

**DEPARTMENT OF
CITY PLANNING**

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October 24, 2019

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

TECHNICAL MODIFICATIONS FOR THE FLOWER MARKET PROJECT; CF 19-1048 / 19-1048-S1

On June 3, 2019, the Advisory Agency certified the Flower Market Project Environmental Impact Report (ENV-2016-3991-EIR) and approved Vesting Tentative Tract (VTT) Map No. 74568 in connection with the proposed Flower Market Project. On June 13, 2019, the Advisory Agency action was appealed by the American Florists Exchange (AFE), represented by Elizabeth Watson of Greenberg Glusker Fields Claman & Machtinger LLP; and the Coalition for Responsible Equitable Economic Development (CREEDLA), represented by Camille Stough of Adams Broadwell Joseph & Cardozo. The AFE appeal pertained to the placement of incompatible uses within the Flower District, while the CREEDLA appeal pertained to the EIR failing to comply with the California Environmental Quality Act (CEQA).

The Department of City Planning responded to the appeals in a report dated August 8, 2019 (Appeal Report). The Appeal Report and all associated documents were presented to the City Planning Commission (CPC) at its meeting of August 8, 2019, who, following its consideration of the materials and oral testimony, denied the appeals, sustained the actions of the Advisory Agency in certifying the EIR and in approving VTT Map No. 74568; and, for the related Case No. CPC-2016-3990-GPA-VZC-HD-MCUP-SPR, recommended that the City Council: 1) approve a General Plan Amendment to the Central City Community Plan to re-designate the Site from Light Industrial to Community Commercial land use; 2) remove Footnote No. 2 to allow for an Floor Area Ratio (FAR) increase to 3.9:1 in lieu of the 3:1 FAR otherwise permitted for existing Height District 2D (Ordinance 164,307); and 3) approve a Vesting Zone Change and Height District Change from M2-2D to (T)(Q)C2-2D. In addition, the CPC approved a Master Conditional Use and Site Plan Review for the Project.

The following corrections are to be incorporated. Deleted text is shown in **~~strikethrough~~** and added text is shown in **underline**.

CF 19-1048, CASE NO. VTT-74568-1A

Revised Exhibit A

The Letter of Determination (LOD) for VTT-74568, dated June 3, 2019, referenced a Vesting Tentative Tract (VTT) map stamped-approved July 11, 2018. However, a map stamp-dated October 15, 2016 was inadvertently attached to the LOD as the approved Exhibit A, and carried forward as part of the Exhibit C in the Appeal Report to the CPC dated August 8, 2019. The correct map is actually dated February 9, 2018, and was inadvertently referenced with the July date due to a separate stamp on the map from the Department of Building & Safety Grading Division dated July 11, 2018.

Staff recommends that that any reference in the Vesting Tract Map LOD and Conditions of Approval to the July 11, 2018 date be replaced with the February 9, 2018 date; and that the VTT map dated February 9 2018, attached an Enclosure to this letter, replace the existing Exhibit A wherever referenced.

Revised Project Description

While the Project description in the VTT-74568 LOD included all relevant details pertaining to the North Building, staff has provided additional detail as shown below; and recommends that the VTT Project description be updated wherever applicable within the VTT-74568 LOD to match that shown in the CPC LOD, and with the following additions. Added text is shown in **underline**.¹

*The existing property consists of two buildings, the North Building (206,517 square feet) and the South Building (185,111 square feet), both of which include open rooftop parking. The North Building and its rooftop parking will be maintained and renovated, **including a new four-story north area parking building over the existing loading area, which includes a 2,000 square-foot restaurant, a 2,410 square-foot office on the ground floor along 7th Street, and a 1,300 square foot office along Wall Street; while the South Building will be demolished in order to allow for the development of a new mixed-use building with one level of subterranean parking.***

Revised Findings of Fact (CEQA)

The Findings of Fact (CEQA) shall be updated to include information found in Erratum No. 3, posted on the Department of City Planning website on October 18, 2019. Text on the following pages of the Findings of Fact (CEQA) shall be revised as follows, with deleted text shown in **strikethrough** and added text shown in **underline**.

Page F-3:

- The Draft EIR and Appendices (September 2018) and Final EIR and Appendices (April 2019), Errata (July, **and August, and October 2019, with associated Appendices**), and all documents relied upon or incorporated therein by reference; [...]

¹ These ground-floor restaurant and office uses are included within the total restaurant and office square footage numbers used throughout the EIR, which are 13,420 square feet and 64,363 square feet, respectively (Erratum No. 3, Page 3; Draft EIR, Page 2-2). As shown in Table 2-1 on Page 2-2 of the Draft EIR, the development program would consist of: 323 residential units, 64,363 square feet of office space, 4,385 square feet of retail space, 63,785 square feet of wholesale space and storage, 13,420 square feet of food and beverage space, and 10,226 square feet of event space, with a total square footage of 656,350.

Page F-4:

Errata. Following publication of the Final EIR, the City prepared ~~two~~ **three** Errata to the Final EIR, dated and posted on the Department of City Planning website on July 26, 2019, and August 7, 2019, **and October 18, 2019** respectively, which are hereby incorporated by reference in full to address minor changes and refinements to the Project Description, **Section 4.C (Air Quality), Section 4.E (Geology and Soils), Mitigation Measure E-1, Section 4.I (Noise), and Project Design Feature L-1.** Specifically, the Project Description has been refined to clarify the actual square footage of the area dedicated to the proposed Event Space use, where previously it had referenced the *building floor area* dedicated to the proposed Event Space. **The Project Description has also been revised to describe, more fully, the work scope of the North Building, specifically the construction of a four-story parking building over the existing loading area, and 5,710 square feet of restaurant and office space. Section 4.C (Air Quality) was revised to analyze haul truck trips to the Chiquita Canyon landfill rather than the closed Manning Pit. Section 4.E (Geology and Soils) was revised to include an updated 2019 Geotechnical Investigation providing detailed recommendations related to the activities taking place within the North Building.** In addition, clarifying language regarding the Department of Building and Safety, Grading Division's review of the Geotechnical Investigation prepared by Geocon West, Inc. was added to Mitigation Measure E-1, **and updated to refer to the 2019 Geotechnical Investigation. Section 4.I (Noise) was revised to include an analysis of construction noise at the Textile Building Lofts. ; and Last, clarifying language was added** regarding coordination with the Los Angeles County Metropolitan Transportation Authority (Metro) and other public transit agencies to ensure that disruptions to the transit network are minimized was added to PDF L-1.

Page F-37:

As the Project would generally maintain the same level of retail and commercial space, deliveries and general loading/unloading activities would not change substantially in terms of frequency, duration, and setbacks from noise receptors (the nearest of which is the ~~Santee Court Apartments~~ **Textile Building Lofts**).

Page F-57:

The haul trip analysis assumed that ~~50 percent of the haul trips would be destined for the Manning Pit (23 miles from the Project Site one-way) and 50 percent~~ would **all** travel to the Chiquita Canyon Landfill (40 miles from the Project Site one-way).

