

DEPARTMENT OF
CITY PLANNING

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<http://planning.lacity.org>

May 20, 2020

Brian C. League (A)(O)
University of Southern California
3335 S. Figueroa, Unit G I UGW110
Los Angeles, CA 90089

Rose Fistrovich (R)
PSOMAS
555 S. Flower St., #4300
Los Angeles, CA 90071

RE: VTT-74715
Related Case: CPC-2016-4121-GPA-SP-SPP
Address: 3800 South Vermont Avenue
Community Plan: South Los Angeles
Council District: 9 – Curren D. Price Jr.
Existing Zone: OS-1XL, RD1.5-1, R4-1
CEQA: Los Angeles Memorial Coliseum
Renovation Project EIR, First Addendum,
Second Addendum, Third Addendum, Fourth
Addendum, and Errata (SCH No.
199990011065)

EXTENSION OF TIME

On April 11, 2017, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 74715 located at 3800 S. Vermont Avenue for the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots for the vacation and merging and the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way, in the South Los Angeles Community Plan Area that is zoned OS-1XL, RD1.5-1 and R4-1.

In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6 year extension for the recording of the final Vesting Tentative Tract Map No. 74715 at 3800 South Vermont Avenue in the South Los Angeles Community Plan Area.

Therefore, the new expiration date for the subject map is **April 10, 2026** and no further extension time to record a final map can be granted.

VINCENT P. BERTONI, AICP
Director of Planning

Robert Duenas
Deputy Advisory Agency
VPB:BD:AMV:TO

cc: Councilmember Curren D. Price Jr.

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April 28, 2017

Case No. VTT-74715

LETTER OF CLARIFICATION

On April 11, 2017, in accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03, the Advisory Agency approved Vesting Tentative Tract Map No. 74715, for the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots and the vacation and merging of the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way, as shown on the map stamp-dated February 22, 2017. No appeals were filed. It has come to the attention of Staff that certain conditions of approval and elements of the determination require clarification for project clearance purposes.

As part of the request and the CEQA clearance, the Fourth Addendum analyzed the proposed haul route associated with the project part of the document's "Geology/Seismic Hazards", "Traffic", "Noise" and "Schools" sections and included corresponding Mitigation Measures. In addition, the haul route was discussed in the staff report and at the public hearing where it was approved by the Deputy Advisory Agency on April 11, 2017 as part of VTT-74715. However, the determination inadvertently omitted the approval language for the haul route request. As such, the proposed haul route and was analyzed and approved.

As was included in Staff's recommendation report, shown on the approved map, and discussed at the public hearing, Condition No. 12 of Bureau of Engineering - Specific Conditions was inadvertently removed from the determination letter. As such, the following Condition of Approval shall be considered Condition No. 11(c) of the determination:

- c. **That the public alley within the southerly tract area and as shown on the tentative tract map be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:**
 - i. **That consents to the alley being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.**
 - ii. **That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the alley area being merged.**

Subsequent to the issuance of the determination, the Recreation and Parks Commission, at their April 19, 2017 meeting, determined that the Recreation and Parks Conditions of Approval required technical clarification. As such, the following conditions have been revised (bold and underline to add, strikethrough to delete):

DEPARTMENT OF RECREATION AND PARKS.

31. ~~The Department of Recreation and Parks has reviewed the proposed project and has no recommendations regarding the project given that there will be no anticipated recreation and parks impacts.~~
- c. **The Department of Recreation and Parks shall modify the Ground Lease – Athletic Field Agreement with the State of California to release Lots 101 and 102, owned by the Department of Recreation and Parks, from the lease agreement. The Department of Recreation and Parks shall transfer Lots 101 and 102 to the State.**
- d. **Prior to recordation of the final map, the existing City-owned parcels comprising the former Leighton Avenue right-of-way, portions of Lots 101 and 102 as shown on Exhibit "A", shall be transferred to State ownership, or the tentative map shall be modified to include a separate parcel reflecting the City's ownership interest.**

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

32. **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:**
- ~~e. Prior to recordation of the final map, the existing City-owned parcels comprising the former Leighton Avenue right-of-way, portions of Lots 101 and 102 as shown on Exhibit "A", shall be transferred to State ownership, or the tentative map shall be modified to include a separate parcel reflecting the City's ownership interest. **MOVED TO CONDITION 30.b**~~

All other conditions of approval of VTT-74715 shall remain unchanged.



NICHOLAS HENDRICKS
Senior City Planner

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April 12, 2017

Case No. VTT-74715

On April 11, 2017, the Advisory Agency approved Vesting Tentative Tract Map No. 74715, for the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots and the vacation and merging of the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way, as shown on the map stamp-dated February 22, 2017.

