

**DEPARTMENT OF
CITY PLANNING**

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200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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Decision Date: October 8, 2024

Appeal End Date: October 23, 2024

Owner/Applicant

6200 Wilshire LLC
Attn: Elliott Kahn
6200 Wilshire Blvd,
Los Angeles, CA 90048

Representative

Paul Garry
Psomas
865 S. Figueroa Unit 3200
Los Angeles, CA 90017

Case Number: VTT-84345-CC

CEQA Number: ENV-2024-178-CE

Application Type: Vesting Tract Map
Commercial Condominium

Location: 6200-6206 W. Wilshire Boulevard

Plan Area: Wilshire

District Map: 135B177

Council District: 5-Yaroslavsky

Legal Description: TR 5542, Block None,
Lot FR 9 & FR 10

In accordance with provisions of Section 17.03, 17.10.1 and 17.15 of the Los Angeles Municipal Code (LAMC) the Advisory Agency Determined based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines, Section, 15301 (Class 1, Existing Facilities) and Section 15315 (Class 15, Minor Land Divisions, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA guidelines, Section 15300.2 applies and approved Vesting Tentative Tract No. 84345-CC for the emerger and resubdivision of two existing lots to create one (1) ground lot, located at 6200 and 6206 West Wilshire Boulevard and a commercial condominium conversion resulting in a maximum of 200 commercial condominium units, as shown on **map stamp-dated April, 22, 2024** in the Wilshire Community Plan. The Advisory Agency 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 Quyen Phan of my staff via quyen.phan@lacity.org.

1. That, the subdivider make a request to the BOE – Central District Office to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor 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.

2. 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 the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 or helen.nguyen@lacity.org to schedule an appointment.

3. 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. Revise the final map to match the lot area and lot boundaries with ZIMAS.
 - b. Provide a copy of affidavit PKG-3478. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - c. Show all street dedications as required by Bureau of Engineering (BoE) and provide net lot area after all dedications. "Area" such as FAR requirement (3:1) shall be re-checked as per net lot area after street dedications. Existing nonconforming FAR cannot be further reduced after dedications without an approval from the Department of City Planning. The existing building cannot project into the BoE right of way after dedications.

Notes:

This property is located in the Fire District No. 1.

This property is located in a Methane Zone.

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

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. 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.

DEPARTMENT OF TRANSPORTATION

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

FIRE DEPARTMENT

5. 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.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

6. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction contained in the LAUSD letter dated *January 12, 2024*, attached to the Tract file. The project site is located on the pedestrian and bus routes for students attending Carthay Elementary of Environmental Studies Magnet and Fairfax High School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. (213) 580-2912, and the principals or designees of Carthay Elementary of Environmental Studies Magnet and Fairfax High Schools. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

DEPARTMENT OF WATER AND POWER

7. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

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).

8. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: one (1) on Wilshire Blvd and one (1) on San Diego Way.

NOTES:

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

Condition set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will

change the geometrics of the public roadway or driveway apron may required additional or the reconstruction of street lighting improvements as part of that condition.

BUREAU OF SANITATION

9. 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 April, 18, 2024.

INFORMATION TECHNOLOGY AGENCY

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

11. Street Trees

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

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

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.

12. 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 200 commercial units and a

maximum floor area of 114,237 square feet.

- b. The project shall be permitted to provide a minimum of zero parking space pursuant to California Government Code Section 65863.2 (AB 2097). 252 parking spaces are provided.
- c. The applicant shall be in compliance with all applicable conditions listed in Ordinance No. 170,323 (effective date: March 6, 1995).
- d. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- 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, of 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.

DEPARTMENT OF CITY PLANNING - STANDARD COMMERCIAL CONDOMINIUM CONVERSION CONDITIONS

CC-1 The subdivider shall acknowledge that the City Engineer will certify the map as being correct only with respect to the areas shown on the tentative map. The City Engineer will not certify as to the accuracy or compliance with local ordinances of any division of air space, which may be shown on additional sheets of the final map. (City Engineer 201 N. Figueroa Street, 2nd Floor)

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) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: one (1) on Wilshire Blvd and one (1) on San Diego Way.

Notes:

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the 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:
 - a. Improve Wilshire Boulevard adjoining the subdivision by the repair and or replacement any existing broken or off-grade concrete curb, gutter, sidewalk, roadway pavement and consistent with the Metro Transit Division Purple Line Extension project. Reconstruct the existing curb ramps at the southwest corner of Wilshire Boulevard and San Diego Way to per BOE standards, including any necessary removal and reconstruction of existing improvements.
 - b. Improve San Diego Way adjoining the subdivision with repair and or replacement of any existing broken concrete pavement. Landscape the

walkway, including any necessary removal and reconstruction of existing improvements.