Page F-61:

Mitigation Measures

E-1 The Project shall comply with the recommendations found on pages 10 through ~~41~~ **42** of the Geotechnical Investigation, Southern California Flower Mart Proposed Mixed-Use Development, 747 & 755 South Wall Street, Los Angeles, California, prepared by Geocon West, Inc., ~~July 2016~~ **September 2019** (included as ~~Appendix G to Draft EIR Attachment 1 to Erratum No. 3,~~ **October 2019**), and as may be amended and supplemented to the satisfaction of the Department of Building and Safety, Grading Division.

Revised Findings of Fact (Subdivision Map Act)

Staff recommends that Finding (a), under the Findings of Fact (Subdivision Map Act) in the VTT-74568 LOD, be modified to align with the Project Description with the related CPC case, including more refined details pertaining to the North Building, as follows.

(a) The proposed map is consistent with applicable General and Specific Plans.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The subdivision, and merger, of land is regulated pursuant to Article 7 of the Los Angeles Municipal Code (LAMC). The LAMC implements the goals, objectives, and policies of the General Plan, through zoning regulations, including Specific Plans.

Specifically, Los Angeles Municipal Code (LAMC) Section 17.06 B requires that the tract map be prepared by or under the direction of a licensed surveyor or registered civil engineer. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC. The Vesting Tract Map has been filed to merge and re-subdivide an approximately 3.86-acre (168,296 square-foot) site into three ground lots and 13 airspace lots for a mixed-use development.

In addition to LAMC Section 17.06 B, Section 17.05 C requires that the vesting tentative tract map be designed in compliance with the zoning applicable to the project site. The General Plan, Specific Plans, and Zoning Code regulate, but are not limited to, the maximum permitted density, height, and the subdivision of land. The General Plan's Land Use Element is also implemented locally through the adopted Central City Community Plan (Community Plan). While the Community Plan's goals and policies do not address subdivisions explicitly, the plan does designate areas within the Plan for certain land uses with corresponding zones. The project site is classified with the Light Industrial land use designation with the corresponding zones of MR2 and M2. The project site is not located in a Specific Plan Area. The project site contains 3.86 net acres and is presently zoned M2-2D and is located in the Flower District neighborhood of the larger Wholesale District in the Central City Community Plan. The D limitation of Height District 2D, as well as Footnote 2 of the Central City Community Plan, limit the Floor Area Ratio of the property to 3:1 unless accompanied by a Transfer of Floor Area.

In conjunction with the requested merger and re-subdivision for three ground lots and 13 airspace lots, the Project Applicant proposes to expand and redevelop the existing Flower Market facility between Maple Avenue and Wall Street, south of 7th Street, while maintaining the existing wholesale market. The existing property consists of two buildings, the North Building (206,517 square feet) and the South Building (185,111 square feet), both of which include open rooftop parking. The North Building and its rooftop parking will be maintained and renovated, including a new four-story north area parking building over the existing loading area, which includes a 2,000 square-foot restaurant and 2,410 square foot office along 7th Street, and a 1,300 square foot office along Wall Street; while the South Building will be demolished in order to allow for the development of a new mixed-use building with one level of subterranean parking.

The new mixed-use development would consist of wholesale trade, retail, restaurant, office, and residential uses. The new South Building would be 15 stories (comprised of a 12-story residential tower, over three stories of office, retail, restaurant, wholesale flower market, and parking) and 205 feet in height. The development program for both buildings would consist of 323 residential units, of which 32 units would be set aside for Moderate Income households; 64,363 square feet of office space; 4,385 square feet of retail space; 63,785 square feet of wholesale space and storage, 13,420 square feet of food and beverage space; and 21,295 square feet of event space (of which 6,700 square feet of interior floor area of Event Space and covered exterior areas of Event Deck, in conjunction

with lobbies and other miscellaneous spaces which are part of the total commercial, retail, wholesale and restaurant areas, comprise 10,226 square feet of building floor area). The Flower Market would continue to operate in the existing north building during and after the redevelopment.

Under concurrent Case No. CPC-2016-3990-GPA-VZC-CUB-ZV-SPR, the General Plan Amendment will re-designate the site to the Community Commercial land use designation and remove Footnote 2's application to the site, and the Zone Change and Height District Change will change the current zone from M2-2D to C2-2D. Accordingly, the General Plan land use and zoning would then allow for a 6:1 FAR based on lot area prior to dedication, unlimited height, and one dwelling unit per 400 square feet of lot area. The concurrent Plan Amendments, Zone and Height District Change facilitates a rezoning to the C2-2D Zone, consistent with the range of zones under the site's Community Commercial land use designation and amendment to Footnote 2.

In conjunction with the approval of the related entitlements, the merger and re-subdivision of a 3.86-acre site into three ground lots and 13 airspace lots for a mixed-use development resulting in a 3.9:1 FAR and a maximum height of 205 feet, is consistent with the General Plan and demonstrates compliance with Sections 17.06 of the Los Angeles Municipal Code as well as with the intent and purpose of the General Plan, with regard to density and use. If not approved, the subdivider shall submit a tract map modification. Therefore, as conditioned, the proposed Vesting Tract Map demonstrates compliance with LAMC Sections 17.05 C and 17.06 B is consistent with the intent and purpose of the General Plan and Specific Plan.

CF 19-1048-S1, CASE NO. CPC-2016-3990-GPA-VZC-HD-MCUP-SPR

At its meeting on August 8, 2019, the CPC modified Condition No. 29.c., relating to Electric Vehicle (EV) parking; specifically requiring that 50 percent of the spaces provided shall be EV-ready, in lieu of the recommended 20 percent. The first reference to the percentage of EV parking in this Condition was updated, but the second reference within the same Condition was not. As such, staff recommends that the Condition be revised as follows, in order to be consistent with the CPC's action. Deleted text is shown in ~~strikethrough~~, and added text is shown in underline:

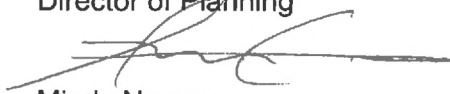
Electric Vehicle Parking. *The project shall include at least 50 percent of the total provided parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Five percent of the total provided parking spaces will be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required ~~20~~ 50 percent or 5 percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.*

In addition, the Condition numbering following "Condition 31. Signage" was inadvertently duplicated. As such, staff also recommends that the Conditions thereafter be renumbered accordingly.

Last, staff recommends that all additional references to the North Building within the Project description be updated to match the edits made above for Case No. VTT-74568.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Mindy Nguyen
City Planner

for:

VPB:LW:MN
Enclosures

CONTACT INFORMATION:

SURVEYOR/ENGINEER PSOMAS
ATTN: DOUGLAS HOWARD
555 SOUTH FLOWER STREET, SUITE 4300
LOS ANGELES, CA 90071
(213)223-1400

PROJECT ADDRESS 306-326 E. 7TH STREET
709-765 S. WALL STREET
750-752 MAPLE STREET
LOS ANGELES, CA 90014

THOMAS BROTHERS GUIDE 634-F5

DISTRICT MAP 126A211

FLOOD_ZONE SUBJECT PROPERTY LIES WITHIN FLOOD_ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 06037C1620F AND NO. 06037C1636F, BOTH DATED SEPTEMBER 26, 2008, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

PUBLIC EASEMENTS.PUBLIC EASEMENTS EXIST ON SUBJECT PROPERTY.