The determination included a typographical error that resulted in the inadvertent splitting of Condition No. 32-c into two sections. As such, Condition No. 32 has been corrected as follows:

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

32. 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 Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract Map No. VTT-74715 shall not be issued until after the final map has been recorded, or the subdivider submits satisfactory improvement plans together with the necessary guarantee that the improvements will be installed.
 - Limit the subdivision request to the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots. The Vesting Tentative Tract Map also proposes to vacate and merge the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way.
 - Prior to recordation of the final map, the existing City-owned parcels comprising the former Leighton Avenue right-of-way, portions of Lots 101 and 102 as shown on Exhibit "A", shall be transferred to State ownership, or the tentative map shall be modified to include a separate parcel reflecting the City's ownership interest.

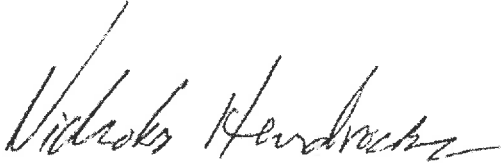
~~d. Portions of Lots 101 and 102 as shown on Exhibit "A", shall be transferred to State ownership, or the tentative map shall be modified to include a separate parcel reflecting the City's ownership interest.~~

d.e. Prior to the issuance of a building permit or the recordation of the final map, a copy of CPC-2016-4121-GPA-SP-SPP shall be submitted to the satisfaction of the Advisory Agency. In the event that CPC-2016-4121-GPA-SP-SPP is not approved or is modified by the City Planning Commission or City Council, the subdivider shall submit a tract modification.

e.f. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

The above correction is reflected in the attached determination. Given that the correction does not change the contents of the determination and is an insignificant typographical correction, the appeal period for this case shall remain April 21, 2017 as stated in the determination.

For questions regarding this Case, please contact Heather Bleemers, (213) 978-0092.



NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:HB

Attachment: VTT-74715 Determination

**DEPARTMENT OF
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Decision Date: April 11, 2017

Appeal Period Ends: April 21, 2017

Angelo Avila Garcia (A)
Lucas Museum of Narrative Art
One Letterman Drive, Suite A3700
San Francisco, CA 94129

State of California – Sixth Agricultural
District Association (O)
700 Exposition Park Drive
Los Angeles, CA 90037

Laurie Stone (R)
University of Southern California
3335 South Figueroa Street, Suite G
Los Angeles, CA 90007

Vesting Tentative Tract Map No. 74715
Related Case: CPC-2016-4121-GPA-
SP-SPP

Address: 3800 South Vermont Avenue
South Los Angeles Community Plan
Zones : OS-1XL, RD1.5-1, and R4-1
C. D. : 9 – Curren D. Price Jr.

CEQA: Los Angeles Memorial Coliseum
Renovation Project EIR, First Addendum,
Second Addendum, Third Addendum,
Fourth Addendum, and Errata (SCH No.
1990011065)

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03, the Advisory Agency approved Vesting Tentative Tract Map No. 74715, located at 3800 South Vermont Avenue, for the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots and the vacation and merging of the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way, as shown on the map stamp-dated February 22, 2017 in the South Los Angeles Community Plan Area. 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

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Georgic Avanesian or by calling (213) 202-3484.

1. That a set of drawings for airspace lots be submitted to the City Engineer showing the following:
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
2. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.
3. That 10-foot wide and variable width strip of land be dedicated along Vermont Avenue adjoining the subdivision to complete a 50-foot wide half street dedication in accordance with Avenue I of LA Mobility Plan Standards.
4. That proposed portion of 39th Street requested to be merged which is currently designated as a Collector Street be downgraded to a Local Street classification by City Council prior to the recordation of the final map.
5. That the City Department of Transportation in a letter to City Engineer shall determine that the merger area of 39th Street between Vermont Avenue and Bill Robertson Lane and as shown on the tentative tract map is not necessary for current and future Public Street.
6. That Department of the City Planning in a letter to the City Engineer prior to the recordation of the final map also determine that the proposed merger area of 39th Street between Vermont Avenue and Bill Robertson Lane, as shown on the tentative tract map, is consistent with all applicable General Plan Elements of Highway and Circulation Elements for Mobility Plan 2035.
7. 39th Street between Vermont Avenue and Bill Robertson Lane, as shown on the tentative tract map, be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code. In addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

8. That arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for realignment and replacement of the existing LA County Drainage system within the 39th Street merger area including any necessary new drainage easements to be shown on the final map.
9. That arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into and reconstruction of their existing storm drain catch basin.
10. That the public alley northerly of 39th street being merged, as shown on the tentative tract map, be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code. In addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the alley being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the alley area being merged.
11. That the existing public sanitary sewer line within the tract property be abandoned or relocated satisfactory to the City Engineer prior to the recordation of the final map.
12. That in the event the City Engineer agrees to abandonment or relocation of the sanitary sewer easement then the existing public sanitary Sewer easement within the tract area and as shown on the tentative tract map be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code.
13. That any surcharge fee in conjunction with the street merger request be paid.
14. That the subdivider makes a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewer in the area.
15. That any fee deficit under Work Order No. EXT00741 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 201 N. Figueroa Street, 12th Floor, Suite 1200. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

