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Decision Date: March 8, 2024

Last Day to File an Appeal: March 26, 2024

Erich Nakano (A)(O)
Crocker Apartments, LP
231 E. Third Street, G-106
Los Angeles, CA 90013

Chris Nassiri (R)
Iacobellis & Associates, Inc.
11145 Tampa Avenue, 21-B
Northridge, CA 91326

Vesting Tentative Map No.: 82988-HCA-M1
Address: 412-426 Crocker Street; 411-425
Towne Avenue
Related Cases: VTT-82988-HCA,
CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-
PHP-RDP
Community Plan: Central City
Zone: [Q]M2-4D
District Map: 127-5A213
Council District: 14 – de León
CEQA No.: ENV-2020-88-SCPE
Legal Description: Lots 15-21 and 30-35,
Block 9, Wolfskill Orchard Tract

LETTER OF MODIFICATION

On October 8, 2020 and in accordance with provisions of Sections 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract Map No. VTT-82988 located at 412-426 Crocker Street and 411-425 Towne Avenue, for the merger of 13 lots and subdivision into 1 master ground lot and 3 airspace lots for a maximum of 175 residential apartment units as show on the map stamp-dated January 7, 2020. This unit density WAS based on the proposed C2-4D Zone in conjunction with the approval of Case No. CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP-RDP. On July 12, 2023, the applicant filed for a Tract Map Modification, Case No. VTT-82988-HCA-M1, requesting that the Advisory Agency subdivide into 1 master ground lot and 2 airspace lots, instead of 1 master ground lot and 3 airspace lots. On September 20, 2023, the applicant filed for a time extension for recording of the final Vesting Tentative Tract Map No. VTT-82988. This extension was granted on October 23, 2023, and sets the expiration date on October 8, 2029.

The applicant communicated that the modification to the subdivision is a result based on revisions to architectural plans to best accommodate changes in programming for the commercial space as some spaces previously designated as commercial have been reclassified as residential, creating a need to modify the airspace lots. There have also been changes to the types of units

offered, including a reduction in 2-bedroom units and an increase in single units. The architectural changes have resulted in a reduction in FAR from 4.98:1 to 3.60:1.

A revised tract map stamped dated **July 13, 2023**, was distributed to City Departments for review and comment. Department comments were received from the following City Departments: Los Angeles Department of Building and Safety (LADBS) Grading, Los Angeles Department of Water and Power (LADWP), Los Angeles Sanitation & Environment (LASAN), Los Angeles Bureau of Street Lighting, Los Angeles Department of Recreation and Parks (RAP), Los Angeles Fire Department and Bureau of Engineering (BOE). LADBS Grading, LASAN, RAP, and BOE did not submit new or modified conditions. LADWP recommended new financial and engineering conditions related to the installation of fire hydrants and payment of fees. The Fire Department recommended modification of a previous condition regulating roadway grading and added conditions related to Smoke Vents, Fire Lanes, and radio coverage, among others. The Bureau of Street Lighting recommended a condition for street lighting improvements if street widening is to be conducted. As part of this Modification case, the DAA considered the applicant's request to create 2 airspace lots instead of 3. After careful review of this modification request, the Advisory Agency finds that modifications of the original Vesting Tentative Tract Map is adequate and is in compliance with the Los Angeles Municipal Code and the California Subdivision Map Act. The Advisory Agency is modifying conditions based off of the revised letters received from the Fire Department and Bureau of Street Lighting. Therefore, pursuant to Section 17.03 and 17.11 of the LAMC, the Advisory Agency hereby approves **Revised Map stamp-dated December 13, 2023** and approves the subject **MODIFICATION** request as follows:

(Note: Grant and findings have been updated as listed below. Text that is **underlined and in bold** indicates the new language added to the finding. Text that is crossed out indicates text that has been deleted.)

MODIFY GRANT as follows:

The Advisory Agency approved Vesting Tentative Tract Map No. VTT-82988 located at 412-426 Crocker Street and 411-425 Towne Avenue, for the merger of 13 lots and subdivision into 1 master ground lot and 3 2 airspace lots for a maximum of 175 residential apartment units as show on the map stamp-dated ~~January 7, 2020~~ **December 13, 2023.**

MODIFY CONDITIONS OF APPROVAL as follows:**FIRE DEPARTMENT**

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 264-6807. You should advise any consultant representing you of this requirement as well.

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 and City Planning Case.
 - 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 the 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. Fire Land 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.

- (i) 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.
 - (ii) Submit plot plans indicating access road and turning area for Fire Department approval.
 - (iii) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - (iv) 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.
 - (v) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - (vi) 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.
 - (iii) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
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- g. Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand bearing pressure of 8,600 pounds per square foot.
 - h. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - i. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - j. No building or portion of a building shall be construct more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - k. 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.

- l. Site plans shall include all overhead utility lines adjacent to the site.
- m. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- 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. Construction of public or private roadway in the proposed development shall not exceed ~~45~~ 10 percent in grade.
- p. Private development shall conform to the standard street dimension shown on Department of Public Works Standard Plan S-470-0.
- q. Standard cut corners will be used on all turns.
- r. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- s. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- t. Building designs for multistoried residential buildings shall incorporate at least one access stairwell off the main lobby of the building; but in no case greater than 150 feet horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.
- u. Entrance to the main lobby shall be located off the address side of the building.
- v. Any required Fire Annunciator panel or Fire Control Room shall be located within 20 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- w. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determine by the Los Angeles Fire Department.
- x. 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.

- y. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- z. 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 minimum amount of waiting place call (213) 264-6807. You should advise any consultant representing you of this requirement as well.
- aa. **[Added] Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.**
- bb. **[Added] On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane."**
- cc. **[Added] 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.**
- dd. **[Added] 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)**
 - a. **When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.**
 - b. **It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path**

of travel to be taken by a person responding to an emergency in the building.

- c. This policy does not apply to single-family dwellings or to non-residential buildings.
- ee. [Added] FPB #105
5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- ff. [Added] 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 recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
 - a. 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.
 - b. 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 approved required hereinabove in writing after consultation with the Fire Department.
 - c. 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.
 - d. 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.

- e. **That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.**
- gg. **[Added] Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.**

DEPARTMENT OF WATER AND POWER

- 10. That prior to the issuance of a grading or building permit, satisfactory arrangements shall be made with the Department of Water and Power for the following:
 - a. If improvements are proposed within the existing dedicated streets, we must review your preliminary street improvement plans. If adjustments to water facilities are necessary, the developer may be required to pay for the cost of such adjustments.
 - b. Submit a copy of your street improvement plans after the City's District Engineer has signed them so that DWP can expedite determination of the need for adjustments.
 - c. After DWP receives final plans and payments for necessary adjustments, it will take a minimum of 60 days to complete the design of the water facility adjustment and to begin construction.
- 11. **[Added] The Developer shall complete the following financial and engineering arrangements as conditions of map clearance:**
 - a. **LAFD-related Requirements**
 - i. **New hydrants shall be installed**
 - b. **DWP-WS Requirements**
 - i. **Acreage supply charges shall be paid.**
 - ii. **Water main charges shall be paid.**

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

- 12. 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 proves for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

13. **[Added] No street lighting improvements will be required if there is no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: one (1) on Crocker St. and one (1) on Towne Ave.**

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

14. 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 one (1) master ground lot and ~~three (3)~~ **two (2)** airspace lots for a maximum of 175 dwelling units pursuant to the approval of related Case No. CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP-RDP.
 - b. Prior to issuance of building permits, the applicant shall submit the Council Action and updated Letter of Determination confirming that the SCP Exemption has been adopted by City Council as required per PRC 21155.1.
 - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - d. 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.
 - e. 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.

MODIFY FINDINGS OF FACT (CEQA) as follows:

Pursuant to Senate Bill (SB) 375 and Public Resources Code (PRC) Section 21155.1, a project that qualifies as a Transit Priority Project and is declared by a legislative body to be a Sustainable Communities Project is statutorily exempt from the California Environmental Quality Act (CEQA). These SB 375 clearances are intended to meet the goals of the Sustainable Communities Strategy to encourage higher density, infill development located near transit.