AREA BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN
HEREON, THE AREA IS:

GROSS: 274,069 SQ. FT. = 6.29 ACRES
FEE: 166,684 SQ. FT. = 3.83 ACRES
NET: 168,296 SQ. FT. = 3.86 ACRES

WHERE "GROSS" IS DEFINED AS THE AREA TO THE CENTERLINE OF THE ABUTTING STREET AND ALLEY; "FEE" IS DEFINED AS THE AREA OF PROPERTY TO BE SUBDIVIDED PLUS THE AREA OF THE ALLEY TO BE MERGED; AND THE "NET" IS "FEE" MINUS THE EXISTING STREET EASEMENTS AND ANTICIPATED STREET DEDICATIONS, IF ANY.

TREES THERE ARE NO TREES ON THE SITE.

STREET DESIGNATIONS MAPLE STREET IS DESIGNATED BY THE HIGHWAY DEDICATION DEPARTMENT OF THE CITY OF LOS ANGELES AS A COLLECTOR STREET, 66 FEET WIDE. EXISTING RIGHT OF WAY WIDTH IS 60 FEET; WALL STREET - LOCAL STREET, 60 FEET WIDE. EXISTING RIGHT OF WAY WIDTH IS 60 FEET. 7TH STREET - AVENUE 11 - 86 FEET WIDE. EXISTING RIGHT OF WAY WIDTH IS 80 FEET. 8TH STREET - AVENUE 11 - 86 FEET WIDE. EXISTING RIGHT OF WAY WIDTH IS 80 FEET.

COMMUNITY PLAN CENTRAL CITY

GENERAL PLAN DESIGNATION . . . EXISTING: LIGHT MANUFACTURING

ZONING PURSUANT TO GOVERNMENT CODE SEC 66498.3(a), THE INTENDED DEVELOPMENT IS INCONSISTENT WITH THE CURRENT ZONING.
EXISTING ZONING: M2-20
PROPOSED ZONING: C2-2

THE PROJECT. THIS PROJECT CONSISTS OF 16 PARCELS
323 RESIDENTIAL UNITS WITH 681 PARKING SPACES PROVIDED
180,071 S.F. COMMERCIAL/RETAIL/WHOLESALE/RESTAURANT

PROPOSED UTILITIES CITY OF LOS ANGELES

EXISTING UTILITIES UNDERGROUND UTILITIES SPECIFICALLY LISTED IN THE UTILITY INFORMATION TABLE ARE PLOTTED ON THIS SURVEY. OTHER UNDERGROUND UTILITIES NOT LISTED (E.G. TRAFFIC SIGNAL AND STREET LIGHTING CONDUIT, ABANDONED LINES, ETC.) HAVE NOT BEEN PLOTTED. THE LOCATION OF THOSE PLOTTED UTILITIES WERE OBTAINED FROM UTILITY MAPS AND PLANS AS LISTED UNDER THE SUBSTRUCTURE PLAN INDEX.

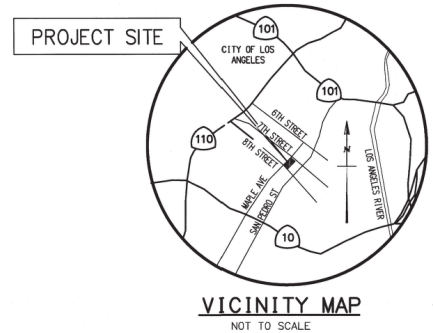
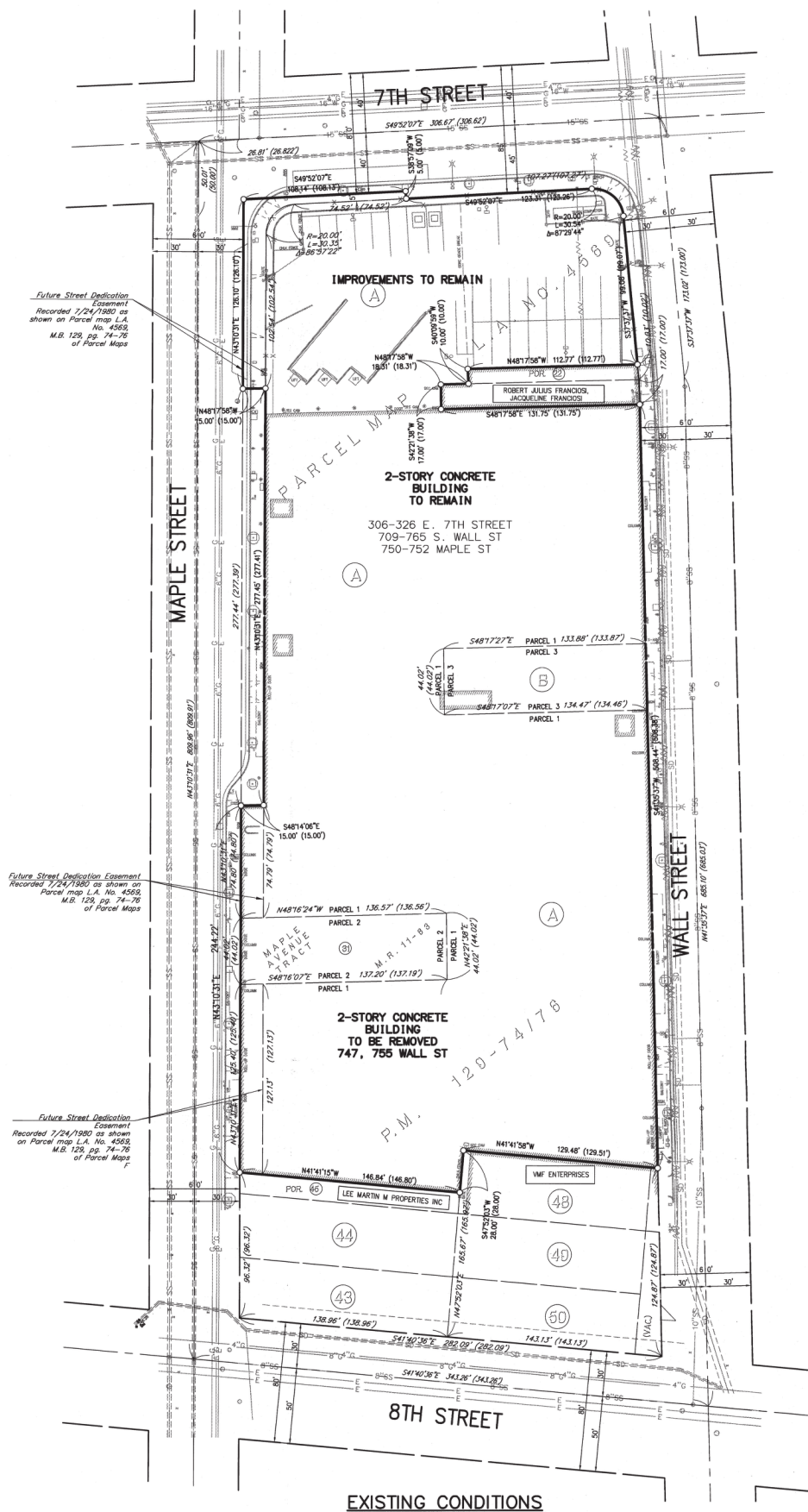
1. LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
2. UTILITIES ARE AVAILABLE AND SERVICING THE SITE.
3. SEWAGE DISPOSAL AND DRAINAGE TO BE PROVIDED BY THE CITY SYSTEMS.
4. WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.
5. ONE EXISTING BUILDING IS TO BE DEMOLISHED AND ONE EXISTING BUILDING IS TO REMAIN. SEE SUCCEEDING MAP SHEETS.
6. PROPERTY IS NOT IN A SPECIAL HAZARD AREA.
7. PROPERTY IS NOT IN THE HILLSIDE GRADING AREA.
8. PROPERTY IS NOT IN A FLOODWAY.
9. PROPERTY IS NOT IN A MUD-PRONE AREA.
10. PROPERTY IS NOT IN A METHANE ZONE.
11. PROPERTY IS NOT IN A GEOLOGICALLY HAZARDOUS AREA.
12. REQUEST IS MADE FOR A HAUL ROUTE.
13. REQUESTING THE ABILITY TO FILE PHASED FINAL MAPS.
14. A REQUEST IS MADE TO MERGE A 12' PORTION OF MAPLE STREET ADJOINING EXISTING PARCEL 1 AND PORTIONS OF 15'10" AND 15'10" STREET DEDICATION EASEMENTS ADJOINING MAPLE STREET AND 7TH STREET RECORDED 7/24/1980 AS SHOWN ON PARCEL MAP L.A. NO. 4569, M.B. 129, PG. 74-76 OF PARCEL MAPS. A 5' DEDICATION IS PROPOSED ALONG 7TH STREET, AND A 3' DEDICATION IS PROPOSED ALONG MAPLE STREET.
15. THIS IS AN AIRSPACE SUBDIVISION CONTAINING 3 MASTER LOTS AND 9 AIRSPACE LOTS.