16. Prior to the issuance of building or grading permits, a comprehensive soils report including a detailed description of the proposed construction, detailed plans and sections, site-specific field exploration and laboratory tests, and robust engineering analysis (including site-specific liquefaction analysis) and building specific recommendations shall be submitted to the Department for review and approval.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Building and Safety approvals are conducted by appointment only. Contact Laura Duong at (213) 482-0434 to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

17. 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. Provide copy of building records, plot plan, and certificate of occupancy of all existing structures to verify the last legal use and the number of parking spaces required and provided on each site.
- b. 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.
- c. Provide a copy of Case No. CPC-2016-4121-GPA-SP-SPP. Show compliance with all the conditions/requirements of the CPC case as applicable.
- d. Museum uses are not allowed in the OS-1VL/RD1.5-1/R4-1 Zone. Revise the Map to show compliance with the above requirement or obtain Zone Change or amendment to the Coliseum District Specific Plan approval from the Department of City Planning and City Council.
- e. Specify on the map the existing and proposed zone(s).
- f. Obtain Bureau of Engineering approval for the proposed street/alley merger.
- g. Show all street/alley dedication(s) 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/alley dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
- h. Revise map to indicate the lot boundary of the Master Lot for Air Space Subdivision.
- i. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes: Proposed project shall comply with the Coliseum District specific plan. Each Air Space lot shall have access to a street by one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer. This property is located in a Liquefaction Zone. The submitted Map may not comply with the number of parking spaces required by Section 12.21 A4(a). If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning. The existing or

proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health 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

Please contact DOT at (213)482-7024 for any questions regarding the following. Transportation approvals are conducted at 201 North Figueroa Street, Room 550.

18. A minimum 20-foot reservoir space be provided between any security gates and the property line when driveway is serving less than 100 parking spaces. Reservoir space will increase to 40 feet and 60 feet when driveway is serving more than 100 and 300 parking spaces respectively.
19. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk, LAMC 12.21-A.5(i)a
20. The project shall comply with requirements of the LADOT's traffic assessment letter dated March 30, 2017.
21. Location of a potential school bus turnout as shown on the School Bus Exhibit Map in the file is permitted by the Advisory Agency subject to final review and approval by the Department of Transportation. Street plans for Bill Robertson Lane will be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to approval of project improvement plans by the Bureau of Engineering. Transportation approvals are conducted at 201 North Figueroa Street, Suite 4000, Station 3.
22. Non-standard designs for proposed driveways are permitted by the Advisory Agency, subject to final review and approval by DOT. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety.

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) 482-6509. You should advise any consultant representing you of this requirement as well.

23. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.

- b. 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.
- c. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- d. Adequate public and private fire hydrants shall be required.
- e. Private roadways for general access use shall have a minimum width of 20 feet.
- f. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- g. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- h. 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.
- i. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- 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 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

24. 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 to address potential impacts upon existing pedestrian and school bus routes. (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

Questions should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1120.

25. 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).)

26. That the existing 15-foot wide water line easement within the tract property, and as shown on the vesting tentative tract map and as recorded under Instrument No.77-178211, be permitted to be merged with the remainder of the tract map with the final map pursuant to Section 66499.20.2 of the State Government Code.

BUREAU OF STREET LIGHTING

27. Prior to the recordation of the final map or issuance of the Certificate of Occupancy, street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

28. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

29. 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 (3) people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

30. The Department of Recreation and Parks has reviewed the proposed project and has no recommendations regarding the project given that there will be no anticipated recreation and parks impacts.

URBAN FORESTRY DIVISION

Contact Urban Forestry Division at: 213-847-3077.

31. 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. 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 upon completion of construction to expedite tree planting. All protected tree removals must be approved by the Board of Public Works.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

32. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract Map No. VTT-74715 shall not be issued until after the final map has been recorded, or the subdivider submits satisfactory improvement plans together with the necessary guarantee that the improvements will be installed.
 - b. Limit the subdivision request to the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots. The Vesting Tentative Tract Map also proposes to vacate and merge the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way.
 - c. Prior to recordation of the final map, the existing City-owned parcels comprising the former Leighton Avenue right-of-way,
 - d. Portions of Lots 101 and 102 as shown on Exhibit "A," shall be transferred to State ownership, or the tentative map shall be modified to include a separate parcel reflecting the City's ownership interest.
 - e. Prior to the issuance of a building permit or the recordation of the final map, a copy of CPC-2016-4121-GPA-SP-SPP shall be submitted to the satisfaction of the Advisory Agency. In the event that CPC-2016-4121-GPA-SP-SPP is not approved or is modified by the City Planning Commission or City Council, the subdivider shall submit a tract modification.
 - f. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
33. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
34. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
- a. Defend and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgment or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve

the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event that 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. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the 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 one-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting un subdivided property. The one-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 one-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 percent.
 - (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 Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Remove street lights: three (3) on Leighton Avenue and five (5) on 39th Street. If street widening per BOE improvement conditions, relocate and upgrade street lights; thirteen (13) on Vermont Avenue, and nine (9) on Bill Robertson Lane.