In order to qualify as a Transit Priority Project, the project must be consistent with general land use policies of an adopted Sustainable Communities Strategy per PRC Section 21155(a) and meet the criteria in PRC Section 21155(b) related to minimum density, residential uses, and distance from a major transit stop or high-quality transit corridor. In order to qualify as a Sustainable Communities Project, the project must meet all environmental criteria in PRC Section 21155.1(a), all land use criteria in PRC Section 21155.1(b), and one public benefit criteria in PRC Section 21155.1(c). A public hearing must be held by City Council prior to declaring a project to be a Sustainable Communities Project and the City Council is required to find the necessary criteria are met in Subsections (a), (b) and (c) of PRC Section f 21155.1. Unlike other CEQA clearances, the SCP Exemption must be approved by the City Council, even if the initial decision-maker or appellate body is a lower decision-making body or officer.

The Department of City Planning has determined and will recommend to the City Council that the project is exempt from CEQA pursuant to PRC 21155.1 as a Transit Priority Project and Sustainable Communities Project. A public hearing will be held by the City Council on the SCP Exemption after completion of the appeal period, if no appeal is filed, or after the appeal is filed and the land use approval upheld (in whole or in part). The project approval[s] will not be final until the City Council has approved the SCP Exemption unless another CEQA clearance is approved. If another CEQA clearance is approved,

the project approval is final upon adoption of the LOD and the expiration of any applicable appeal periods.

The modified tract map and associated project contain no new, significant impacts for the purposes of CEQA. Density will remain the same while FAR will be reduced from 4.98:1 to 3.60:1. The existing CEQA clearance is sufficient for the purposes of this modification.

MODIFY FINDINGS OF FACT (SUBDIVISION MAP ACT) as follows:

In connection with the approval of (Vesting) Tentative Tract Map No. VTT-82988 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 Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various Elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Central City Community Plan, which designates the site with a Light Manufacturing Land Use Designation. The Land Use Designation lists MR2 and M2 Zones as the corresponding zones. The Project Site is zoned M2-2D, which is currently consistent with the Land Use Designation.

However, as the tract map is to permit the merger and re-subdivision of the land and the creation of one (1) ground lot containing ~~three (3)~~ **two (2)** air space lots necessary for the purposes of constructing residential dwelling units, the applicant has requested entitlements under Case No. CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP-RDP. The requested entitlements include a General Plan Amendment to the Central City Community Plan to amend the Land Use Designation of the project site from Light Manufacturing to Regional Center Commercial; a Vesting Zone Change and Height District Change from M2-2D to C2-4D; a Site Plan Review to allow for a project which creates or results in an increase of 50 or more dwelling units; and a Redevelopment Plan Project Compliance to permit residential uses within an Industrial Area and permit an FAR of 4.98:1 in lieu of 3:1 as otherwise required by the Central Industrial Redevelopment Plan. This project will

utilize two (2) Developer Incentives under Measure JJJ to allow a 60-percent reduction in the minimum total usable open space required and a maximum of 35 percent of interior common open space to be provided as usable open space in lieu of 25 percent.

The updated proposed project is for the demolition of one (1) existing two-story manufacturing building and the construction, use and maintenance of a ~~178,200~~ 128,912 square-foot, permanent supportive housing, mixed-use development including 175 apartment units inclusive of ~~nine (9) restricted to Extremely Low Income housing units;~~ ~~146~~ 155 restricted to Very Low Income housing units; 18 restricted to Low Income housing units; two (2) market rate managers' units; 8,691 square feet of commercial space; a subterranean parking garage and supportive services. The Project would be ~~87~~ 84.67 feet in height with ground floor commercial and six (6) residential levels over one (1) level of subterranean parking. The subterranean parking garage would have an ingress and egress from Crocker Street and would provide 29 parking stalls, 113 long-term bicycle stalls, and 12 short-term bicycle stalls. The 175 housing units (173 Permanent Supportive Housing dwelling units) would consist of ~~86~~ 102 studio units, 60 one-bedroom units, and ~~29~~ 13 two-bedroom units. The Project would also provide ~~7,294~~ 7,293 square feet of open space, including community space, two courtyards, and a kid play area.

The proposed Zone and Height District Change is in conformity with the General Plan. The proposed C2-4D Zone would be consistent with the proposed General Plan Amendment to change the Land Use Designation from Light Manufacturing to Regional Commercial. The C2-4D Zone is intended to promote a mix of uses, including higher density affordable housing and commercial uses that would be compatible with the surrounding neighborhood. The C2-4D Zone provides a mechanism to increase affordable residential opportunities, enhance neighborhoods, create jobs, and revitalize older industrial areas. The C2-4D Zone is intended to accommodate projected population growth in the Central City District which is identified in the Central City Community Plan as the location for the "primary source of housing." The proposed project complies with the General Land Use Designation and the new zone because the C2-4D Zone is intended to promote a mix of uses including higher density affordable housing and commercial uses and the Vesting Zone Change and Height District would allow the proposed project to construct a 175-unit mixed used development with Permanent Supportive Services. The tract is approved contingent upon the approval and adoption of the General Plan Amendment, Vesting Zone Change, Height District Change, Site Plan Review and Redevelopment Project Permit Compliance. In the event that the incidental case is disapproved or modified, the applicant would be required to submit a revised tract map that is consistent with the determination of Case No. CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP-RDP.

Pursuant to LAMC Section 17.06 B. A, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. The Tract Map was prepared by Beau Immel, No. PLS 9393, of KPFF Consulting Engineers, Inc. and contains information regarding the boundaries of

the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan in conjunction with the approval of Case No. CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP-RDP.

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

The subject site is a level, irregular parcel of land comprised of 13 contiguous lots consisting of 35,790 gross square feet of lot area comprised of one (1) Tax Assessor's Parcel No. 5147-009-027. The subject site is currently developed with one vacant two-story building, which previously operated a processing plant. There are no trees on or in the right-of-way adjacent to the subject property. The site is a through lot that is located mid-block to the south of 4th Street and north of 5th Street with approximately 175 feet of frontage on Crocker Street and approximately 150 feet of frontage on Towne Avenue. The site is proposed for the construction, use and maintenance of the 175 apartment units: ~~446~~ **155** units would be restricted affordable units for Very Low Income Households, ~~nine (9) units would be restricted affordable units for Extremely Low Income Households,~~ 18 units would be restricted affordable units for Low Income Households, and two (2) units would be market-rate. The proposed mixed-use building would be seven (7) stories with a maximum height of 87 feet. The proposed project will provide six (6) levels of residential located on the second through seventh levels, with an approximately ~~467,386~~ **128,912** square feet of floor area, including 8,691 square feet of commercial, and 5,000 square feet of supportive services. The project will provide ~~7,294~~ **7,293** square feet of open space within the building. Of this open space, there are ground level courtyards that are both covered and open to the sky, and will connect to the community center, food court and supportive services. The project will provide 29 vehicular parking stalls and 125 bicycle stalls. The development will provide a total of 175 units through a unit mix of ~~86 singles~~ **102 studios**, 60 one-bedrooms, and ~~29~~ **13** two-bedrooms.

The project site is located within 1.53 km from the Puente Hills Blind Thrust Fault but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone or a flood, landslide, liquefaction, or tsunami inundation zone. The site is located within a methane buffer zone and will be required to comply with all applicable regulations as it pertains to development within a methane zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal hazard from the principal source of flood. There are currently no flood zone compliance requirements for construction in this zone. The site is not subject to

the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard, and flood-related erosion hazard areas).

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

All other conditions and findings of Vesting Tentative Tract No VTT-82988 shall remain as originally written.

