

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE

HELEN LEUNG
KAREN MACK

MARC MITCHELL

VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: December 5, 2019

Appeal End Date: December 16, 2019

David Dunham (O/A)
BBC Van Ness, LLC.
555 Skokie Boulevard
Northbrook, IL 60062

Elisa Paster, ESQ (R)
Glaser Well, LP
10250 Constellation Boulevard, 19th Fl.
Los Angeles, CA 90067

Re: Vesting Tentative Tract No. 78424-CN
Related Case: DIR-2016-3612-DRB-SPP-1A;
ENV-2016-3613-CE;
DIR-2016-3612-DRB-SPP
Address: 610, 614, 618, South Van Ness
Avenue
Wilshire Plan Area
Zone : RD3-1
D.M. : 135B189
C.D. : 4 – Ryu
CEQA : ENV-2018-1657-CE
Legal Description: Lot: 9-11,
Tract Resubdivision of Lots 83, 84, 85, 86, 87,
113, 114, 115, 116 and 117 of Henry J.
Brown's Wilshire Terrace

In accordance with provisions of Section 17.03 A, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined, based on the whole administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. The Advisory Agency also approves Vesting Tentative Tract Map No. VTT-78424-CN composed of one lot, located at 610, 614, and 618 South Van Ness Avenue for a maximum of **12 residential condominium units**, as shown on revised map stamp-dated June 26, 2019. This unit density is based on the RD3-1 Zone. (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 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 common vehicular access and common pedestrian access as shown on the tentative tract map not be shown on the final map.

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 Laura Duong at (213) 482-0434 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. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.
 - c. The maximum density requirement of the RD3 Zone is 3000 s.f. of lot area/dwelling unit. Density shall be based on the final lot area after any required dedication is taken plus the area of ½ of the alley along the lot. Verify the lot area to show the proposed project complies with the allowable density.
 - d. Remainder Parcel is to be labelled as such on the Final Map.
 - e. Any proposed lot line adjustment is required to be approved and to have obtained a Certificate of Compliance prior to obtaining the Zoning clearance for this tract.

Notes:

A minimum 24 ft. building separation is required between the two 4-story apartment building per Section 12.21C2(a) of the LAMC.

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

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

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

DEPARTMENT OF TRANSPORTATION

4. 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) 482-6504. You should advise any consultant representing you of this requirement as well.

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.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 505.1 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. 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.
 - e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- f. 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.

- g. 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.
- h. This policy does not apply to single-family dwellings or to non-residential buildings.
- i. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.
- j. Entrance to the main lobby shall be located off the address side of the building.
- k. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- l. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- m. 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.
- n. 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.
- o. 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.
- p. Submit plot plans indicating access road and turning area for Fire Department approval.
- q. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- r. Site plans shall include all overhead utility lines adjacent to the site.
- s. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- t. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- u. 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.
- w. 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.

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. The project site is located on the pedestrian and bus routes for students attending Wilshire Park Elementary. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. 213-580-2950 or (213)-580-2900, and the principals or designees of Wilshire Park Elementary. (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. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

- 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 July 8, 2019. 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

10. 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 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.

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 for any questions or comments, at your convenience.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

12. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals 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 subdivider 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 removals.

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.

13. 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 12 residential condominium units.
 - b. That the subdivider shall comply with the **Park Mile Specific Plan** prior to the issuance of a building or grading permit.
 - c. Automobile parking shall be consistent with Case No. DIR-2016-3612-DRB-SPP.
 - d. In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning.

- e. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - g. 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.
 - h. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
 - i. The applicant shall comply with all conditions imposed by Case No. DIR-2016-3612-DRB-SPP-1A.
14. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. DIR-2016-3612-DRB-SPP shall be submitted to the satisfaction of the Advisory Agency.
15. 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.

DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

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

C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount

of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

- C-3 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear 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) 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, remove and reinstall existing conduit behind new curb and gutter on Van Ness Avenue

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 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) Improve the alley adjoining the tract with any necessary removal and reconstruction of 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)

The Advisory Agency determines that based on the whole of the administrative record, Case No. ENV-2016-3613-CE, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article III, Section 1, and Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

- (a) THE PROJECT IS CONSISTANT WITH THE APPLICABLE GENERAL PLAN DESIGNATION AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH THE APPLICABLE ZONING DESIGNATION AND REGULATIONS.