PANEL 1:
PARCEL "A", IN THE CITY OF LOS ANGELES, AS SHOWN ON PARCEL MAP L.A. NO. 4569, AS PER MAP FILED IN BOOK 129 PAGES 74 TO 75 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PANEL 2:
LOT 31 OF MAPLE AVENUE TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 11 PAGE 63 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PANEL 3:
PARCEL "B" IN THE CITY OF LOS ANGELES, AS SHOWN ON PARCEL MAP L.A. NO. 4569, AS PER MAP FILED IN BOOK 129 PAGES 74 TO 75 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APNs:
5145-004-034 (AFFECTS PARCEL 1); 5145-004-033 (AFFECTS PARCEL 2); 5145-004-035 (AFFECTS PARCEL 3).



UTILITY	SERVICE BY	TELEPHONE NO.	ADDRESS
PWNER	THE CITY OF LOS ANGELES	(213) 367-2751	111 NORTH HOPE STREET, NO. 829
WATER	THE CITY OF LOS ANGELES DWP	(213) 367-2751	111 NORTH HOPE STREET, NO. 829
GAS	THE GAS COMPANY	(213) 244-8438	2424 E. OLYMPIC BOULEVARD
STORM DRAIN	THE CITY OF LOS ANGELES	(213) 485-3381	200 N. SPRING STREET
SEWER	THE CITY OF LOS ANGELES	(213) 485-3381	200 N. SPRING STREET

SUBSTRUCTURE PLAN INDEX		
	SEWER PLAN	STORM DRAIN PLAN
	11228	D-5297
		D-8331
		D-8456

The only subsurface information made available by public agencies and public utilities is their location within public rights-of-way. Therefore no on-site subsurface structures are shown on this map. The location of on-site subsurface structures should be determined and verified from other sources before the beginning of any excavation.

CALL UNDERGROUND SERVICE ALERT (USA) 1 - 800 - 272 - 2600 USA represents many, but not necessarily all, utility and oil companies that have underground lines within the project area. In order to avoid damage to these lines, contact USA two working days prior to digging or excavating. USA will assist in identifying the location of underground utility lines in the area and contacting the respective companies they represent to have those lines marked on the ground.

	PROPERTY / BOUNDARY LINE
	STREET R/W LINE
	CURB LINE (FROM 1'-0" ON TO 1'-200")
	CURB LINE (1'-10", 1'-8", 1'-16")
	CENTER LINE
	FLOW LINE
	LOT LINE / PARCEL LINE
	ZACANT LINE (W-WIDTH)
	CONDUIT (APPROXIMATE)
	BUILDING FOOT PRINT LINE
	OVERHANG LINE
	FENCE LINE
	GUARD WALL
	RETAINING WALL
	CONC. BLOCK WALL
	EDGE OF ASPHALT PAVING
	CONCRETE PAVING
	AC/A DRAIN
	CATCH BASIN / WAREHOUSE
	WATER (GUTTER, STORM DRAIN, POWER, TELEPHONE)
	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
	STREET LIGHT
	SIGN (ALL KINDS)
	TRAFFIC SIGNAL
	TRUCK SIGNAL / STREET LIGHT
	YARD LIGHT
	FIRE HYDRANT
	DOWNSPOUT
	FIRE DEPARTMENT CONNECTION
	PIVOT INDICATOR VALVE
	DIRECTION OF WATER DRAINAGE FLOW
	PUMPING METER
	GAS / WATER METER
	GAS / WATER VALVE
	ELEC./STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
	TREE IN WELL W/TRUNK DIAMETER
	PLANTED
	GARDEN POST
	APPROACH (DRIVEWAY)
	BACKFLOW PREVENTER
	CLEAN OUT
	CLINCH LINE (FENCE/GATE)
	LOCATION OF BUILDING HEIGHT MEASUREMENTS
	RECORD LOT / PARCEL NUMBER
	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
	IMPROVEMENT FACE
	IMPROVEMENT EDGE
	IMPROVEMENT EDGE
	NOTED EAST / SOUTH / WEST LOCATION OF IMPROVEMENT
	W/ RESPECT TO REFERENCE NORTH AND PROPERTY LINE.
	ADJACENT PROPERTY OWNER
	TOPOGRAPHIC SPOT ELEVATION, NO LEADER
	BASE OF WALK ELEVATION
	EDGE OF CONCRETE ELEVATION
	EDGE OF GUTTER ELEVATION
	EDGE OF PARCELINE ELEVATION
	FLOW LINE ELEVATION
	TOP OF CURB ELEVATION
	TOP OF GRADE ELEVATION
	TOP OF WALL ELEVATION
	MANHOLE R/W ELEVATION
	MANHOLE INVERT ELEVATION
	CURB DRAIN
	SEWAGE SANITARY SEWER (SIZE)
	WATER LINE (SIZE)
	STORM LINE (SIZE)
	GAS LINE (SIZE)
	OIL/PETROLEUM LINE (SIZE)
	ELECTRICAL LINE
	COMMUNICATION LINE
	OVERHEAD UTILITY LINES)