VINCENT P. BERTONI, AICP
Advisory Agency



VANESSA SOTO, AICP
Deputy Advisory Agency

VS:CD:KH:dj

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.org/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.org/development-services/forms>. Public offices are located at:

Metro DSC (213) 482-7077 201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org	Van Nuys DSC (818) 374-5050 6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org	West Los Angeles DSC (CURRENTLY CLOSED) (310) 231-2901 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org
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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 portal (appointments.lacity.org). 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

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
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KAREN BASS
MAYOR

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 23, 2023

Owner/Applicant

Crocker Apartments, L.P.
Erich Nakano
231 E Third Street, Suite G 106
Los Angeles, CA 90013

Representative

CGR Development
Terri Dickerhoff
5635 Evening Sky Drive
Simi Valley, CA 93063

RE: Vesting Tentative Tract Map No. VTT-82988

Related Case: CPC-2020-87-VZCJ-GPAJ-HD-
SPR-HCA-PHP

Address: 412-426 Crocker Street; 411-425

Towne Avenue

Community Plan: Central City

Council District: 14 - León

Zone: [Q]C2-4D

CEQA: ENV-2020-88-SCPE

EXTENSION OF TIME

On October 8, 2020, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. VTT-82988 for the merger of 13 lots and subdivision into 1 ground lot and 3 airspace lots for a maximum of 175 residential apartment units as shown on map stamp-dated January 7, 2020, based on the proposed C2-4D Zone in conjunction with the approval of Case No. CPC-2020-87-VZCJ-GPAJ-HD-SPR-HCA-PHP, located at 412-426 Crocker Street and 411-425 Towne Avenue within the Central City Community Plan.

On November 19, 2020, the Los Angeles City Planning Commission conditionally approved Case No. CPC-2020-87-VZCJ-GPAJ-HD-SPR-HCA-PHP for a General Plan Amendment, Vesting Zone Change, Height District Change, and Site Plan Review for the demolition of one existing vacant manufacturing building, and the construction, use, and maintenance of a seven-story, 178,200 square-foot mixed-use building with 175 dwelling units, including nine units restricted to Extremely Low Income Households, 146 dwelling units restricted to Very Low Income Households, 18 units restricted to Low Income Households and two market rate manager's units, and 8,691 square feet of commercial space on a 35,750 square-foot site. The building will be constructed with ground floor commercial, and six levels of residential units, over one level of subterranean parking for a total building height of 87 feet, and a Floor Area Ratio of 4.99:1. The Project includes 86 studio units, 60 one-bedroom units and 29 two-bedroom units. The Project will provide 29 vehicular parking spaces, 125 bicycle parking spaces, and 7,291 square feet of open space. On March 17, 2021, the Los Angeles City Council adopted Ordinance No. 186963, effective May 26, 2021, amending the Community Plan and updating the zoning map.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. On September 20, 2023, the applicant requested an extension pursuant to LAMC


Section 17.02 A.2; pursuant Zoning Administrator Memorandum No. 140, an approved subdivision map is eligible for the extension if the extension application request is filed prior to the expiration of the subject entitlement. Therefore, in accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. VTT-82988.

In addition, pursuant to Chapter 1, LAMC Section 12.36 G.3, 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 related Case No. CPC-2020-87-VZCJ-GPAJ-HD-SPR-HCA-PHP is **October 8, 2029**.

VINCENT P. BERTONI, AICP
Director of Planning

Andrew
Jorgensen

 Digitally signed by Andrew
Jorgensen
Date: 2023.10.23 09:10:05 -07'00'

Andrew Jorgensen
Deputy Advisory Agency
VPB:AJ:JC:YH

cc: Councilmember Kevin de León

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: October 08, 2020

Last Day to Appeal: October 19, 2020

Erick Nakano (A)(O)
Crocker Street Apartments, LP
231 East Third Street, Suite G106
Los Angeles, CA 90013

Eric Liberman (R)
QES, Inc.
14549 Archwood Street
Van Nuys, CA 91405

Case No: VTT-82988-HCA
Incidental Case CPC-2020-87-GPAJ-VZCJ-HD-
SPR-HCA-PHP-RDP
Address: 412-426 Crocker Street; 411-425
Towne Avenue
Community Plan Central City Plan Area
Zone: M2-2D
D.M.: 127-5A213
Council District: 14-Huizar
CEQA: ENV-2020-88-SCPE
Legal
Description: Lots 15-21 and 30-35, Block 9,
Tract Wolfskill Orchard

In accordance with provisions of Sections 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **approves** Vesting Tentative Tract Map No. 82988 located at 412-426 Crocker Street and 411-425 Towne Avenue, for the merger of 13 lots and subdivision into **1 master ground lot and 3 airspace lots** for a maximum of **175 residential apartment units** as shown on map stamp-dated January 7, 2020 in the Central City Community Plan. This unit density is based on the proposed C2-4D Zone in conjunction with the approval of Case No. CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP-RDP. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.)

The Department of City Planning has determined that the project is exempt from the California Environmental Quality Act (CEQA) as a Sustainable Communities Project (SCP), Case No. ENV-2020-88-SCPE pursuant to Public Resources Code (PRC) 21155.1. A subsequent public hearing will be held by the City Council on this SCP Exemption determination after completion of the appeal period, if no appeal is filed, or after the appeal is filed and the land use approval is upheld (in whole or in part).

This Letter of Determination is not final or effective until the City Council has held a public hearing and adopted findings pursuant to PRC 21155.1 and approved the SCP Exemption.

The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

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

1. That a 3-foot wide strip of land be dedicated along the Crocker Street adjoining the tract to complete a 33-foot wide half public right-of-way in accordance with Collector Street Standards of LA Mobility Plan.
2. That a 3.75-foot strip of land be dedicated along the alley adjoining the tract to complete a 10-foot wide half alley.
3. That the subdivider make a request to the West Los Angeles District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
4. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
5. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of respective lots and they will maintain the private easements free and clear of obstruction and in safe conditions for use at all times.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the

subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

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. Obtain permit for the demolition or removal of existing structure on the site. Provide copy of the demolition permit and signed inspection card to show completion of the demolition work.
 - b. Residential use is not allowed in the M2 Zone. Revise the Map to show compliance with the above requirement or obtain Zone Change approval from the Department of City Planning and City Council.
 - c. Zone Change must be recorded prior to obtaining Zoning clearance.
 - d. Provide a copy of affidavit PKG-4529. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - e. Provide a copy of CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP-RDP. Show compliance with all the conditions/requirements of the CPC case as applicable.
 - f. Show all street/alley dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedications.
 - g. 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:

The project site is within the Greater Downtown Housing Incentive Area.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health of safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, polices, and standards in effect at the time the subdivision application as 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 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

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

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 264-6807. You should advise any consultant representing you of this requirement as well.

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 and City Planning Case.
 - 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 the 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. Fire Land 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.
 - (i) 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.
 - (ii) Submit plot plans indicating access road and turning area for Fire Department approval.
 - (iii) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - (iv) 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.
 - (v) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - (vi) 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.
 - (iii) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- g. Where fire apparatus will be driven onto the road level surface of the

subterranean parking structure, that structure shall be engineered to withstand bearing pressure of 8,600 pounds per square foot.

- h. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- i. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- j. No building or portion of a building shall be construct more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- k. 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.
- l. Site plans shall include all overhead utility lines adjacent to the site.
- m. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- 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. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- p. Private development shall conform to the standard street dimension sown on Department of Public Works Standard Plan S-470-0.
- q. Standard cut corners will be used on all turns.
- r. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- s. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- t. Building designs for multistoried residential buildings shall incorporate at

least one access stairwell off the main lobby of the building; but in no case greater than 150 feet horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

- u. Entrance to the main lobby shall be located off the address side of the building.
- v. Any required Fire Annunciator panel or Fire Control Room shall be located within 20 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- w. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determine by the Los Angeles Fire Department.
- x. 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.
- y. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- z. 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 minimum amount of waiting place call (213) 264-6807. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

10. That prior to the issuance of a grading or building permit, satisfactory arrangements shall be made with the Department of Water and Power for the following:
 - a. If improvements are proposed within the existing dedicated streets, we must review your preliminary street improvement plans. If adjustments to water facilities are necessary, the developer may be required to pay for the cost of such adjustments.
 - b. Submit a copy of your street improvement plans after the City's District Engineer has signed them so that DWP can expedite determination of the need for adjustments.
 - c. After DWP receives final plans and payments for necessary adjustments, it will

take a minimum of 60 days to complete the design of the water facility adjustment and to begin construction.

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

11. 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 proves for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

12. 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 structure or potential maintenance problem, as stated in the memo dated January 16, 2020. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

13. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instruction on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street. Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 or rap.parkfees@lacity.org for any questions or comments, at your convenience.