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)

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and Section 15315 Class 15, (Minor Land Divisions) and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 84345-CC, the Advisory Agency of the City of Los Angeles, pursuant to Section 12.95.3 of the Los Angeles Municipal Code (LAMC), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP IS SUBSTANTIALLY CONSISTENT WITH APPLICABLE DENSITY PROVISIONS OF THE GENERAL PLAN OR SPECIFIC PLANS IN EFFECT AT THE TIME THE ORIGINAL BUILDING PERMIT WAS ISSUED.

The Wilshire Community Plan designates the subject property for Regional Center Commercial with corresponding zones of CR, C1.5, C2, P, PB, RAS3, and RAS4. The existing site consists of two lots totaling approximately 16,720 square feet in lot area and is zoned [Q]C4-2D-O. The proposed subdivision involves the merger of two existing lots to create one ground lot and the condominium conversion of an existing medical office building into 200 new medical office condominium units. The existing 16-story medical office building was issued a building permit on March 4, 1970 (Permit No. 1970LA04635) and was issued a Certificate of Occupancy on May 15, 1974 (Permit No. 1968LA76517). The proposed condominium conversion does not involve residential uses. Furthermore, this provision is not applicable as the original building permits were applied for prior to July 1, 1978 (LAMC Section 12.95.3-E, 2).

- (b) THE PROPOSED MAP IS CONSISTENT WITH EITHER THE EXISTING ZONING PATTERN OR APPLICABLE GENERAL OR SPECIFIC PLAN.

The Wilshire Community Plan designated the subject property for Regional Center Commercial land uses which has corresponding zones, CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4 and R5. The subject site is zoned [Q] C4-2D-O. The C4 zone is one of the corresponding zones allowed in the Regional Center Commercial land use designation. Ordinance number 170,323, effective date March 5, 1995, placed [Q] and D limitations on the subject site. The subject site is improved with a medical office building, constructed in 1970, which will be converted to 200 commercial condominiums, for the purpose of medical office use. Under condition seven (7), the Q condition requires a six (6)-foot tall decorative masonry wall to be constructed next to residences if no such wall exists. The applicant's representative, during the hearing, informed the DAA that building such a wall is not feasible, given that the existing structure is built out to the property line. In addition, the existing office building predates the effective date of the Q conditions established per Ordinance No. 170,323. According to the representative, the existing enclosed parking podium already dampens noise from vehicles, which would be one of the primary purposes of the six (6)-foot tall decorative masonry wall. Conditions have been added to this determination to ensure that the project is in compliance with the Q. Therefore, the Q conditions have been satisfied. Additionally, there is a D Limitation on the subject property that imposes a maximum 3:1 FAR for commercial buildings. The Q allows for up to 4.5:1 FAR when additional floor area is used for residential purposes of ground floor retail use. The existing building was built in 1970 prior to the establishment of the ordinance, and contains an FAR of 6.2:1. The project does not include the addition of floor area. Therefore, the building is considered to have a legal non-conforming status and is therefore not in conflict with the Q and D conditions.

The property totals approximately 18,138 square feet in lot size. Surrounding properties along Wilshire Boulevard are zoned [Q]C4-2D-O with abutting properties to the south zoned R1-1-HPOZ with a land use designation of Low II Residential. The subject site is not located within a Specific Plan. The proposed map is therefore consistent with the Wilshire Community Plan.

The Vesting Tentative Tract Map for the proposed establishment of a medical office condominium building is allowable under the current adopted zones and the land use designation, consistent with the General and Community Plans, and the request is consistent with Article 7 (Division of Land Regulations) of the Los Angeles Municipal Code and the Mobility Plan. As a medical office building along a commercial corridor, abutting other commercial uses along the corridor, on a site with land use and zoning allowing a medical office building, the proposed map is consistent with the existing

zoning pattern and the community plan.

- (c) THE PROPOSED MAP IS CONSISTENT WITH ANY APPLICABLE GENERAL PLAN OR SPECIFIC PLAN PROVISION WHICH CONTAINS A DEFINITE STATEMENT OF POLICIES AND OBJECTIVES EXPLICITLY APPLICABLE TO CONDOMINIUM CONVERSION PROJECTS.

There are no applicable general or specific plans that contain a definite statement of policies and objectives explicitly applicable to commercial condominium conversion projects. Therefore, this provision does not apply.

- (d) THE PROPOSED CONDOMINIUM CONVERSION DOES NOT CONTAIN ANY VIOLATIONS OF CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE (LAMC) THAT HAVE NOT BEEN CORRECTED OR AN ADEQUATE PLAN TO CORRECT SUCH VIOLATIONS HAS BEEN DEVELOPED OR ACCOMPLISHED. FOR PURPOSES OF THIS PROVISION, CHAPTER IX OF THE LAMC MEANS THE CODE IN EFFECT WHEN THE BUILDING PERMIT WAS ISSUED AND OTHER SUBSEQUENTLY ENACTED REGULATIONS EXPLICITLY MADE APPLICABLE TO EXISTING STRUCTURES.