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, 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street 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 (213-485-5675) 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 Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Vermont Avenue being dedicated and adjoining the subdivision by the construction of a concrete sidewalk, landscaping, or both, within the 10-foot newly dedicated area, satisfactory to the City Engineer.
 - b. Improve the Bill Robertson Lane adjoining the tract including the public sidewalk easement area being provided by construction of a 10-foot full-width

concrete sidewalk with tree wells including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.

NOTES:

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

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

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

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

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

ENVIRONMENTAL FINDINGS (CEQA)

In December 2003, the Los Angeles Memorial Coliseum Commission (LAMCC), as lead agency, certified Environmental Impact Report SCH # 1990011065 (Certified EIR) for the Los Angeles Memorial Coliseum Renovation Project (Approved Project). The Certified EIR analyzed the renovation of the Los Angeles Memorial Coliseum (Coliseum), which included primarily reducing the maximum seating capacity from 92,500 seats to 78,000 seats, the addition of 200 luxury suites, and the construction of two approximate 20,000 square-foot ancillary structures for retail or office use, a 19,000 square-foot press box, and approximately 35,000 square feet of new concession-related facilities.

The LAMCC approved a First Addendum to the Certified EIR (First Addendum) on May 2, 2006 that was subsequently relied upon and approved by the City Planning Commission in conjunction with the approval of the modified Los Angeles Memorial Coliseum Renovation Project, Coliseum District Specific Plan Overlay, and Development Agreement between the City of Los Angeles and the LAMCC on May 16, 2006. Among other things, the First Addendum evaluated changes to the architectural design, the establishment of a Coliseum District Specific Plan to govern the development and operation of the Coliseum under a proposed lease agreement between the LAMCC and the National Football League, the adoption of a signage plan, and approval of the sale and service of alcoholic beverages for on-site consumption.

In 2008, the University of Southern California (USC) signed a long-term lease with the LAMCC for use of the Coliseum. The lease agreement, as amended in 2013, provides for renovations to the Coliseum and management of the Coliseum by USC. USC proposed the renovation of the Coliseum as previously contemplated in the Certified EIR, with some modifications. Such modifications primarily included reducing the number of luxury suites, and reducing the size of the press box, concession-related facilities, and ancillary structures. These modifications were

addressed in a Second Addendum to the Certified EIR (Second Addendum) that was approved by the LAMCC on July 28, 2016.

In addition, a Third Addendum to the Certified EIR (Third Addendum) was prepared and approved by the LAMCC in December, 2016. The Third Addendum addressed the replacement of two video boards with two new video boards that would be better integrated into the seating bowl of the Coliseum as well as the replacement of the center Peristyle game clock with a modern smaller integrated game clock. All references hereafter to the "Approved Project" reflect the Los Angeles Memorial Coliseum Renovation Project as evaluated in the Certified EIR and as modified by the three addenda and other approvals.

A Fourth Addendum to the Certified EIR dated April 2017 (Fourth Addendum) was prepared to analyze further modifications to the Approved Project, specifically the development of the Lucas Museum for Narrative Arts (LMNA) and associated open space and below grade parking, a separate below grade replacement parking structure, a relocated soccer field, and landscape and circulation improvements to Jesse Brewer Jr. Park and Exposition Park (Modified Project). The Fourth Addendum demonstrates that the Modified Project would not result in any new or substantially increased significant environmental impacts as compared to the Approved Project. In addition, the Fourth Addendum demonstrates that there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified, that would require preparation a Subsequent or Supplemental EIR pursuant to Section 15162 and 15163 of the CEQA Guidelines.

SECTION 1. CEQA AUTHORITY FOR AN ADDENDUM

The Fourth Addendum addresses the changes to the Approved Project proposed under the Modified Project. The Certified EIR included all statutory sections required by CEQA, comments received on the Draft EIR, responses to comments on the Draft EIR, and supporting technical appendices. CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

"The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Sections 15162 and 15163 of the CEQA Guidelines respectively require preparation of a Subsequent or Supplemental EIR when an EIR has been certified and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, California Public Resources Code (PRC) Section 21166 states that unless one or more of the following events occur, no Subsequent or Supplemental EIR shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated in the Fourth Addendum, the Modified Project's impacts would be less than significant except for Construction Air Quality, which would exceed the significance threshold for regional NOx emissions if construction of the Modified Project overlaps with the Coliseum renovation. However, the combined impacts of the Modified Project and the Coliseum improvements would be substantially less than the impacts disclosed in the Certified EIR.