The project is located in the Wilshire Community Plan area with a plan designation of Low Medium II Residential with a corresponding zone of RD3-1. The RD3 Zone requires a minimum lot area of 6,000 square feet and a minimum area of 3,000 square feet per dwelling unit. The project site is 23,239 net square feet which permits a base of nine (9) dwelling units. On April 25, 2017, the project received a ministerial Density Bonus approval under Case No. DIR-2016-3612-DRB-SPP. The project request does not include any deviations from the Zoning Code making it consistent with the General Plan and the zone.

- (b) THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON A PROJECT SITE OF NO MORE THAN FIVE ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.

The proposed project is located within the City limits and contains a lot size of 23,239 net square feet or 0.53 net acres (which is less than one acre). The surrounding properties are developed with commercial and multi-family residential uses.

- (c) THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE OR THREATENED SPECIES.

The project site is located in a highly urbanized area and has not been identified as an ecologically sensitive area. Furthermore, the project site, as well as the surrounding area is presently developed with residential and commercial structures and does not provide a natural habitat for either fish or wildlife.

- (d) APPROVAL OF THE PROJECT WOULD NOT RESULT IN SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY.

The project will not result in any significant effect relating to traffic, noise, air quality, or water quality. The estimated trips generated for a 12-unit condominium building is below the daily vehicle trip threshold for potentially significant traffic impacts pursuant to the Traffic Study Exemption Thresholds as determined by the Los Angeles Department of Transportation.

The project shall comply with Regulatory Compliance measures that regulate construction-related noise levels including Noise Ordinance Nos. 144,331 and 161,574, such that the proposed Project will not result in any significant noise impacts. Construction and operational emissions from project-related traffic will not exceed the localized significance thresholds for criteria air pollutants set by the Southern California Air Quality Management District. The project is limited to residential uses and does not involve industrial or other activities that would substantially degrade water quality.

- (e) THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.

The site can be adequately served by all required utilities and public services, including but not limited to the Department of Water and Power, the Bureau of Sanitation, the Fire Department, the Police Department, the Los Angeles Unified School District and the Southern California Gas Company.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

Additionally, there is no known succession of projects of the same type and in the same neighborhood as the subject project. As mentioned, the project proposes the construction of two 4-story, 45-foot tall, condominium buildings consisting of 12 dwelling units with 24 vehicular parking spaces, which is not unusual for the vicinity of the subject site. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. There are no state designated scenic highways in the City of Los Angeles, and therefore the subject site is not designated as a state scenic highway, nor are there any designated state scenic highways located near the project site. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor abutting properties, are identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-78424-CN the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the

State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

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 site is located within the Park Mile Specific Plan (Ordinance No. 152,471) and the project has received a Project Permit Compliance and Design Review entitlement pursuant to Case No. DIR-2016-3612-DRB-SPP-1A.

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 Wilshire Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the RD1.5, RD2, RW2, RZ2.5 Zone as the corresponding zones. The project site is zoned RD3, which is consistent with the land use designation established by the Wilshire Community Plan. The project site has approximately 23,239 net square feet of lot area, which would permit a maximum of nine (9) dwelling units. The project received a ministerial Density Bonus approval to construct a maximum 12 dwelling units. Furthermore, the project received a reduction in required vehicular parking through the ministerial Density Bonus to provide 24 vehicular spaces in lieu of the otherwise required 30 spaces as required per the Park Mile Specific Plan.

Pursuant to LAMC Section 1706 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 Randall A. Greenwood (R.C.E. 29220) 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.

- (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 is zoned RD3-1, the RD3 Zone would permit a maximum of nine (9) dwellings on the approximately 23,239 net square-foot site.

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 improvements to the alley adjoining the tract, 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. As the map is proposed for a 12-unit residential condominium subdivision, as conditioned, the proposed subdivision is substantially consistent with the General Plan and the Park Mile Specific Plan, pursuant to the approval of related Case No. DIR-2016-3612-DRB-SPP.