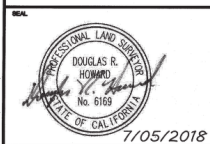
1. COMMENTS AND EXISTING CONDITIONS
2. RESIDENTIAL PARKING LEVEL THROUGH LEVEL 3
3. LEVELS 4 THROUGH 16, ISOMETRIC VIEW

LOT 1: MASTER LOT PROPOSED STRUCTURE
LOT 2: MASTER LOT EXISTING FLOWER MART
LOT 3: MASTER LOT EXISTING DOCK
LOT 4: PROPOSED RESIDENTIAL
LOT 5: LOADING DOCK - SUB-SURFACE AIR-SPACE
LOT 6: PROPOSED COMMERCIAL
LOT 7: EXISTING FLOWER MART
LOT 8: EXISTING LOADING DOCK
LOT 9: PROPOSED PARKING
LOT 10: EXISTING BLDG - OFFICES
LOT 11: EXISTING PARKING
LOT 12: EVENT SPACE
LOT 13: OFFICE
LOT 14: COMMERCIAL
LOT 15: COMMERCIAL
LOT 16: PARKING

80' 40' 0' 80' 160'

GRAPHIC SCALE

NO: 77-7428
Approved without conditions
BY: CS 07/11/18/DEC. 10/19/6
Department of Building & Safety
Grading Division

[illegible]

BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 12-05199

WIRE SPIKE IN N CURB 8TH ST; 0.5' W OF BC
CURB RETURN W OF MAPLE ST; E END CB

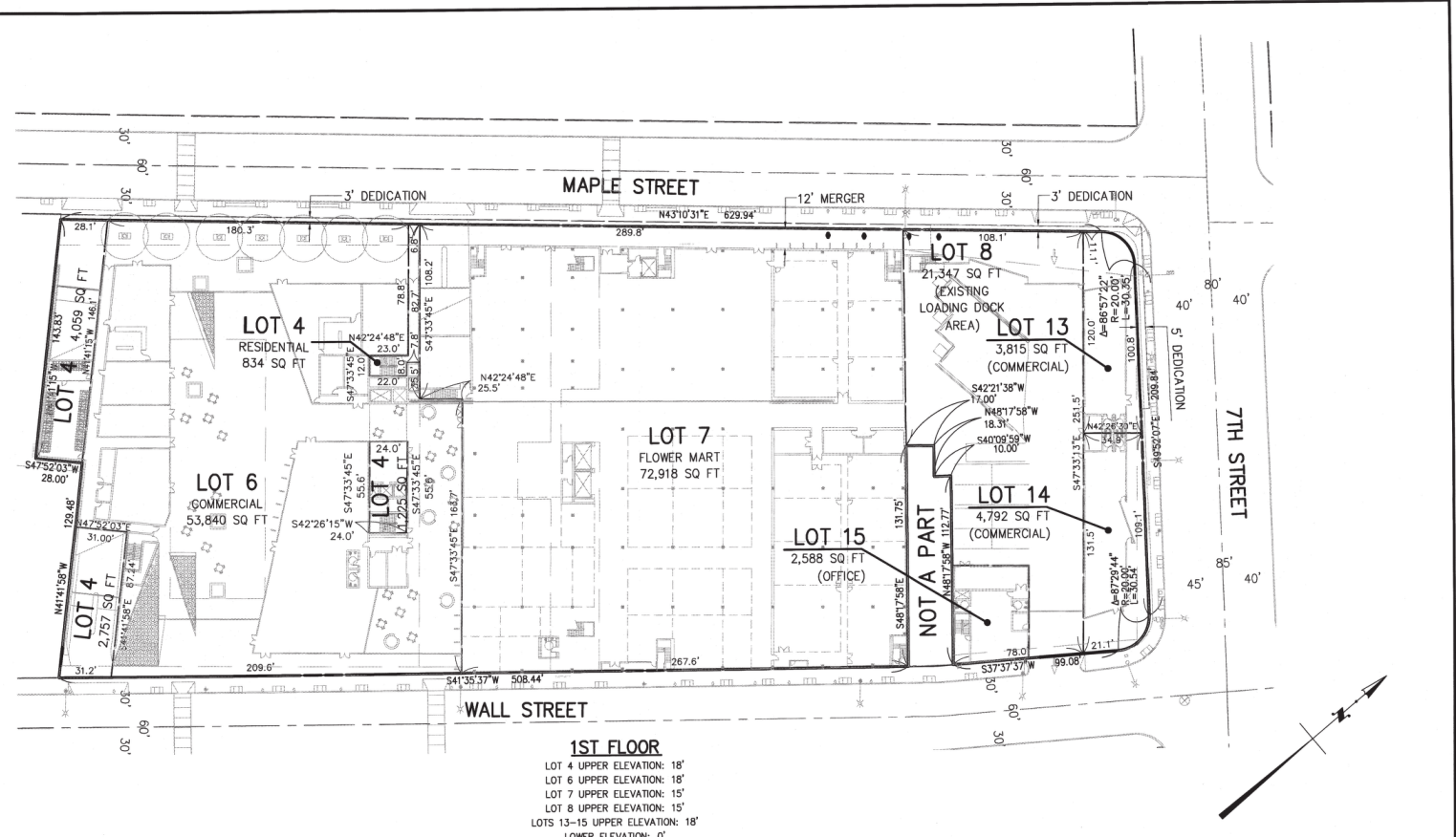
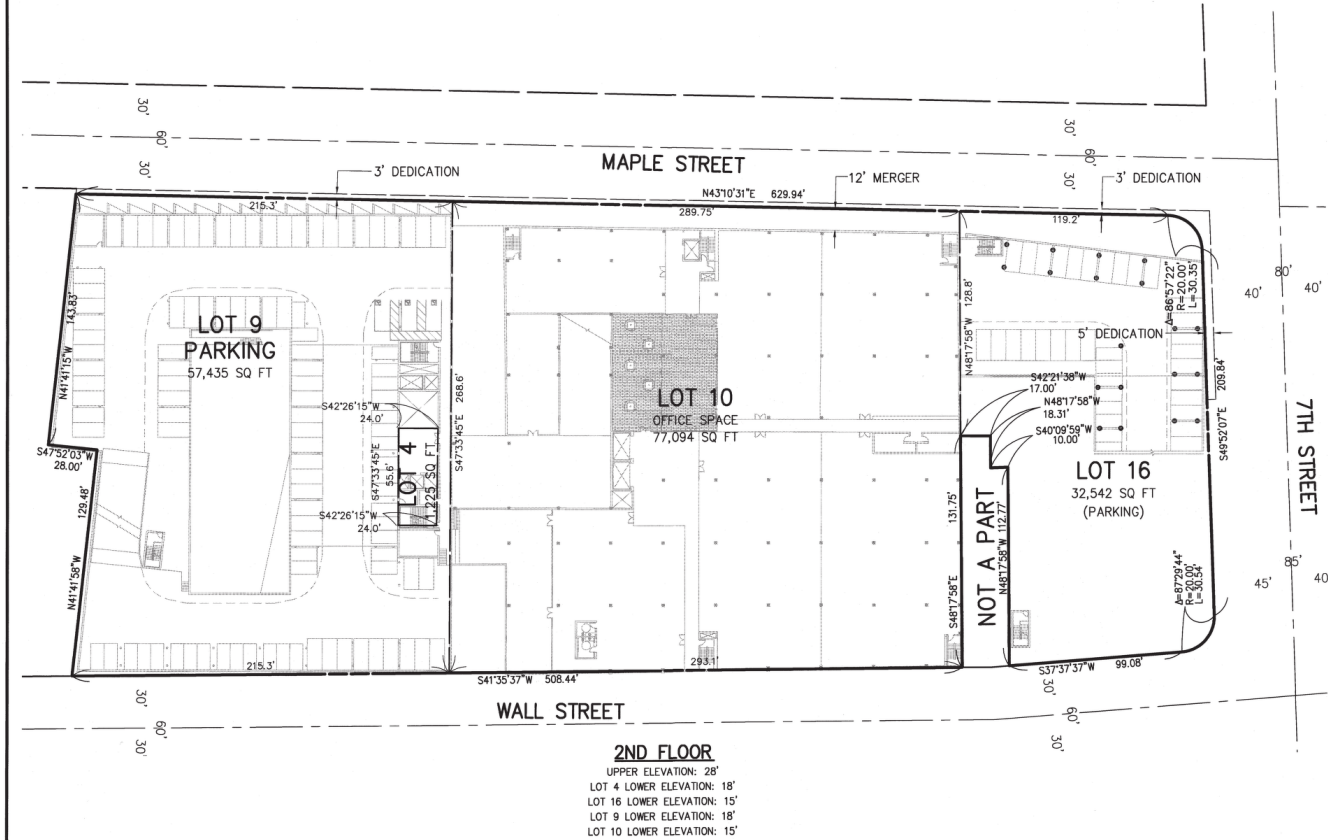
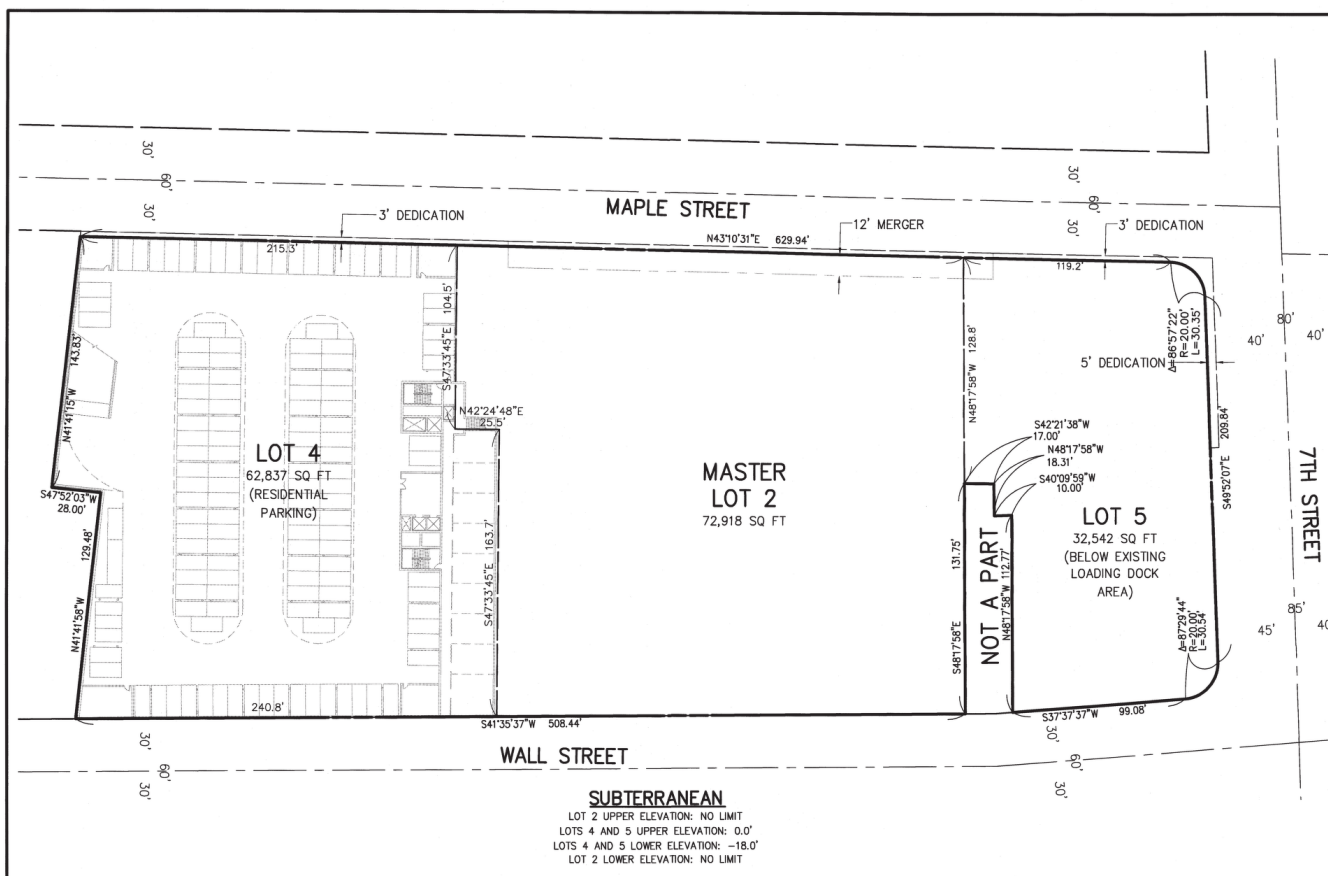
ELEVATION 246.255 ADJUSTMENT NAVD 88 (2000 ADJ)