All the Modified Project's environmental impacts would be similar to or less than those of the Approved Project. Therefore, the Modified Project would not result in any new significant impacts, nor would it substantially increase the severity of any previously anticipated significant impacts set forth in the Certified EIR. Based on this determination, the changes proposed under the Modified Project do not meet the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 and 15163 of the CEQA Guidelines.

SECTION 2. CEQA FINDINGS

Pursuant to CEQA, the Advisors Agency serves as the lead agency with respect to the Modified Project in connection with the subject City actions. Accordingly, the Advisors Agency (a) has considered the Certified EIR, First Addendum, Second Addendum, Third Addendum, and Fourth Addendum, and other pertinent evidence in the record, including studies, reports, and other

information from qualified experts (collectively the "Environmental Documents") and the environmental effects of the Modified Project as set forth in the Environmental Documents, pursuant to CEQA Guidelines Section 15091, and (b) makes the following findings:

- A) Based on substantial evidence in the Environmental Documents and elsewhere in the record, including but not limited to oral and written testimony provided at the public hearings on the matter, (a) no Subsequent or Supplemental EIR is required pursuant to CEQA Guidelines Sections 15162 or 15163 for the Modified Project, and (b) the Fourth Addendum is adequate under CEQA for approval of the subject approvals for the Modified Project. The Fourth Addendum were prepared under the authority of CEQA Guidelines Section 15164(a), which requires a lead agency to prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 and 15163 calling for preparation of a Subsequent or Supplemental EIR have occurred;
- B) Changes and alterations have been required and incorporated into the Modified Project that avoid or substantially lessen the significant environmental effects as identified in the Environmental Documents, pursuant to CEQA Guidelines Section 15091(a)(1);
- C) As more fully set forth below, certain economic, legal, social, technological or other benefits of the Modified Project outweigh the unavoidable adverse environmental effects, all of which are identified in the Environmental Documents, pursuant to CEQA Guidelines Section 15093; and
- D) There are no feasible alternatives or feasible mitigation measures (other than those measures already imposed on the Modified Project and identified in the Environmental Documents) that would substantially lessen or avoid any significant environmental effect of the Modified Project as indicated by the Environmental Documents, pursuant to CEQA Guidelines Section 15091.

SECTION 3 STATEMENT OF OVERRIDING CONSIDERATIONS

As described in the Certified EIR and Fourth Addendum, development of the Modified Project would have significant adverse impacts on the environment that cannot be reduced to less than significant levels through implementation of feasible mitigation measures. Section 15093(b) of the State CEQA Guidelines provides that when a project is approved which will result in the occurrence of significant effects that cannot be avoided or substantially lessened, the lead or decision-making agency shall state in writing the reasons to support its action based on the Final EIR and/or other information in the record.

The following impacts are not mitigated to a less than significant level for the Modified Project: Construction Air Quality (NO_x). Accordingly, the Advisory Agency adopts the following Statement of Overriding Considerations:

The Advisory Agency recognizes that significant and unavoidable impacts will result from the implementation of the Modified Project. Having: (i) adopted all feasible mitigation measures, (ii) rejected alternatives to the proposed project, (iii) recognized all significant unavoidable impacts, and (iv) balanced the benefits of the Modified Project against the Modified Project's significant and unavoidable impacts, the Advisory Agency hereby finds that the benefits of the Modified Project outweigh and override the significant unavoidable impacts for the reasons stated below.

The following stated reasons summarize the benefits, goals, and objectives of the Modified Project and provide the rationale for the benefits of the Modified Project. These overriding considerations of economic, social, aesthetic, and environmental benefits of the Modified Project justify approval of the Modified Project. Each of these overriding considerations individually would outweigh the adverse environmental impacts of the Modified Project.