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

The subject site is comprised of three contiguous, level, rectangular-shaped parcels consisting of 23,239 net square feet of lot area. The subject site was previously improved with a two-story single-family dwelling and nine non-protected trees. The proposed project is for the construction of two 4-story, 45-foot tall structures containing 12-unit residential condominium units and 24 vehicular parking spaces. The project site is located approximately 1.521 km from the Puente Hills Blind Thrust, 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, landslide, liquefaction, methane, or tsunami inundation 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 B, which denotes areas moderate flood hazards. 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 project site is surrounded by commercial and residential development. The north abutting property is zoned RD3-1 and developed with a two-story single-family dwelling. The east abutting properties across from the alley are zoned CR(PKM)-1 and developed with two- and three-story multi-family structures. The south abutting property is zoned CR(PKM)-1 and developed with a parking lot that serves a two-story commercial corner development located at the intersection of Wilshire Boulevard and Van Ness Avenue. The

west abutting properties across from Van Ness Avenue are zoned CR(PKM)-1, RD3-1, and developed with a two-story fire station and a two-story condominium development. The project site is approximately 350 feet from Wilshire Park Elementary.

The project site, which is comprised of three parcels, consists of approximately 23,239 net square feet of land and was previously developed with a two-story single-family dwelling. The project proposes to construct two 4-story, 45-foot tall structures containing 12 residential condominium units and 24 vehicular parking spaces. On April 25, 2017, the Central Area Planning Commission denied the appeal and sustained the Planning Director's determination in approving a Project Permit Compliance and Design Review, while utilizing a ministerial Density Bonus, for the construction of two 4-story, 45-foot tall, multi-family buildings containing 12 units and 24 vehicular parking spaces (Case No. DIR-2016-3612-DRB-SPP-1A). 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. As conditioned the proposed Vesting Tentative 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 was previously developed with a two-story single-family dwelling and nine non-protected trees. The previous structure was demolished per LADBS permit 16019-10000-03338 and the trees were removed to commence construction per LADBS Permit Nos. 17010-10000-00277 and 16010-10000-05316. There are no trees on the project site or within the public right-of-way adjacent to the project site. The surrounding area is presently developed with commercial and residential structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. On April 25, 2017, the Central Area Planning Commission adopted Categorical Exemption No. ENV-2016-3613-CE as the environmental clearance for the subject project related to Case No. DIR-2016-3612-DRB-SPP-1A. As such, the proposed project 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.

- (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 Van Ness Avenue, which is a public street. The project site consists of three parcels identified as Lot Nos. 9-11 of the Resubdivision of Lots 83-87, 113-117 of Henry J. Brown's Wilshire Terrace and is identified by Assessor Parcel Nos. 5504-018-011, 5504-018-012, 5504-018-013. 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.

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-78424-CN.

VINCENT P. BERTONI, AICP
Advisory Agency



KEVIN GOLDEN
Deputy Advisory Agency

KG:CTL:IW:RV

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:

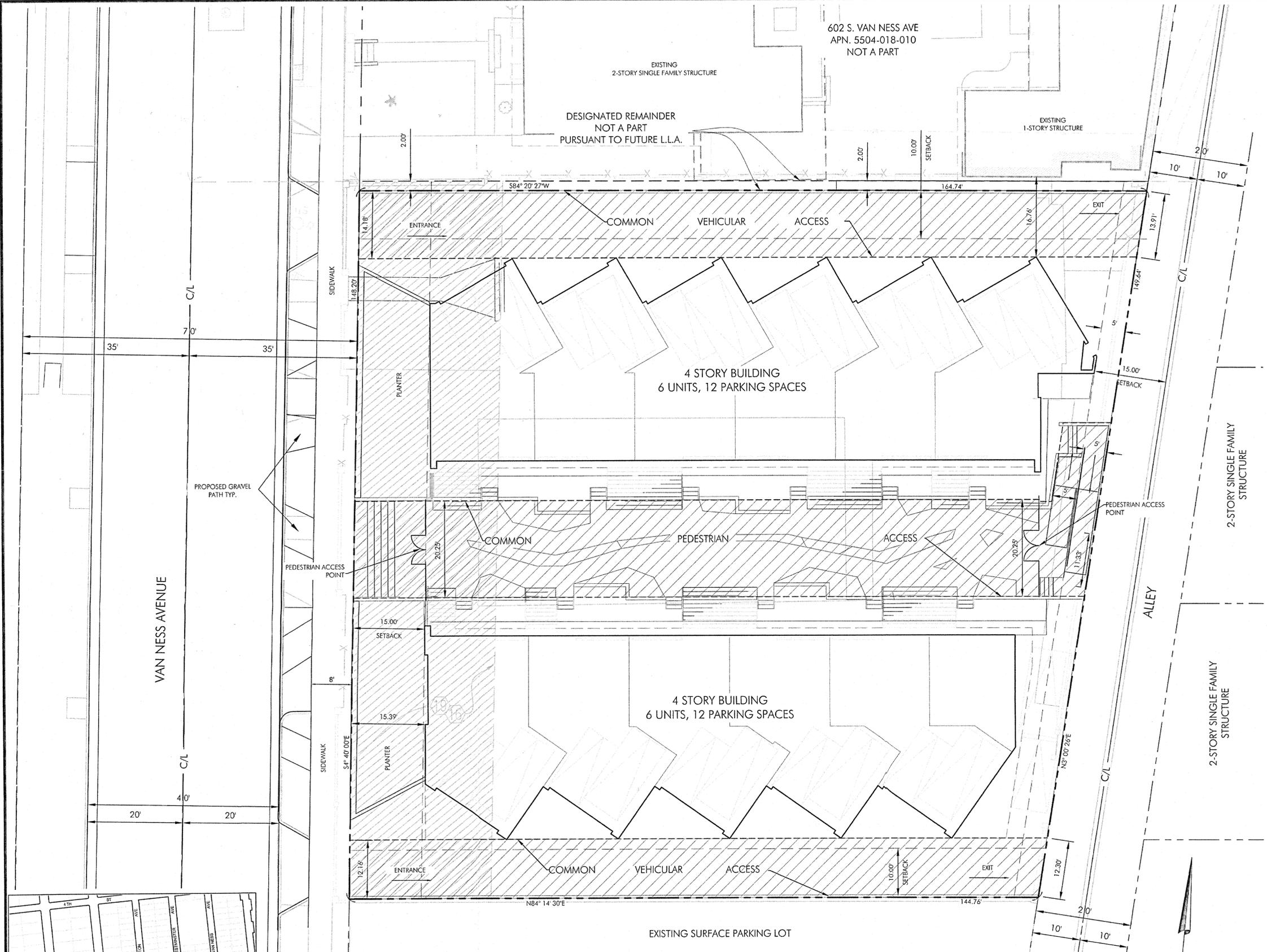
Figueroa Plaza
201 North Figueroa
Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

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://planning.lacity.org>

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.



- NOTES:**
1. SITE ADDRESS: 610, 614, & 618 VAN NESS AVENUE LOS ANGELES, CA 90005
 2. TOTAL AREA: 23,239 SQ. FT. OR 0.53 ACRES, MORE OR LESS.
 3. PROJECT DESCRIPTION: DEVELOPMENT OF PROJECT CONSISTING OF VITM FOR CONDOMINIUM PURPOSES WITH 1 LOT AND 12 CONDOMINIUM UNITS.
 4. ONE RESIDENTIAL DWELLING UNIT AND PARKING TO BE REMOVED.
 5. THE SUBJECT PROPERTY IS ZONED "RDS-1" (RESTRICTED DENSITY MULTIPLE DWELLING ZONE)
 6. THOMAS GUIDE: PAGE 633 - GRID G2
 7. TREE REPORT STATES NO PROTECTED TREES EXIST ON SITE. TREE 9 WILL BE REMOVED FOR DRIVEWAY ACCESS.
 8. CURRENT USE: RESIDENTIAL
 9. SITE IS NOT WITHIN DESIGNATED HILLSIDE AREA.
 10. SITE IS NOT WITHIN THE COASTAL ZONE.
 11. SITE IS NOT WITHIN SPECIAL GRADING AREA.
 12. MINIMUM LOT AREA = 6,000 SQ. FT.
 13. PARKING REQUIRED = 2 SPACES PER DWELLING UNIT (TOTAL OF 24 SPACES)
 14. NO GUEST PARKING PROVIDED PER DENSITY BONUS PARKING OPTION 1 (LAMC 12.22.A.25(b))
 15. COMMON PEDESTRIAN ACCESS AREA WILL BE LANDSCAPED AND WILL INCLUDE A WATER FEATURE.
 16. FRONT YARD SETBACK = 15 FEET
 17. REAR YARD SETBACK = 15 FEET (FROM ALLEY CENTERLINE)
 18. SIDE YARD SETBACK = 10 FEET
 19. BUILDING HEIGHT = 45 FEET
 20. PLANTER HEIGHT = 2 FEET
 21. IN CONFORMANCE WITH CASE NUMBERS VTT-78424-CN AND DIR-2016-3612-DRB-SPP