14. That the Project pay in-lieu fees in order to fulfill the Project's requirements under provisions of LAMC 12.33.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

15. Plant street trees and remove any existing trees within dedicated street trees or

proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removal shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction to expedite tree planting.

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

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

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 one (1) master ground lot and three (3) airspace lots for a maximum of 175 dwelling units pursuant to the approval of related Case No. CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP-RDP.
 - b. Prior to issuance of building permits, the applicant shall submit the Council Action and updated Letter of Determination confirming that the SCP Exemption has been adopted by City Council as required per PRC 21155.1.
 - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - d. 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.
 - e. 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.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage, and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.

- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys, and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) No street lighting improvements are required if not street widening per BOE improvement conditions. Otherwise relocate and upgrade streetlights; one (1) on Crocker Street and one (1) on Towne Avenue.

Notes:

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

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

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

(1) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed.

- a. Construct a new full-width concrete sidewalk along Crocker Street covering the newly dedicated area with tree wells including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.
- b. Improve the alley adjoining the tract and being dedicated by construction of additional alley surfacing to provide a 10-foot wide half alley, reconstruct the alley intersections with Crocker Street and Towne Avenue, remove the gates on both ends of the alley including any necessary reconstruction of any existing bad order sections all satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However, the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement, or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

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

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

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

FINDINGS OF FACT (CEQA)

Pursuant to Senate Bill (SB) 375 and Public Resources Code (PRC) Section 21155.1, a

project that qualifies as a Transit Priority Project and is declared by a legislative body to be a Sustainable Communities Project is statutorily exempt from the California Environmental Quality Act (CEQA). These SB 375 clearances are intended to meet the goals of the Sustainable Communities Strategy to encourage higher density, infill development located near transit.

In order to qualify as a Transit Priority Project, the project must be consistent with general land use policies of an adopted Sustainable Communities Strategy per PRC Section 21155(a) and meet the criteria in PRC Section 21155(b) related to minimum density, residential uses, and distance from a major transit stop or high-quality transit corridor. In order to qualify as a Sustainable Communities Project, the project must meet all environmental criteria in PRC Section 21155.1(a), all land use criteria in PRC Section 21155.1(b), and one public benefit criteria in PRC Section 21155.1(c). A public hearing must be held by City Council prior to declaring a project to be a Sustainable Communities Project and the City Council is required to find the necessary criteria are met in Subsections (a), (b) and (c) of PRC Section f 21155.1. Unlike other CEQA clearances, the SCP Exemption must be approved by the City Council, even if the initial decision-maker or appellate body is a lower decision-making body or officer.

The Department of City Planning has determined and will recommend to the City Council that the project is exempt from CEQA pursuant to PRC 21155.1 as a Transit Priority Project and Sustainable Communities Project. A public hearing will be held by the City Council on the SCP Exemption after completion of the appeal period, if no appeal is filed, or after the appeal is filed and the land use approval upheld (in whole or in part). The project approval[s] will not be final until the City Council has approved the SCP Exemption unless another CEQA clearance is approved. If another CEQA clearance is approved, the project approval is final upon adoption of the LOD and the expiration of any applicable appeal periods.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of (Vesting) Tentative Tract Map No. VTT-82988 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 Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various Elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Central City Community Plan, which designates the site with a Light Manufacturing Land Use Designation. The Land Use Designation lists MR2 and M2 Zones as the corresponding zones. The Project Site is zoned M2-2D, which is currently consistent with the Land Use Designation.

However, as the tract map is to permit the merger and re-subdivision of the land and the creation of one (1) ground lot containing three (3) air space lots necessary for the purposes of constructing residential dwelling units, the applicant has requested entitlements under Case No. CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP-RDP. The requested entitlements include a General Plan Amendment to the Central City Community Plan to amend the Land Use Designation of the project site from Light Manufacturing to Regional Center Commercial; a Vesting Zone Change and Height District Change from M2-2D to C2-4D; a Site Plan Review to allow for a project which creates or results in an increase of 50 or more dwelling units; and a Redevelopment Plan Project Compliance to permit residential uses within an Industrial Area and permit an FAR of 4.98:1 in lieu of 3:1 as otherwise required by the Central Industrial Redevelopment Plan. This project will utilize two (2) Developer Incentives under Measure JJJ to allow a 60-percent reduction in the minimum total usable open space required and a maximum of 35 percent of interior common open space to be provided as usable open space in lieu of 25 percent.

The proposed project is for the demolition of one (1) existing two-story manufacturing building and the construction, use and maintenance of a 178,200 square-foot, permanent supportive housing, mixed-use development including 175 apartment units inclusive of nine (9) restricted to Extremely Low Income housing units; 146 restricted to Very Low Income housing units; 18 restricted to Low Income housing units; two (2) market rate managers' units; 8,691 square feet of commercial space; a subterranean parking garage and supportive services. The Project would be 87 feet in height with ground floor commercial and six (6) residential levels over one (1) level of subterranean parking. The subterranean parking garage would have an ingress and egress from Crocker Street and would provide 29 parking stalls, 113 long-term bicycle stalls, and 12 short-term bicycle stalls. The 175 housing units (173 Permanent Supportive Housing dwelling units) would consist of 86 studio units, 60 one-bedroom units, and 29 two-bedroom units. The Project would also provide 7,291 square feet of open space, including community space, two courtyards, and a kid play area.

The proposed Zone and Height District Change is in conformity with the General Plan. The proposed C2-4D Zone would be consistent with the proposed General

Plan Amendment to change the Land Use Designation from Light Manufacturing to Regional Commercial. The C2-4D Zone is intended to promote a mix of uses, including higher density affordable housing and commercial uses that would be compatible with the surrounding neighborhood. The C2-4D Zone provides a mechanism to increase affordable residential opportunities, enhance neighborhoods, create jobs, and revitalize older industrial areas. The C2-4D Zone is intended to accommodate projected population growth in the Central City District which is identified in the Central City Community Plan as the location for the "primary source of housing." The proposed project complies with the General Land Use Designation and the new zone because the C2-4D Zone is intended to promote a mix of uses including higher density affordable housing and commercial uses and the Vesting Zone Change and Height District would allow the proposed project to construct a 175-unit mixed used development with Permanent Supportive Services. The tract is approved contingent upon the approval and adoption of the General Plan Amendment, Vesting Zone Change, Height District Change, Site Plan Review and Redevelopment Project Permit Compliance. In the event that the incidental case is disapproved or modified, the applicant would be required to submit a revised tract map that is consistent with the determination of Case No. CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP-RDP.

Pursuant to LAMC Section 17.06 B. A, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. The Tract Map was prepared by Beau Immel, No. PLS 9393, of KPFF Consulting Engineers, Inc. and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan in conjunction with the approval of Case No. CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP-RDP.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section

17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project site's Limited Manufacturing Land Use Designation and M2-2D Zone would not permit the construction of the proposed 175-unit Permanent Supportive Housing project, the applicant has requested a General Plan Amendment, Vesting Zone Change, and Height District Change under Case No. CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP-RDP, in conjunction with the requested tract map. The requested General Plan Amendment would amend the Land Use Designation from Light Manufacturing to Regional Center Commercial, and the Vesting Zone Change and Height District Change would change from an M2-2D Zone to C2-4D Zone to permit a Permanent Supportive Housing project of 175 dwelling units on approximately 35,265 square feet of lot area, less dedications, with a FAR of 4.98:1. The requested Redevelopment Plan Project Compliance will permit residential uses within an Industrial Area and permit an FAR of 4.98:1 in lieu of 3:1 as otherwise required by the Central Industrial Redevelopment Plan and the 4D Height District will allow a maximum 6:1 FAR. As discussed in Finding (a), the tract map is approved with the condition that the map is in compliance with the approvals of Case No. CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP-RDP. The project site is not within the boundaries of any specific plan. The Project is within the Greater Downtown Housing Incentive Area which allows zero parking required for all units that are set aside for households earning less than 50 percent of the AMI and no more than one parking space for each dwelling unit for all other units. As such, the proposed density and uses would be consistent with the proposed land use designation and zone.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Crocker Street and the adjoining alley consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. In addition, the Bureau of Street Lighting has recommended that if the Bureau of Engineering recommends street widening as an improvement condition, then the applicant must relocate and upgrade street lights; one (1) on Crocker Street and one (1) on Towne Avenue. Otherwise, no street lighting improvements would be required. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The subject site is a level, irregular parcel of land comprised of 13 contiguous lots consisting of 35,790 gross square feet of lot area comprised of one (1) Tax Assessor's Parcel No. 5147-009-027. The subject site is currently developed with one vacant two-story building, which previously operated a processing plant. There