The existing building proposed for condominium conversion does not contain any known violations of Chapter IX of the Los Angeles Municipal Code that have not been corrected. A review of Department of Building and Safety Records show that no enforcement cases currently exist on the subject property.

- (e) THE BUILDING PROPOSED FOR CONVERSION IS NOT OF UNREINFORCED MASONRY FOR WHICH THE BUILDING PERMIT WAS ISSUED PRIOR TO OCTOBER 1, 1933, NOR IS IT MORE THAN THREE STORIES IN HEIGHT WITHOUT AN ELEVATOR.

The existing building is more than three stories in height and was issued a permit after October 1, 1933. The existing 16-story medical office building was issued a building permit on March 4, 1970 (Permit No. 1970LA04635) and was issued a Certificate of Occupancy on May 15, 1974 (Permit No. 1968LA76517). The existing building has two tenant spaces at the ground level, 9 levels of office space and 6 parking levels. Four elevators service the building. Therefore, this provision does not apply. All current building codes and regulations have been enforced and satisfied.

These findings shall apply to both the tentative and final maps for (Vesting) Tentative Tract No VTT-84345-CC.

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

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

VINCENT P. BERTONI, AICP
Advisory Agency

A handwritten signature in blue ink, appearing to read "Vanessa Soto".

VANESSA SOTO, AICP
Deputy Advisory Agency

VS:GG: RV

CONTACT INFORMATION:

PROJECT INFORMATION:

BM NO. 13-04140:

ELEV. = 167.708 FEET (NAVD 1988) 2000 ADJ

GROSS SITE AREA 23,637 SQ. FT. (0.54 AC)

NET SITE AREA 18,138 SQ. FT. (0.42 AC)

BUILDING HEIGHT +/- 168 FEET

STREET DESIGNATION: . . . WILSHIRE BOULEVARD

DESIGNATED: AVENUE 1, 100 FT. RIGHT-OF-WAY WIDTH

EXISTING: 100 FT. RIGHT-OF-WAY WIDTH

NO DEDICATION OR WIDENING REQUIRED

SAN DIEGO WAY

DESIGNATED: LOCAL STREET, STANDARD

EXISTING: 20 FT. RIGHT-OF-WAY WIDTH

NO DEDICATION OR WIDENING REQUIRED

PROTECTED TREES THERE ARE NO PROTECTED TREES ON THE PROPERTY.

ENTITLEMENT REQUESTS. . . OTHER RELATED ENTITLEMENT REQUESTS TO ALLOW DEVELOPMENT OF THE PROJECT ARE FILED CONCURRENTLY WITH THE MAP.

PROJECT SYNOPSIS:

SETBACKS. SETBACK REQUIREMENT: 0' (ALL SIDES)

PROJECT NOTES

- LEGAL DESCRIPTION:

APN: 5088-015-021

VTT-84345-cc

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☐ TENTATIVE MAP

APR 22 2024

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

TENTATIVE APPROVAL

NO: V77 0779-

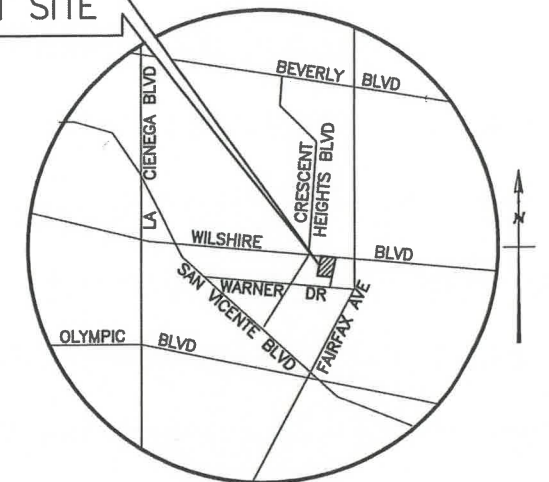
Approved without conditions

BY: Jeffrey J. W.
Department of Building & Safety

Grading Division

4/2/2024

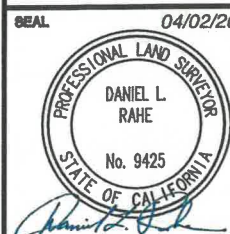
PROJECT SITE



VICINITY MAP
NOT TO SCALE

LEGEND

- | | |
|--|--|
| | STREET R/W LINE |
| | CURB LINE (FROM 1"=20' ON TO 1"=200') |
| | CURB LINE (1"=10', 1"=8', 1"=16') |
| | CENTER LINE |
| | FLOW LINE |
| | LOT LINE / PARCEL LINE |
| | EASEMENT LINE (W=WIDTH) |
| | CONTOUR LINE (APPROXIMATE) |
| | BUILDING FOOT PRINT LINE |
| | OVERHANG LINE |
| | FENCE LINE |
| | GUARD RAIL |
| | RETAINING WALL |
| | CONC. BLOCK WALL |
| | EDGE OF ASPHALT PAVING |
| | CONCRETE PAVING |
| | AREA DRAIN |
| | CATCH BASIN W/ACCESS HOLE |
| | MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE) |
| | POWER POLE (P.P.) / TELEPHONE POLE (T.P.) |
| | SIGN (ALL KINDS) |
| | STREET LIGHT |
| | TRAFFIC SIGNAL |
| | TRAFFIC SIGNAL W/STREET LIGHT |
| | YARD LIGHT |
| | FIRE HYDRANT |
| | DOWNSPOUT |
| | FIRE DEPARTMENT CONNECTION |
| | POST INDICATOR VALVE |
| | DIRECTION OF WATER DRAINAGE FLOW |
| | PARKING METER |
| | GAS / WATER METER |
| | GAS / WATER VALVE |
| | ELEC./STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX |
| | TREE IN WELL W/TRUNK DIAMETER |
| | PLANTER |
| | GUARD POST |
| | APPROACH (DRIVEWAY) |
| | BACKFLOW PREVENTER |
| | CLEAN OUT |
| | ROOF DRAIN |
| | CHAINLINK (FENCE/GATE) |
| | BUILDING HEIGHT MEASUREMENT LOCATION |
| | RECORD LOT / PARCEL NUMBER |



DESIGNED	△				
LTL	△				
	△				
DRAFTED	△				
LTL	△				
	△				
CHECKED	△				
DLR	△				
	REV	DATE	DESCRIPTION	BY	APPD

PSOMAS

865 Figueroa Street, Suite 3200
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES:

VESTING TENTATIVE TRACT NO. 84345

6200 AND 6206 WILSHIRE BOULEVARD

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE APRIL 2, 2024	SHEET 1 <hr/> 3 OF
SCALE 1" = 20'	
PROJECT NUMBER 1CRE150300	

WILSHIRE BOULEVARD

6200 WILSHIRE BOULEVARD

BUILDING FOOTPRINT AREA = 16,005 SQ. FT.

NOTE: ALL EXISTING STRUCTURES TO REMAIN. NO NEW EXTERIOR CONSTRUCTION OR STREET IMPROVEMENTS PROPOSED.

TRACT NO. 5542

ADJACENT LAND USE: COMMERCIAL

ADJACENT LAND USE: COMMERCIAL

ADJACENT LAND USE: RESIDENTIAL

IDENTICAL POINT

TENTATIVE APPROVAL

NO: VTR 84345

Approved without conditions

BY: [Signature]

Department of Building & Safety

Grading Division

4.12.20

TREE TABLE		
	SPECIES	DIAMETER
#1	INDIAN LAUREL FIG (FICUS MICROCARPA)	19.5"
#2	INDIAN LAUREL FIG (FICUS MICROCARPA)	20.9"

TENTATIVE APPROVAL

NO: V79 84345

Approved without conditions

BY: Jessie Wilson
Department of Building & Safety
Grading Division

Grading Division

4/12/2020

IDENTICAL POINT

VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES:

VESTING TENTATIVE TRACT NO. 84345

6200 AND 6206 WILSHIRE BOULEVARD

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES

COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

DATE: APRIL 2, 2024

SCALE
1" = 20'

PROJECT NUMBER	
-------------------	--

SHEET

1

10

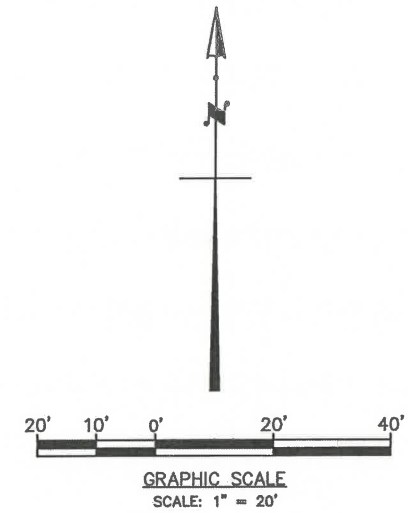


DESIGNED LTL	△				
	△				
DRAFTED LTL	△				
	△				
CHECKED DLR	△				
	△				
	REV	DATE	DESCRIPTION	BY	APPD

PSOMAS

865 Figueroa Street, Suite 3200
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

WILSHIRE BOULEVARD



BY: [Signature]
Department of Building & Safety
Grading Division 4-12-2024