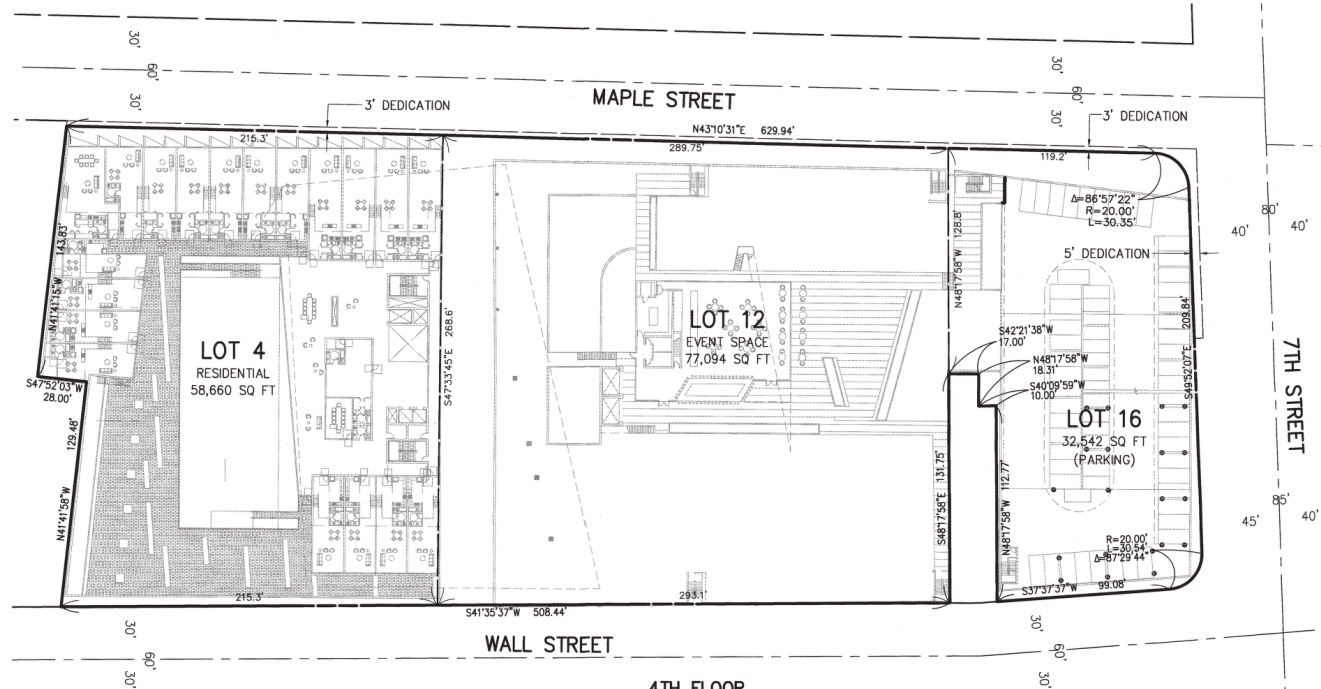
PATHFINDER DATE: Feb 21, 2018 - 13:14:27 DWG Name: W:\500250100\SURVEY\DESIGN\PL\PL-11701.dwg Updated by: daniel.r...

555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

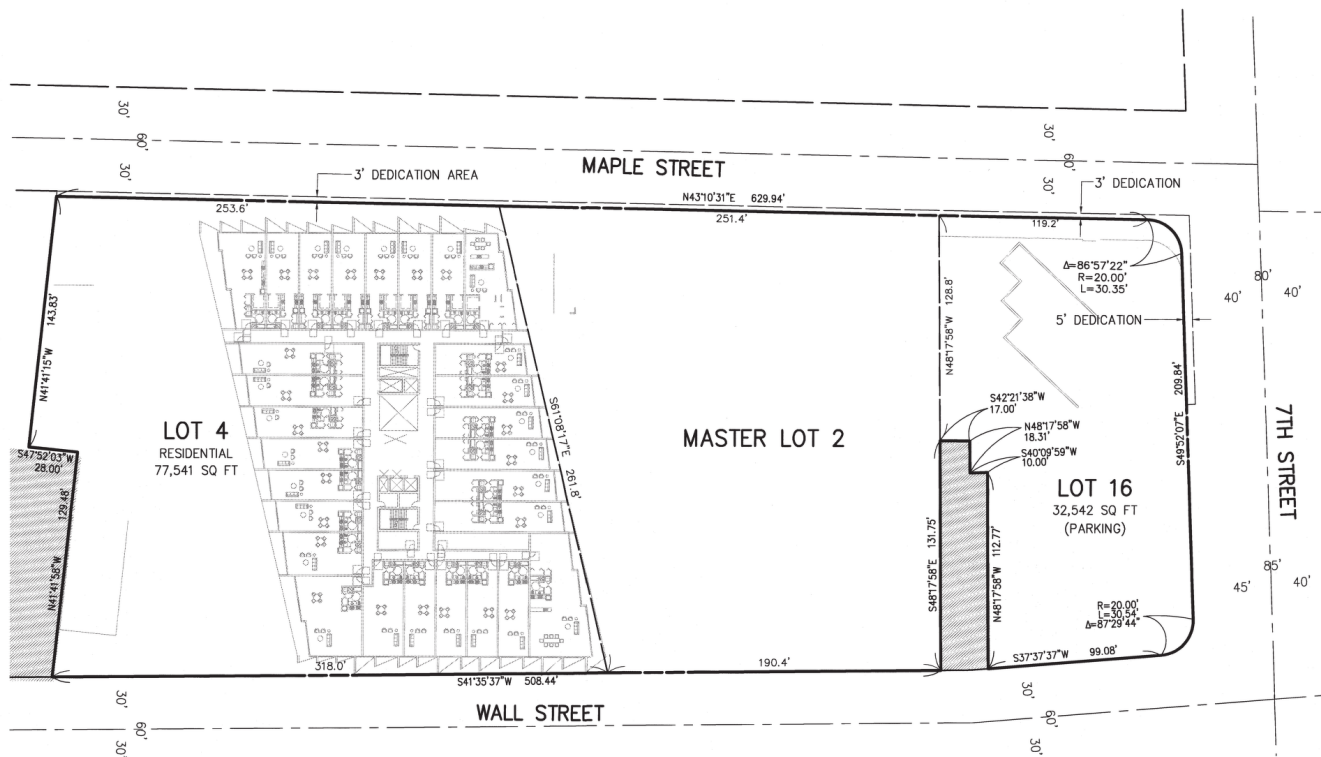
VESTING TENTATIVE TRACT MAP FOR MERGER AND SUBDIVISION PURPOSES FOR:
TENTATIVE TRACT NO. 74568
SOUTHERN CALIFORNIA FLOWER GROWERS INC
709-765 S. WALL STREET
IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: FEB 09, 2018	SHEET
SCALE AS SHOWN	
PROJECT NUMBER 1S0U2501.00 T100	