are no trees on or in the right-of-way adjacent to the subject property. The site is a through lot that is located mid-block to the south of 4th Street and north of 5th Street with approximately 175 feet of frontage on Crocker Street and approximately 150 feet of frontage on Towne Avenue. The site is proposed for the construction, use and maintenance of the 175 apartment units: 146 units would be restricted affordable units for Very Low Income Households, nine (9) units would be restricted affordable units for Extremely Low Income Households, 18 units would be restricted affordable units for Low Income Households, and two (2) units would be market-rate. The proposed mixed-use building would be seven (7) stories with a maximum height of 87 feet. The proposed project will provide six (6) levels of residential located on the second through seventh levels, with an approximately 167,386 square feet of floor area, including 8,691 square feet of commercial, and 5,000 square feet of supportive services. The project will provide 7,291 square feet of open space within the building. Of this open space, there are ground level courtyards that are both covered and open to the sky, and will connect to the community center, food court and supportive services. The project will provide 29 vehicular parking stalls and 125 bicycle stalls. The development will provide a total of 175 units through a unit mix of 86 singles, 60 one-bedrooms, and 29 two-bedrooms.

The project site is located within 1.53 km from the Puente Hills Blind Thrust Fault but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone or a flood, landslide, liquefaction, or tsunami inundation zone. The site is located within a methane buffer zone and will be required to comply with all applicable regulations as it pertains to development within a methane zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal hazard from the principal source of flood. There are currently no flood zone compliance requirements for construction in this zone. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard, and flood-related erosion hazard areas).

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

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

The properties to the north, south, east, and west have a Land Use Designation of Light Manufacturing and are zoned M2-2D and comprised of a mix of uses that include residential, commercial, and industrial. Adjacent land uses to the north include industrial food processing plant, warehousing distribution, storage facilities

and a mixed-use building. Land uses to the south includes an at-grade level parking lot and commercial office buildings in addition to residential hotels, mixed use buildings at the end of the block. The project site, which is comprised of 13 parcels, consists of approximately 35,790 square feet of land, and developed with a vacant food processing plant. The requested General Plan Amendment would amend the Land Use Designation from Light Manufacturing to Regional Center Commercial, and the Vesting Zone Change and Height District Change would change from an M2-2D Zone to C2-4D Zone to permit a Permanent Supportive Housing project of 175 dwelling units on approximately 35,265 square feet of lot area, less dedications, with a FAR of 4.98:1. The requested Redevelopment Plan Project Compliance will permit residential uses within an Industrial Area and permit an FAR of 4.98:1 in lieu of 3:1 as otherwise required by the Central Industrial Redevelopment Plan and the 4D Height District will allow a maximum 6:1 FAR. The Project is within the Greater Downtown Housing Incentive Area which allows zero parking required for all units that are set aside for households earning less than 50 percent of the AMI and no more than one parking space for each dwelling unit for the remaining units. As such, the proposed density and uses would be consistent with the proposed land use designation and zone. The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the 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 project site is currently developed with a vacant food processing plant. There are no trees on the project site or within the public right-of-way adjacent to the project site. The project site and surrounding area are in an urbanized area developed with structures and minimal landscaping which do not provide a natural habitat for either fish or wildlife. Given the developed nature of the site and the surrounding area, it is not likely that there are any existing habitats or endangered wildlife that would be disturbed. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide

ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant. 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 OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Crocker Street and Towne Avenue, which are public streets. The project site consists of a parcel identified as Lot Nos. 15,16,17,18,19, 20, 21 and 30, 31, 32, 33, 34, 35, Block 9 of the Wolfskill Orchard Tract and is identified by the Assessor Parcel No. 5147-009-027. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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

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

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

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

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

buildings on the site in relation to adjacent development. These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No. VTT-82988.

VINCENT P. BERTONI, AICP
Advisory Agency

Deborah Kahan

Deborah Kahan, AICP
Deputy Advisory Agency

VPB:DK:NC:QW

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10- day time limit. Such appeal must be submitted on Master Appeal Form No. CP- 7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 North Figueroa
Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San
Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Services
Center 1828 Sawtelle
Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

Forms are also available on-line at <http://cityplanning.lacity.org>

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

REVISED VESTING TENTATIVE TRACT MAP No. 82988

FOR SUBDIVISION PURPOSES

LEGAL DESCRIPTION

(PER COMMONWEALTH LAND TITLE COMPANY ORDER NO: 09172682-917-CG8-KRE, DATED DECEMBER 11, 2018,
LOTS 15 TO 21, INCLUSIVE, AND LOTS 30 TO 35, INCLUSIVE, BLOCK 9 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGES 9 TO 13, INCLUSIVE OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTIONS

(PER COMMONWEALTH LAND TITLE COMPANY ORDER NO: 09172682-917-CG8-KRE, DATED DECEMBER 11, 2018.)

- A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES. (NOT A SURVEY MATTER)
 - B. A NOTICE ENTITLED NOTICE OF ASSESSMENT RECORDED MAY 29, 2003 AS INSTRUMENT NO. 03-152067 OFFICIAL RECORDS. (NOT A SURVEY MATTER)
 - C. THE LIEU OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF IT TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY. (NOT A SURVEY MATTER)
 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
 2. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT RECORDED FEBRUARY 17, 1977 AS INSTRUMENT NO. 77-173259 OFFICIAL RECORDS. (NOT A SURVEY MATTER)
 3. THE EFFECT OF MATTERS CONTAINED IN DOCUMENT ENTITLED WATER AND SEVERANCE RECORDED MARCH 21, 1983 AN INSTRUMENT NO. 83-306279 OFFICIAL RECORDS. (NOT A SURVEY MATTER)
 4. A DEED OF TRUST. (NOT A SURVEY MATTER)
 5. MATTERS CONTAINED IN DOCUMENT ENTITLED WATER OF DAMAGES, MODIFICATION AGREEMENT AND RIGHT OF ACCESS AND EGRESS - COVENANT TO RUN WITH THE LAND RECORDED AUGUST 30, 2010 AS INSTRUMENT 2010087950 OFFICIAL RECORDS. (NOT A SURVEY MATTER)
 6. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
- THE COMPANY WILL REQUIRE, FOR RENEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
- THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS. (NOT A SURVEY MATTER)
7. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
 8. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT. (NOT A SURVEY MATTER)
 9. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

BENCHMARK














ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF LOS ANGELES BENCH MARK 12-05072, ELEVATION = 280.354 FEET (NAVD 88).

WIRE SPK IN E CURB CENTRAL AVE; 11.6FT N OF BC CURB RETURN N OF 4TH ST; N END C

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF 4TH STREET, BEING S33°16'17"E PE
CORNER RECORD FILED AS PINKB 1221/60-61, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES
COUNTY.