- EXISTING EASEMENT DETAILS:**
16. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2814 OF DEEDS, PAGE 66, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, DISABILITY, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN OR ANY SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE 12955(P)), TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE 42 U.S.C. 3604(C) OR CALIFORNIA GOVERNMENT CODE 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSON SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AS BOOK 48845, PAGE 34 OF OFFICIAL RECORDS.
19. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2814 OF DEEDS, PAGE 66, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, DISABILITY, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN OR ANY SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE 12955(P)), TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE 42 U.S.C. 3604(C) OR CALIFORNIA GOVERNMENT CODE 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSON SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. IN BOOK 48845 PAGE 34, OFFICIAL RECORDS, APPEARS THE RECORD OF A DOCUMENT EXECUTED BY ZEPHA SAMAILOFF BOBERT, ET AL., WHICH PERTAINS TO THE RELEASE OF CERTAIN RESTRICTIONS FROM SAID LAND.

VESTING TENTATIVE TRACT MAP NO. 78424-CN

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 TRACT MAP
 JUN 26 2019
 JUNE 7, 2019
 REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
 DEPUTY ADVISORY AGENCY
LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

PARCEL 1: LOT 9 OF THE RESUBDIVISION OF PART OF HENRY J. BROWN'S WILSHIRE TERRACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: LOT 10 OF THE RESUBDIVISION OF LOTS 83 TO 87 INCLUSIVE, 113 AND 117 INCLUSIVE OF HENRY J. BROWN'S WILSHIRE TERRACE, AS PER MAP RECORDED IN BOOK 8 PAGE 76 OF MAPS, AND THAT PORTION OF THE ALLEY VACATED AS SHOWN PER MAP RECORDED IN BOOK 107 PAGE 121 OF MISCELLANEOUS RECORDS, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 9 PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: LOT 11 OF THE RESUBDIVISION OF LOTS 83 TO 87 INCLUSIVE, 113 AND 117 INCLUSIVE OF HENRY J. BROWN'S WILSHIRE TERRACE, AS PER MAP RECORDED IN BOOK 8 PAGE 76 OF MAPS, AND THAT PORTION OF THE ALLEY VACATED AS SHOWN PER MAP RECORDED IN BOOK 107 PAGE 121 OF MISCELLANEOUS RECORDS, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 9 PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5504-018-011, 5504-018-012, & 5504-018-013



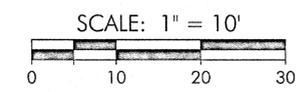
BASIS OF BEARINGS:
 THE BEARING NORTH 04° 40' 00" WEST, ON THE CENTER LINE OF VAN NESS AVENUE AS SHOWN ON HENRY J. BROWN'S WILSHIRE TERRACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 9, PAGE 91, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FLOOD ZONE:
 SUBJECT PROPERTY IS ZONE "X" AREA OUTSIDE 1-PERCENT ANNUAL CHANCE OF FLOOD PLAIN. FEMA PANEL NO: 06037C1605F EFFECTIVE DATE: 09/26/2008

SURVEY BY:
 HAHN AND ASSOCIATES, INC.
 28368 CONSTELLATION ROAD, UNIT 300
 SANTA CLARITA, CA 91355
 (661) 775-9500
 EMAIL: INFO@HAHNANDASSOCIATES.COM

BENCHMARK:
 BM ID : 12-12771 DESCRIPTION : SPK W CURB VAN NESS AVE; 4 FT N/O BCR N/O WILSHIRE BLVD ELEVATION : 195.163 FT.

ACCESS NOTE:
 ACCESS TO SUBJECT PROPERTY VIA S. VAN NESS AVE AVENUE AND EXIT VIA 20-FOOT ALLEYWAY.



PREPARED BY:
 RANDALL A. GREENWOOD R.C.E. 29220

PREPARED FOR:
 BBC VAN NESS LLC,
 555 SKOKIE BLVD, SUITE 555
 NORTHBROOK, ILLINOIS 60062

DATE: 6-11-2019