- Consistent with the objective of the Exposition Park Master Plan, the Modified Project will develop the LMNA, a one-of-a-kind museum where the community will experience fine art and popular works, including paintings, illustrations, photography, film, animation, and digital art. Through the many exhibitions and programs in its permanent collection galleries, temporary exhibitions, and two state-of-the art theaters, visitors will be able to learn about and experience the evolution of narrative art. This new addition to Exposition Park will be a unique cultural experience and will create synergy with the existing museums in Exposition Park.
- The LMNA building, with its unique, iconic design by a world class architect, will improve the visual character of the Modified Project site on what is now an unsightly asphalt parking lot.
- The Modified Project will initiate, support, and carry out a wide range of robust education programs for all ages. These programs will include, but are not limited to, exhibition and museum tours, gallery talks, workshops and classes tailored to serve the curriculum of K-12 students, public lectures, hands-on workshops, and daily film screenings.
- Consistent with the recreation policies of the South Los Angeles Community Plan, the Modified Project will create approximately 471,755 square feet of new public green park space, upgrade the existing soccer field with a technologically advanced turf and new amenities, and add landscaping and circulation improvements to Jesse Brewer Jr. Park and Exposition Park.
- The Modified Project will represent a privately funded, approximately \$1.5 billion investment in Exposition Park. Project construction is estimated to generate up to approximately \$43.1 million in state and local taxes over three years, and project operation is estimated to generate up to approximately \$8.7 million in state and local taxes annually.
- The Modified Project will create approximately 3,000 direct construction jobs, including a significant number of good paying union jobs pursuant to a Project Labor Agreement, as well as 300 full-time and 100 full-time equivalent long term jobs during project operation.
- The Modified Project will further the City's sustainability goals by achieving LEED Gold equivalency, installing water conserving plumbing fixtures and fittings that reduce indoor water use by at least 20 percent, and installing photovoltaic panels on a minimum of 15 percent of the roof area of the LNMA building.
- The Modified Project will also reduce vehicle miles travelled and associated pollutants and greenhouse gas emissions as an infill development at a location well served by public transit, with two nearby stops on the Expo Line.

SECTION 4. MITIGATION MONITORING AND REPORTING PROGRAM

Consistent with Public Resources Code Section 21081.6, the Advisory Agency adopts the Mitigation Monitoring and Reporting Program attached as Exhibit "A", which is incorporated herein

by this reference, to mitigate or avoid significant effects of the Modified Project on the environment and to ensure compliance during project implementation.

SECTION 5. CUSTODIAN OF RECORDS

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

Accordingly, the Advisory Agency of the City of Los Angeles:

- a) Has reviewed and considered, pursuant to CEQA Guidelines Section 15096(a), all relevant evidence in the record, including but not limited to the Certified EIR and the City Planning Department's Findings and Mitigation Monitoring Program (collectively the "CEQA Documents.")
- b) Hereby finds and determines, based on substantial evidence in the record, that no subsequent or supplemental EIR is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 or 15163 and that the Addendum is the proper environmental review. The Addendum was prepared under the authority of CEQA Guidelines Section 15096(f) and readopts the CEQA Findings adopted by the City Planning Department

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 74715 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final and parcel maps. The 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 Los Angeles Municipal Code ("LAMC"). The Vesting Tentative Tract Map has been filed for the purposes of merging and resubdividing the parcels within the project site to create two ground lots and five airspace lots and the vacation and merging of the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and the subdivision of land. The project site is located in the South Los Angeles Community Plan and is within the western portion of Exposition Park. Exposition Park, comprised of 160 acres of land bounded by Exposition Boulevard to the north, Figueroa Street to the east, Martin Luther King Jr. Boulevard to the south, and Vermont Avenue to the west. The adopted South Los Angeles Community Plan designates the subject property and nearly all of Exposition Park, including the area subject to the Coliseum District Specific Plan as Open Space

(OS) and identifies Exposition Park as a "major opportunity site." The Open Space land use designation corresponds to the OS and A1 zones. The project site is zoned OS-1XL, RD1.5-1, and R4-1.

The project site is within the Coliseum District Specific Plan that primarily focuses on the preservation and renovation of the Los Angeles Memorial Coliseum and development of a professional soccer stadium with ancillary uses and facilities. Under concurrent case No. CPC-2016-4121-GPA-SP-SPP, the applicant is in request of a General Plan Amendment to change the street designation of the portion of 39th Street located between Vermont Avenue and Bill Robertson Lane from a Collector Street to a Local Street, a Specific Plan Amendment to permit a museum and ancillary museum uses on the site and would provide specific development regulations for development, use, and operation of the museum, and Project Permit Compliance with the Coliseum District Specific Plan. The project is also within the boundaries of the South Los Angeles Alcohol Sales Specific Plan.

With approval of the aforementioned requests, the proposed map will be consistent with the applicable regulations of the Subdivision Map Act and with the Los Angeles Municipal Code as it relates to the General Plan.

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

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the General Plan or any applicable specific plan.

The project request is for the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots and the vacation and merging of the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and of a 20-foot wide public right-of-way, in conjunction with the construction of a new 300,000 square-foot museum with a maximum height of 115 feet, containing theaters, café, museum shop, educational and classroom spaces, library, exhibition spaces, sit-down restaurant, and gardens. In addition, the project will result in the vacation of 39th Street.