LEGEND

- | | |
|---|------------------------|
|  | CABLE TV PULLBOX |
|  | COMMUNICATIONS PULLBOX |
|  | ELECTRIC MANHOLE |
|  | FIRE HYDRANT |
|  | GUY WIRE |
|  | UTILITY POLE |
|  | UTILITY POLE (4 ARM) |
|  | SEWER MANHOLE |
|  | SIGN |
|  | STREET LIGHT |
|  | STREET LIGHT PULLBOX |
|  | WATER METER |
|  | WATER VALVE |

LINETYPES

- | | |
|--|---|
| | CENTERLINE |
| | CONC LINE |
| | CURB FACE WITH BACK OF CURB (0.5' 0/5') |
| | EDGE OF GUTTER |
| | BUILDING |
| | LOT LINE |
| | SUBJECT PROPERTY LINE |
| | EASEMENT LINE |
| | OVERHEAD UTILITY |
| | SEWER LINE |
| | COMMUNICATION LINE |
| | ELECTRICAL LINE |
| | STEAM LINE |
| | STORM DRAIN LINE |
| | WATER LINE |

UTILITIES NOTE

UTILITIES SHOWN HEREON ARE A COMPILATION OF CONVENTIONAL
VISIBLE SURFACE UTILITIES AND RECORD INFORMATION TAKEN FROM
CITY OF LOS ANGELES NAVIGATORA WEB PAGE. WHILE THIS DATA IS
ACCURATE, IT MAY BE INCOMPLETE. POTHOLING, OR UNCOVERING
UTILITIES IS THE ONLY WAY TO VERIFY THE LOCATION. CARE SHOULD
BE TAKEN WHEN DIGGING AS SOME UTILITIES MAY NOT BE SHOWN ON
THIS SURVEY.



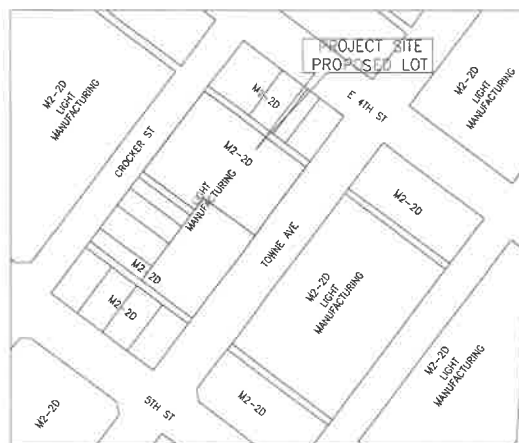
PROJECT DESCRIPTION

CONSTRUCTION OF NEW MIXED-USE DEVELOPMENT ON GROUND LOT CONSISTING OF 175 RESIDENTIAL UNITS AND APPROXIMATELY 8,591 SQUARE FEET OF COMMERCIAL SPACE INCLUDING 25 STANDARD PARKING SPACES AND 4 COMPACT PARKING SPACES FOR A TOTAL OF 29 PARKING SPACES.

PROJECT NOTES

1. SITE ADDRESS: 412-29 CROCKER STREET
LOS ANGELES, CA 90013
- 411-425 TOWNE AVENUE
LOS ANGELES, CA 90013
2. APN (CURRENT): 5147-009-027
3. PROJECT CONSIST OF 1 PROPOSED GROUND LOT AND 2 AIRSPACE LOTS
4. THOMAS BROTHERS GUIDE: PAGE 834 - GRID 05
5. SPECIFIC PLAN AREA: NONE
6. COMMUNITY PLAN AREA: CENTRAL CITY
7. GENERAL PLAN LAND USE (EXISTING): LIGHT MANUFACTURING
GENERAL PLAN LAND USE (PROPOSED): CTR COMMERCIAL
8. SPECIFIC PLAN AREA: NONE
9. 2.0 ZONING (EXISTING): M-20
ZONING (PROPOSED): CM-40
- SETBACKS: REQUIRED (FRONT/REAR/SIDE YARD) - "90/0"
PROVIDED (FRONT/SIDE/REAR YARD) - "0/99/12"
- * PER LAFC SECTION 12.03 "CROCKER DOWNTOWN HOUSING INCENTIVE AREA"
10. STREET DESIGNATIONS: CROCKER STREET - COLLECTOR STREET (W67)
TOWNE AVENUE - COLLECTOR STREET (W67)
4TH STREET - AVENUE (B 99)
11. LAND AREA:
PROPOSED GROUND LOT
GROSS (EXISTING): 38,790 SQ. FT. OR 0.822 ACRES, MORE OR LESS.
GROSS (TO CL OF STREET) 48,848 SQ. FT. OR 1.121 ACRES, MORE OR LESS.
NET (POST-DEVELOPMENT) 29,558 SQ. FT. OR 0.699 ACRES, MORE OR LESS.
12. THE SUBJECT SITE IS IN FEMA FLOOD HAZARD ZONE "X" AREAS DETERMINED TO BE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, 1% ANNUAL DEPTH LESS THAN ONE FOOT PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 96037C 1856G EFFECTIVE DATE DECEMBER 1, 2015.
13. EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTATION MAPS OBTAINED ON THE NAVIGATOR LA WEBSITE. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.
14. PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES INFRASTRUCTURE SYSTEMS.
15. LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.
16. WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.
17. PROPOSED RECIPROCAL INCREASE/DECREASES (IF ANY) ARE YET TO BE DETERMINED.
18. NO HAIL ROUTE IS REQUESTED AT THIS TIME.
19. GRADING PLAN IS NOT KNOWN AT THIS TIME AND WILL BE DEVELOPED BY OTHERS.
20. THERE ARE NO PROTECTED TREES OR UNPROTECTED TREES ON THE PROJECT SITE.

ADJACENT LAND USE (EXISTING)