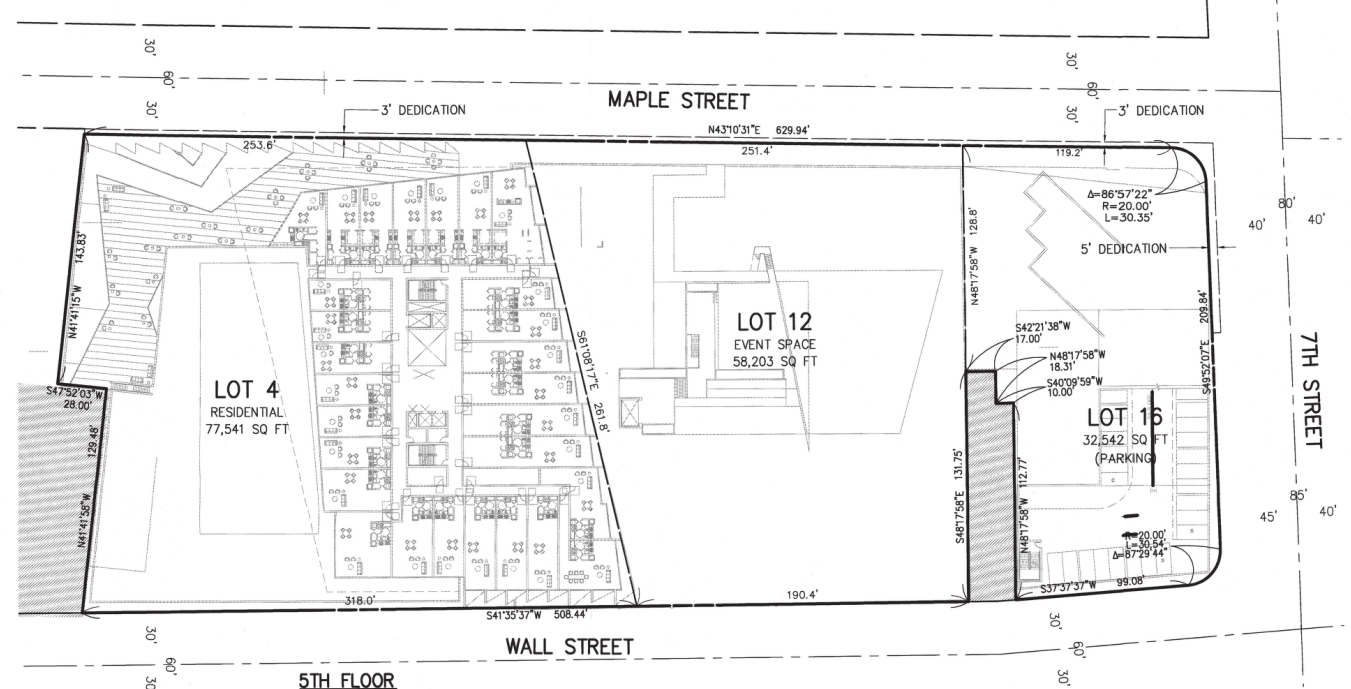
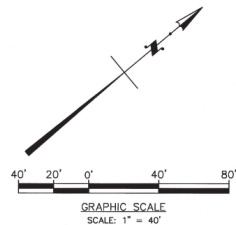


**4TH FLOOR
RESIDENTIAL/COMMERCIAL**
UPPER ELEVATION: 59.5'
LOWER ELEVATION: 42.5'

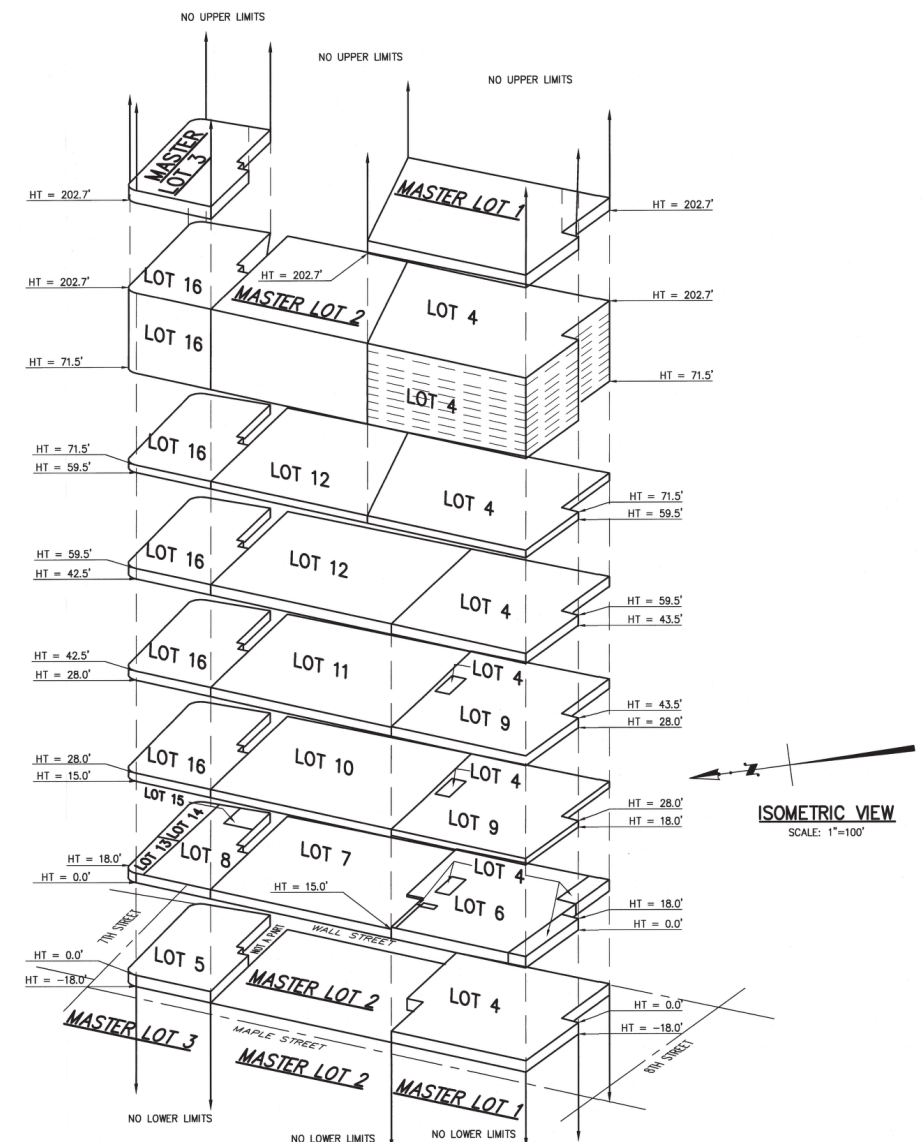


**6TH - 15TH FLOORS
RESIDENTIAL**

LOT 2 AND 3 UPPER ELEVATION: NO LIMIT
LOT 4 UPPER ELEVATION: 202.7'
LOT 2 AND 3 LOWER ELEVATION: NO LIMIT
LOT 4 LOWER ELEVATION: 71.5'



**5TH FLOOR
RESIDENTIAL/COMMERCIAL**
UPPER ELEVATION: 71.5'
LOWER ELEVATION: 59.5'



ISOMETRIC VIEW
SCALE: 1"=100'

SEAL 	DESIGNED: D.L.R. DRAFTED: D.L.R. CHECKED: D.R.H. REV: DATE: DESCRIPTION: BY: APP'D:	BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 12-05199 WIRE SPIKE IN N CURB 8TH ST; 0.5' W OF BC CURB RETURN W OF MAPLE ST; E END CB ELEVATION: 246.255 ADJUSTMENT: NAVD 88 (2000 ADJ) DATE: Oct. 15, 2016 - 13:14:27 DWG Name: W:\550250100\SURVEY\DESIGN\PL\PL-11701.dwg Updated By: daniel.rose	PSOMAS 555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 fax www.psomas.com	VESTING TENTATIVE TRACT MAP FOR MERGER AND SUBDIVISION PURPOSES FOR: TENTATIVE TRACT NO. 74568 SOUTHERN CALIFORNIA FLOWER GROWERS INC 709-765 S. WALL STREET IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA	DATE: FEB 09, 2018 SCALE: AS SHOWN PROJECT NUMBER: 150U2501.00 T100 SHEET: 3 OF 3
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