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a Vesting Tentative Tract Map. The adopted South Los Angeles Community Plan designates the property for Open Space land uses corresponding to the OS and A1 zones. The project site is zoned OS-1XL, RD1.5-1, R4-1, which is partly consistent with the range of zones corresponding to the site's land use designation.

The design and layout of the Vesting Tract Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los

Angeles Municipal Code. Several public agencies (including Department of Building and Safety, and Bureau of Engineering) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Sewers are available and have been inspected and deemed adequate in accommodating the proposed project's sewerage needs.

The project site is subject to the requirements of the Coliseum District Specific Plan. As part of the plan, the project will be required to obtain approval from the City Planning Commission and the City Council under concurrent Case No. CPC-2016-4121-GPA-SP-SPP. However, under the concurrent case, the project will be conditioned to comply with the requirements of the Specific Plan.

Therefore, as conditioned, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The project site consists of approximately 17 acres of land and is a relatively flat site that is currently improved with surface parking lots. The site is not located in a Very High Fire Hazard Severity Zone, flood zone, slope stability study area, methane hazard zone, high erosion hazard area, or Alquist-Priolo Fault Zone. In addition, 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).

Adjacent to the project site to the north, across Exposition Boulevard, is the Metro Rail Expo Line, with the University of Southern California to the north of the Rail. Properties to the east, across Bill Robertson Lane, are developed with Exposition Park consisting of Los Angeles Memorial Coliseum, the California Science Center, and the California African American Museum and corresponding garden areas. Properties to the south, across Martin Luther King Jr. Boulevard, are zoned C2-1 and R3-1 and are improved with commercial and multi-family residential uses. Properties to the west, across Vermont Avenue, are zoned C2-1 and are improved with community services buildings and commercial and multi-family residential uses.

B The applicant is requesting the vacation and merging of the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way as part of the Vesting Tentative Tract Map. The Bureau of Engineering recommended that the project provide a 4.5-foot wide public sidewalk easement be provided along Bill Robertson Lane adjoining the subdivision to complete a 10-foot wide sidewalk area. However, given that the applicant will vacate this street, no improvements to the sidewalk are necessary as the area surrounding this portion of the street will be landscaped.

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 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 currently developed with surface parking lots, bisected by West 39th Street, with a total lot area of 688,396 square feet (including West 39th Street). The project site is specifically bounded by Vermont Avenue to the west, Jesse Brewer Jr. Park to the north, and Bill Robertson Lane to the east. The project site located within the western portion of Exposition Park. Exposition Park, comprised of 160 acres of land bounded by Exposition Boulevard to the north, Figueroa Street to the east, Martin Luther King Jr. Boulevard to the south, and Vermont Avenue to the west, houses the Los Angeles Memorial Coliseum, the California Science Center, the Dr. Theodore T. Alexander Jr. Science Center School, the California African American Museum, the Los Angeles County Natural History Museum, the Exposition Park Rose Garden, the Wallis Annenberg Building, the Expo Center, which includes a swim stadium, recreation center, senior citizen center, amphitheater, and pre-school, and the future Los Angeles Football Club stadium. USC's University Park Campus lies adjacent to the north of Exposition Park. The development of new museum is entirely consistent with the existing cultural uses within Exposition Park.

The project request is for the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots and the vacation and merging of the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and of a 20-foot wide public right-of-way, in conjunction with the construction of a new museum with a maximum height of 115 feet and 300,000 square feet of floor area containing theaters, café, museum shop, educational and classroom spaces, library, exhibition spaces, sit-down restaurant, and gardens. In addition, the project will result in the vacation of 39th Street. Given that the proposed project consists of a 300,000 square-foot building with subterranean parking, the almost 700,000 square-foot site is physically suitable for the proposed development. As conditioned, the proposed tract map is physically suitable for the proposed museum.

- (e) THE DESIGN OF THE SUBDIVISION AND 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, as well as the surrounding area, are presently developed with fully paved parking lots. The Fourth Addendum and Errata, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for the Los Angeles Memorial Coliseum Renovation Project EIR (SCH No. 1990011065) reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. Therefore, the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The project is not located over a hazardous materials site or flood hazard area and is not located on unsuitable soil conditions. The development would be connected to the City's sanitary sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. Additionally,

an environment analysis consistent with the requirements of the California Environmental Quality Act (CEQA) is being prepared for the proposed project, which would incorporate mitigation measures as may be necessary to reduce any adverse impacts to the public health or safety. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The proposed subdivision and associated project are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos/lead abatement, seismic safety, flood hazard management, etc.). In addition, 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 AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The applicant is requesting to vacate and merge the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way. Adjoining public streets currently provide multiple access points to the site. Any needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL 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 parcels 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 Map No. 74715.

Vincent P. Bertoni, AICP
Advisory Agency



NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:HB

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, it must be accepted as complete by the Department of City Planning 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 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213 482-7077

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

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

If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050.

