). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to Online Appeal Filing



QR Code to Forms for In-Person Appeal Filing



QR Code to BuildLA Appointment Portal for Condition Clearance

PRELIMINARY PARCEL MAP No. 84321

FOR SUBDIVISION PURPOSES

LEGAL DESCRIPTION

(PER CHICAGO TITLE COMPANY ORDER NO. 00198417-987-0C1-K27, DATED AUGUST 24, 2023)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF TRACT NO. 30753, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 797, PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERAL SUBSTANCES TOGETHER WITH THE RIGHT TO EXTRACT SUCH SUBSTANCES PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT, OR OTHER MEANS OF REACHING OR REMOVING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE HOOVER URBAN RENEWAL PROJECT AREA, AS RECORDED APRIL 15, 1966, IN BOOK M2189, PAGE 19, OFFICIAL RECORDS, AND SHALL NOT PENETRATE ANY PART OR PORTION OF SAID PROJECT AREA WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED OCTOBER 17, 1967, AS INSTRUMENT NO. 618, OFFICIAL RECORDS.

APN: 5040-028-027

EXCEPTIONS

(PER CHICAGO TITLE COMPANY ORDER NO. 00198417-987-0C1-K27, DATED AUGUST 24, 2023)

3. EASEMENTS FOR INGRESS AND EGRESS, OVER THIRTY FIFTH STREET, FORMERLY HELLMAN STREET, IN FAVOR OF THE OWNERS OF LOTS OF THE RESUBDIVISION OF THE MATTISON TRACT, SUCH EASEMENTS HAVING BEEN ACQUIRED UNDER CONVEYANCES OF LOTS BY REFERENCE TO SAID MAP, RECORDED

RECORDING NO: IN BOOK 55, PAGE 60, OF MISCELLANEOUS RECORDS

4. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP/PLAT.

MAP/PLAT: TRACT NO. 30753
RECORDING NO: IN BOOK 797, PAGES 81 AND 82 OF MAPS
AFFECTS: JEFFERSON BOULEVARD AND VERMONT AVENUE

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON

MAP/PLAT: TRACT NO. 30753
RECORDING NO: IN BOOK 797, PAGES 81 AND 82 OF MAPS
PURPOSE: WATER LINE RIGHT-OF-WAY
AFFECTS: THE SOUTHERLY 20 FEET ADJOINING THE MOST SOUTHERLY LINE OF SAID LOT.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON

MAP/PLAT: TRACT NO. 30753
RECORDING NO: IN BOOK 797, PAGES 81 AND 82 OF MAPS
PURPOSE: SANITARY SEWER AND DRAINAGE
AFFECTS: THE SOUTHERLY 20 FEET ADJOINING THE MOST SOUTHERLY LINE OF SAID LOT.

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON

MAP/PLAT: TRACT NO. 30753
RECORDING NO: IN BOOK 797, PAGES 81 AND 82 OF MAPS
PURPOSE: PUBLIC UTILITY
AFFECTS: A STRIP OF LAND 10 FEET WIDE.

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES
RECORDING DATE: NOVEMBER 5, 1970
RECORDING NO: AS INSTRUMENT NO. 1671, OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 7 FEET OF THE WESTERLY 5 FEET OF THE EASTERLY 224 FEET OF LOT 1.

***ALL OTHER ITEMS NOT SHOWN ABOVE ARE NOT A SURVEY MATTER.

PROJECT NOTES

PROJECT CONSISTS OF 2 PROPOSED PARCELS.

APPROVED MULTI-STORY RESIDENTIAL BUILDING PER CASE NO. ADM-2024-422-DB-HCA-ED1.

STREET DESIGNATIONS:
JEFFERSON BLVD - MODIFIED AVENUE I (90' DESIGNATED)
S CATALINA ST - LOCAL STREET STANDARD (60' DESIGNATED)
W 35TH ST - LOCAL STREET STANDARD (60' DESIGNATED)
VERMONT AVE - MODIFIED AVENUE I (94' DESIGNATED)

THOMAS BROTHERS GUIDE: PAGE 634 - GRID A7 AND PAGE 341 - GRID A1

DISTRICT MAP: 1206197

COMMUNITY PLAN AREA: SOUTH LOS ANGELES

GENERAL PLAN LAND USE: COMMUNITY COMMERCIAL

SPECIFIC PLAN AREA: SOUTH LOS ANGELES ALCOHOL SALES

PROJECT IS WITHIN THE METHANE ZONE.

EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTRUCTURE MAPS OBTAINED ON THE NAVIGATE LA WEBSITE. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES INFRASTRUCTURE SYSTEMS.

THE SITE SHALL BE INTO EXISTING SEWER INFRASTRUCTURE.

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.

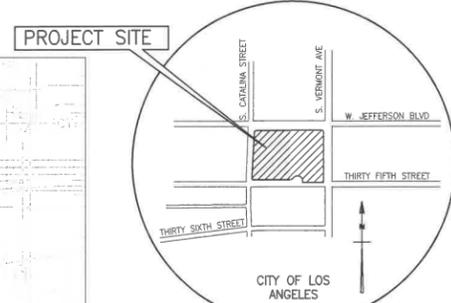
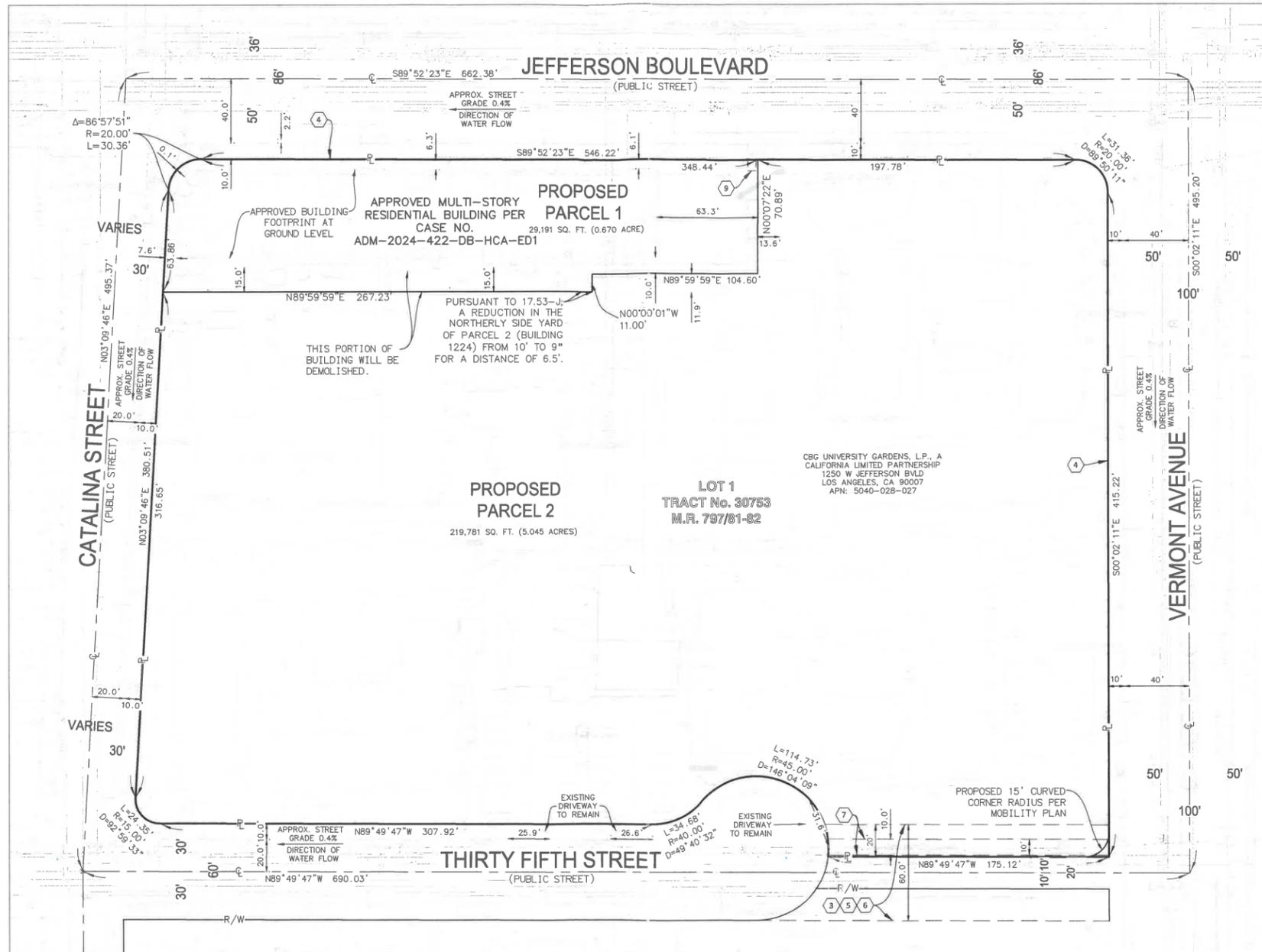
WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.

PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.

THE SITE DOES NOT CONTAIN ANY PROTECTED TREES. SEE TREE REPORT.

ALL EXISTING BUILDINGS ARE TO REMAIN, UNLESS NOTED OTHERWISE.

WE RESERVE THE RIGHT TO PHASE THE FINAL MAP.



VICINITY MAP (NOT TO SCALE)

LEGEND



kpff

700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
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GENERAL NOTES:

OWNER:

CBG UNIVERSITY GARDENS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
333 S GRAND AVE, 47TH FLOOR
LOS ANGELES, CA 90071
ATTN: JOE SEAGER AND CHRISTIAN HART
(626)797-3888

SUBDIVIDER:

CBG UNIVERSITY GARDENS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
333 S GRAND AVE, 47TH FLOOR
LOS ANGELES, CA 90071
ATTN: JOE SEAGER AND CHRISTIAN HART
(626)797-3888

LAND SURVEYOR:

KPFF CONSULTING ENGINEERS, INC.
700 FLOWER ST., SUITE 2100
LOS ANGELES, CA 90017
ATTN: CHRISTOPHER JONES, PLS 8193
(213) 418-0201

REVISIONS

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

JUN 10 2024

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

DATE 04/08/2024

PROJECT NUMBER 2300639

DRAWN BY DB

CHECKED BY CJ

SCALE AS SPECIFIED

PROJECT DESCRIPTION

1250 W JEFFERSON BLVD

SHEET NUMBER

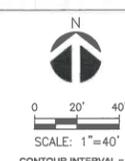
SHEET 1 OF 1

COMMENTS

SITE ADDRESS	1250 W. JEFFERSON BLVD, LOS ANGELES, CALIFORNIA
APN NO.	5040-028-027
BOUNDARY LINES	WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
BASIS OF BEARINGS	THE BEARING OF N89°49'47"W ALONG THE CENTERLINE OF THIRTY-FIFTH STREET AS SHOWN ON THE TRACT MAP 30753, FILED IN BOOK 797 PAGE 81, INCLUSIVE, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.
BENCH MARK	CITY OF LA BM#12-33435, CITY OF L.A. PBM *STMPD 12-33435 1973* 2FT N OF N CURB LINE JEFFERSON BLVD; 14.7FT E OF APPARENT BC CURB RETURN E OF VERMONT AVE; E END CB NAVD 1988 ADJ 2000 ELEVATION = 177.587'
INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.	
LAND AREA	GROSS AREA (TO STREET CENTERLINE) 334,682 SF OR 7.683 ACRES GROSS AREA (EXISTING CONDITIONS) 248,971 SF OR 5.716 ACRES NET AREA (PROPOSED CONDITIONS) 248,923 SF OR 5.714 ACRES
UTILITIES	ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
FLOOD INSURANCE RATE MAP	ZONE "X" AREAS DETERMINED TO HAVE A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1618G EFFECTIVE DATE DECEMBER 21, 2018.
ZONING	C2-2D-CPPIO - COMMERCIAL ZONE PER CITY OF LOS ANGELES ZIMAS WEBSITE ACCESSED SEPTEMBER 20, 2023.

TENTATIVE APPROVAL

NO: PDM
Approved without conditions
BY: [Signature] 4/25/24
Department of Building & Safety
Grading Division



PREPARED UNDER THE DIRECTION OF:

[Signature]
CHRISTOPHER M. JONES
CHRIS.JONES@KPFF.COM

04/08/2024



AA-2024 2704