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

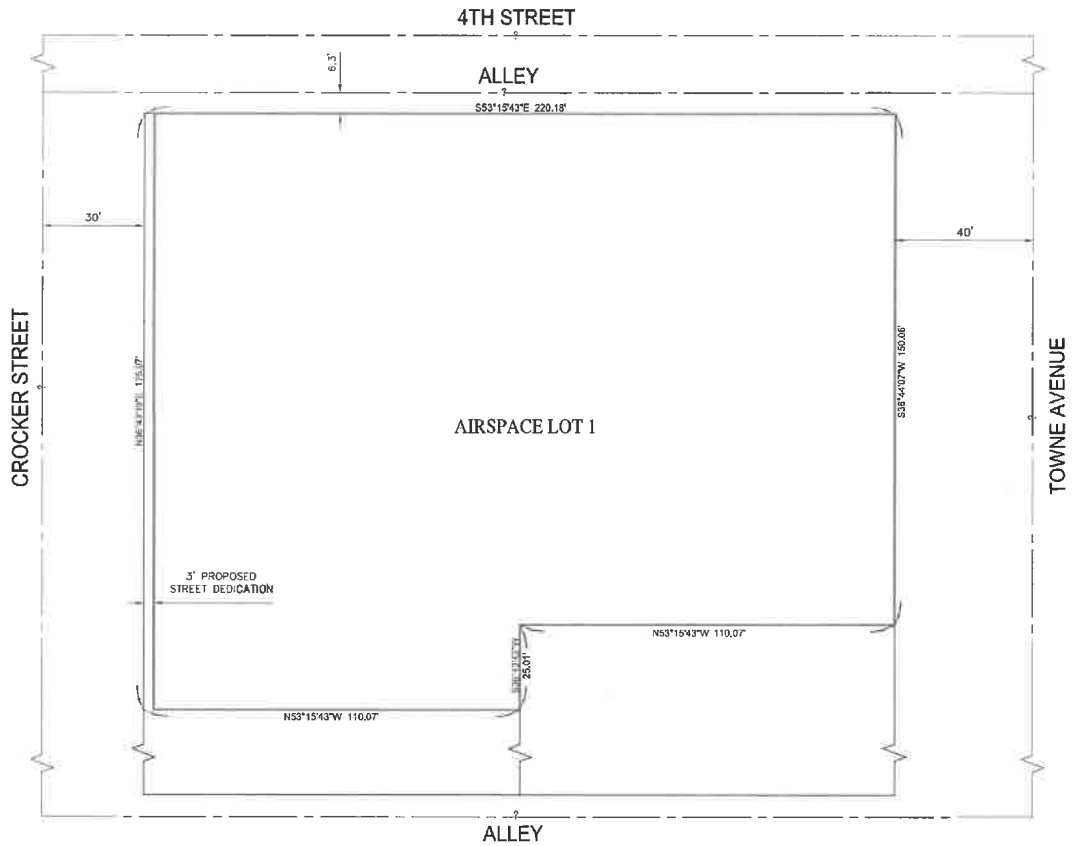
DEC 13 2023

- ☒ REVISED MAP UNIT
☐ FINAL MAP UNIT ☒ ~~Map Unit~~
DEPUTY ADVISORY AGENCY

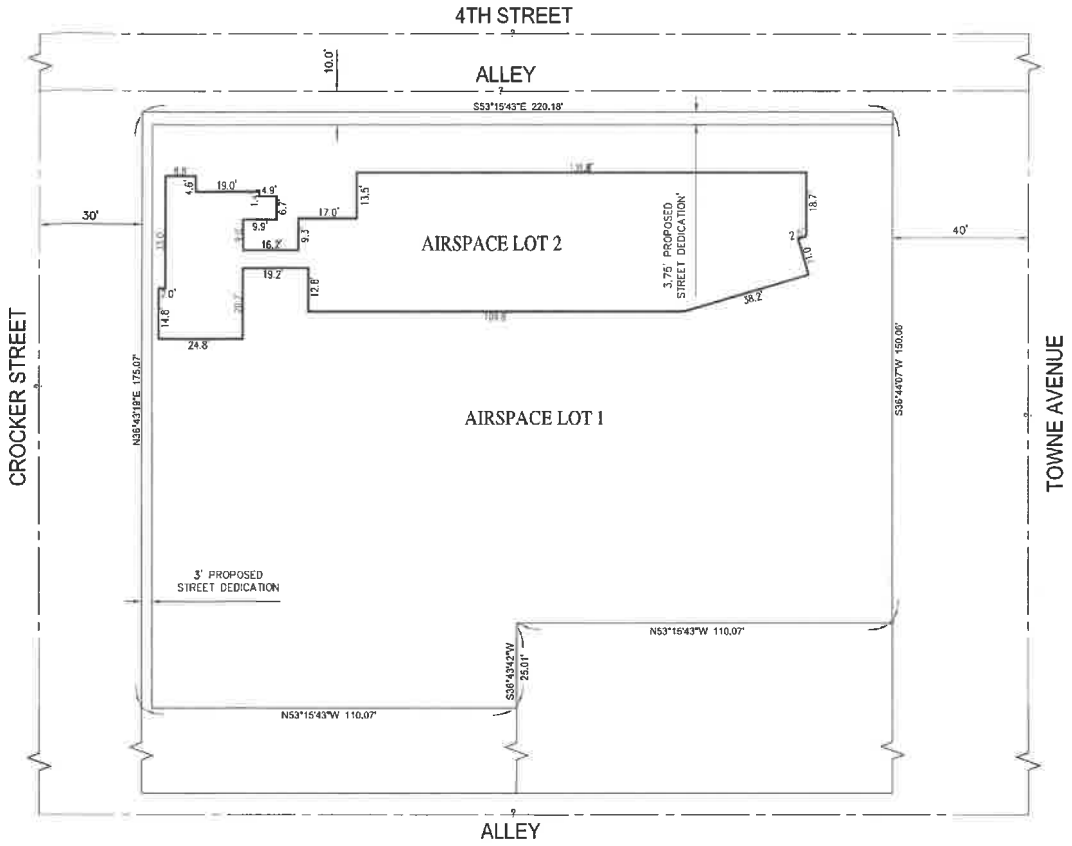
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REVISED VESTING TENTATIVE TRACT MAP No. 82988

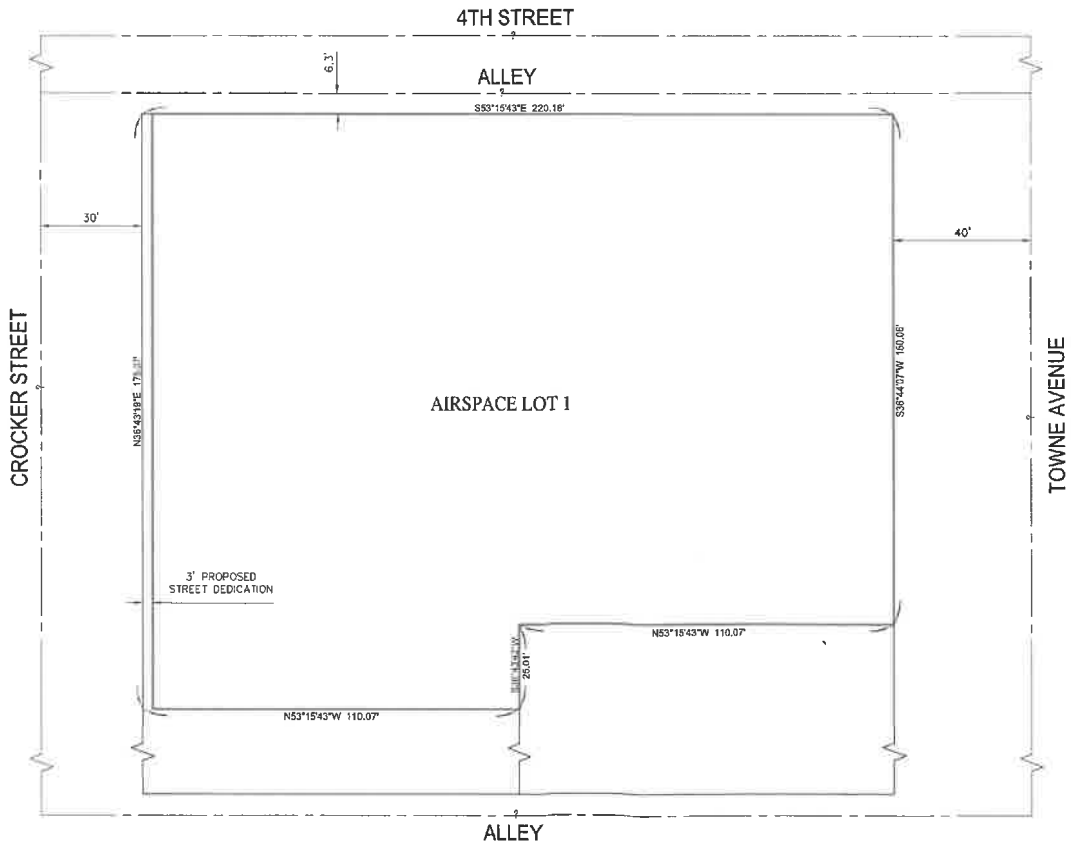
AIRSPACE LOT CONFIGURATIONS



LEVEL B1
L.E. = 251.60, U.E. = 260.60 (GROUND LEVEL)



LEVEL 01 (GROUND)
L.E. = 260.60, U.E. = 276.60



LEVEL 02-ROOF
L.E. = 276.60, U.E. = 341.26

LEGENDS/LINETYPES

AIRSPACE LOT (1)
AIRSPACE LOT (2 & 3)
CENTERLINE

ABBREVIATION

L.E. LOWER ELEVATION
U.E. UPPER ELEVATION

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

DEC 13 2023

REVISION OF TIME
MODIFIED
DEPUTY ADVISORY AGENCY



LACOBELLS & ASSOCIATES, INC.
21145 TOWNE AVENUE #218
NORTHridge, CA 91325
818-366-9222
info@laco-bellsurveying.com

OWNERS:

CROCKER APARTMENTS L.P.
414 CROCKER ST
LOS ANGELES, CA 90013
ATTN: DEBBIE CHEN
(213) 473-1691

SUBDIVIDER:

LITTLE TOKYO SERVICE CENTER
231 EAST THIRD STREET, SUITE G-104
LOS ANGELES, CA 90013
ATT: DEBBIE CHEN
(213) 473-1691

Land Surveyor:

LACOBELLS & ASSOCIATES, INC.
11145 TOWNE AVENUE #218
NORTHridge, CA 91325
818-366-9222
info@laco-bellsurveying.com

Original Tentative Tract map prepared by KFFP.
Revised Map modified by Lacobells and Associates
at the owner's request.

REVISIONS		
DATE	ISSUED FOR	

DATE	REVISED 12-12-2022
PROJECT NUMBER	20-144
DRAWN BY	TJ2
CHECKED BY	MF
SCALE	AS SPECIFIED
PROJECT DESCRIPTION:	
414 CROCKER STREET LOS ANGELES, CA 90013	
REVISED TRACT MAP NO. 82988	

SHEET NUMBER

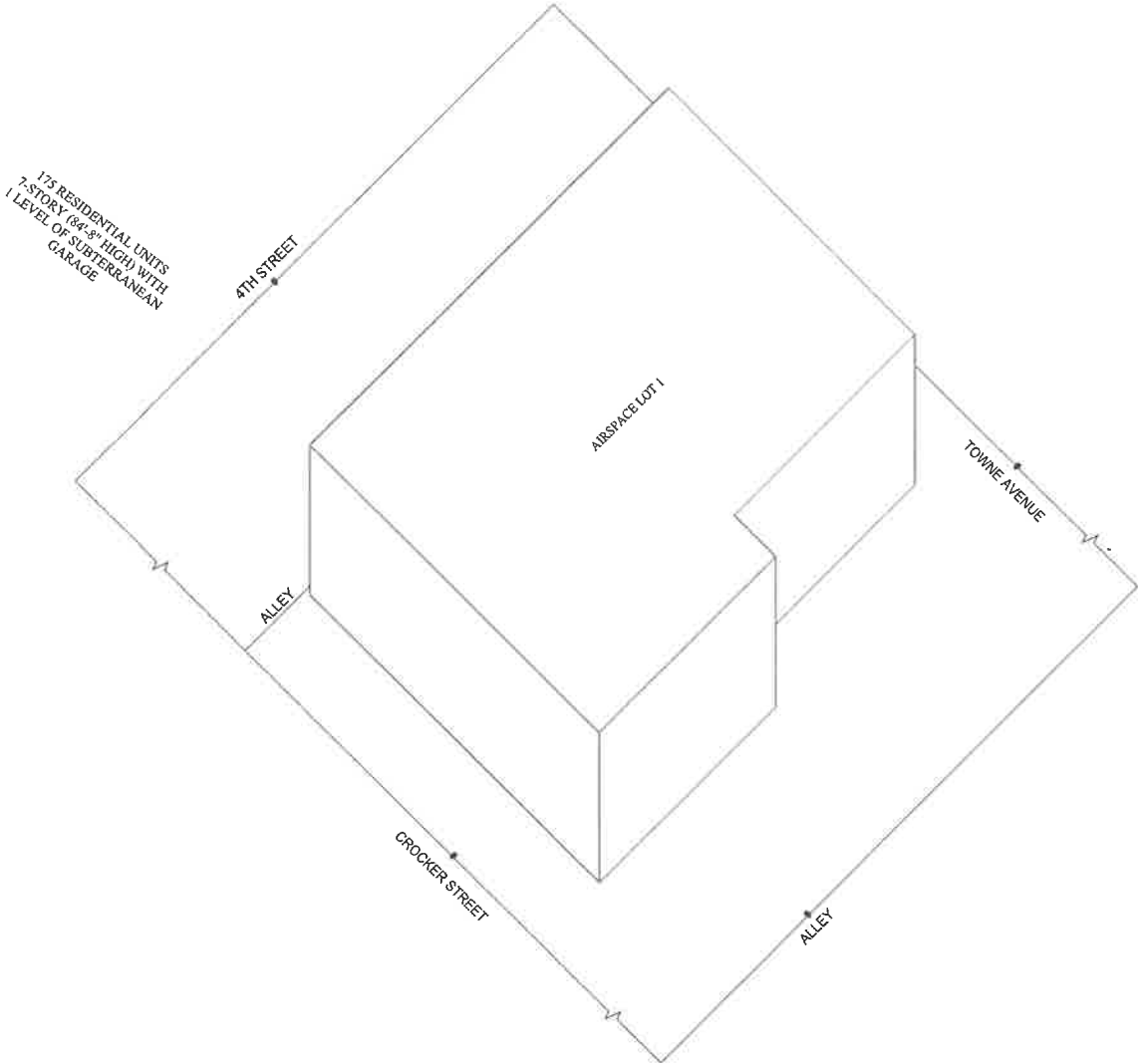
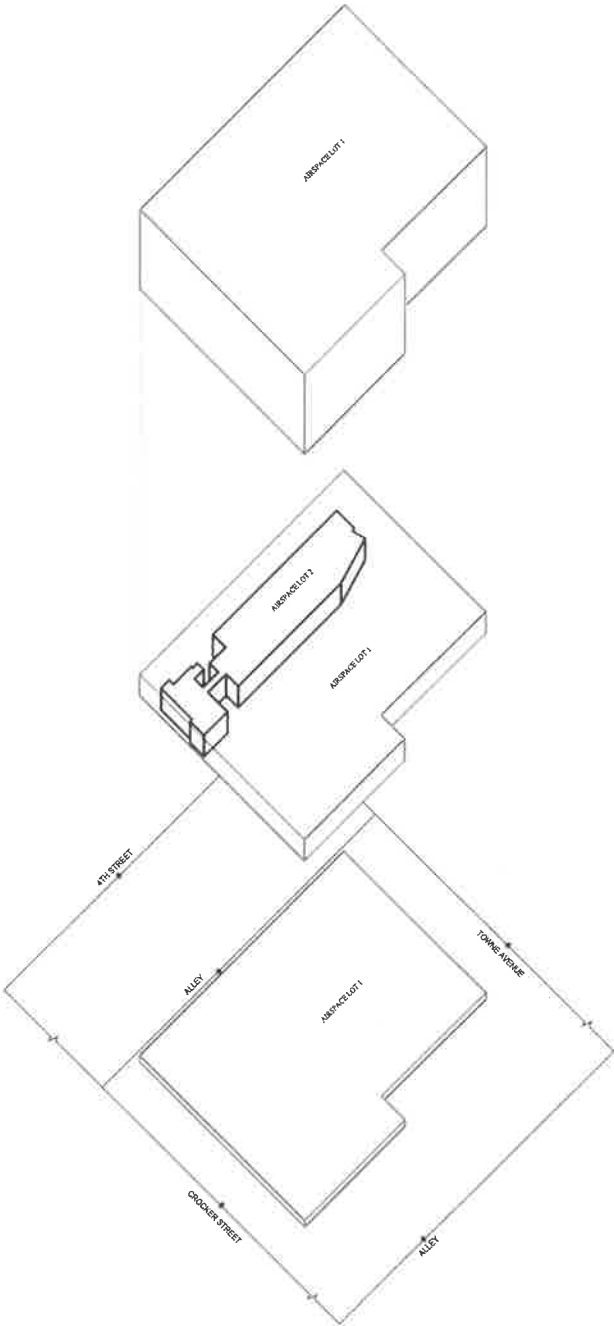
REVISED VESTING TENTATIVE TRACT MAP No. 82988

AIRSPACE LOT CONFIGURATIONS

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

DEC 13 2023

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



NOTE

AIRSPACE LOT 1 SHOWN AS SEPARATE ON THIS PAGE FOR VISUAL PURPOSES ONLY.
ALL AIRSPACE LABELED AS LOT 1 IS A SINGLE AIRSPACE LOT.

LEGENDS/LINETYPES

AIRSPACE LOT (1)
AIRSPACE LOT 2
CENTERLINE

ABBREVIATION

L.E. LOWER ELEVATION
U.E. UPPER ELEVATION



Jacobellis & Associates, Inc.
11145 Tampa Avenue #218
Northridge, CA 91326
818-366-9222
Info@tsurveying.com

OWNERS:

CROCKER APARTMENTS LP.
414 CROCKER ST
LOS ANGELES, CA 90013
ATTN: DEBBIE CHEN
(213) 473-1661

SUBDIVIDER:

LITTLE TOKYO SERVICE CENTER
231 EAST THIRD STREET, SUITE G-106
LOS ANGELES, CA 90013
ATT: DEBBIE CHEN
(213) 473-1661

Land Surveyor:

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Northridge, CA 91326
818-366-9222
Info@tsurveying.com

Original Tentative Tract map prepared by KFF.
Revised Map modified by Jacobellis and Associates
at the owner's request.

REVISIONS		
DATE		ISSUED FOR

DATE	REVISED 12-12-22
PROJECT NUMBER	20-144
DRAWN BY	T12
CHECKED BY	MF
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	
414 CROCKER STREET LOS ANGELES, CA 90013	
REVISED TRACT MAP NO. 82988	
SHEET NUMBER	