VESTING TENTATIVE TRACT NOTES:

SUBDIVIDER UNIVERSITY OF SOUTHERN CALIFORNIA
3335 S. FIGUEROA ST., UNIT G
LOS ANGELES, CA 90007
PHONE: (213) 821-3070
CONTACT: LAURIE M. STONE
EMAIL: laurie.stone@usc.edu

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

PROJECT ADDRESS 3800 S. VERMONT AVENUE
LOS ANGELES, CA 90037

NOTES:

- PROJECT SYNOPSIS: THE PROJECT CONSISTS OF 5 AIRSPACE LOTS AND 2 CONVENTIONAL LOTS FOR MERGER AND SUBDIVISION PURPOSES FOR THE DEVELOPMENT OF A NEW MUSEUM.
- APN NUMBERS: 5037-027-905, -923, -924, -925, -926, -927, -928, -932, AND 5038-028-903, -915
- CADASTRAL MAP: 114B197 AND 117B197
- THOMAS BROS. GUIDE: 674-A2
- 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 PANEL NO. 0603701620F, DATED 9/26/2008, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
- PUBLIC EASEMENTS: THERE ARE PUBLIC EASEMENTS ON THE PROPERTY.

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

FEET: 621,653 SQ. FT. = 14.2712 ACRES
NET: 688,396 SQ. FT. = 15.8034 ACRES

- TREES: EXISTING TREES ON THE LAND DESCRIBED HEREON, INCLUDING THE AREA OF THE PROPOSED 39TH STREET MERGER, ARE TO BE REMOVED, EXCEPT THOSE WITHIN THE APPROXIMATE WESTERLY 43' OF THE LAND DESCRIBED HEREON (SEE NOTE THIS SHEET).

- STREET DESIGNATIONS:
VERMONT AVENUE: AVENUE I, 100 FEET WIDE
BILL ROBERTSON LANE: LOCAL STREET, 60 FEET WIDE
ALLEYS: 20 FEET WIDE
(PER CITY OF LOS ANGELES "MOBILITY PLAN 2035")

- COMMUNITY PLAN AREA: SOUTH LOS ANGELES

- SPECIFIC PLAN AREA: COUSEUM DISTRICT

- GENERAL PLAN LAND USE: OPEN SPACE AND HIGH MEDIUM RESIDENTIAL

- ZONING:
EXISTING: OS-1VL, RD1.5-1 AND R4-1
NOTE: PROJECT REQUESTS AMENDMENT TO THE COUSEUM DISTRICT SPECIFIC PLAN

- TITLE INFORMATION:
FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORTS, ORDER NO'S. NCS-81521-LA2, NCS-813279-LA2, NCS-813280-LA2 AND NCS-831514-LA2, ALL DATED FEBRUARY 15, 2017

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

- 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.

NOTES (CONTINUED):

- PARKING TO BE PROVIDED PER COUSEUM DISTRICT SPECIFIC PLAN.
- PROPERTY IS IN A SPECIAL HAZARD AREA (LIQUEFACTION).
- STREET AND ALLEY MERGING: REQUEST IS MADE TO ABANDON AND MERGE 39TH STREET AND THE PORTIONS OF THE ALLEYS AS SHOWN HEREON. ALL UTILITIES LOCATED IN BOTH THE MERGED PORTION OF 39TH STREET AND THE MERGED PORTIONS OF THE ALLEYS ARE TO BE ABANDONED OR RELOCATED.

SHEET INDEX

SHEET 1	TITLE SHEET, PROJECT INFORMATION, EXISTING CONDITIONS
SHEETS 2-3	PROPOSED CONDITIONS
SHEET 4	ISOMETRIC AND SECTION VIEWS

PROPOSED LOT AREAS

LOT 1:	422,563 SQ. FT.
LOT 2:	422,563 SQ. FT.
LOT 3:	189,574 SQ. FT.
LOT 4:	39,341 SQ. FT.
LOT 5:	34,015 SQ. FT.
LOT 6:	189,574 SQ. FT.
LOT 7:	2,902 SQ. FT.

UTILITY INFORMATION

UTILITY	SERVICE BY	ADDRESS
POWER	THE CITY OF LOS ANGELES	2131 367-2761
WATER	THE CITY OF LOS ANGELES DWP	2131 367-2761
GAS	THE GAS COMPANY	2131 244-6436
STORM DRAIN	THE CITY OF LOS ANGELES	2131 485-3381
SEWER	THE CITY OF LOS ANGELES	2131 485-3381

AGENCY	PLAN
CITY OF LOS ANGELES	SUBSTRUCTURE PLAN 183-1, 183-2, 183-7A, 183-7B, 183-8A DRAINAGE MAP NO. 536 SEWER WYE MAP 117B197-SE

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

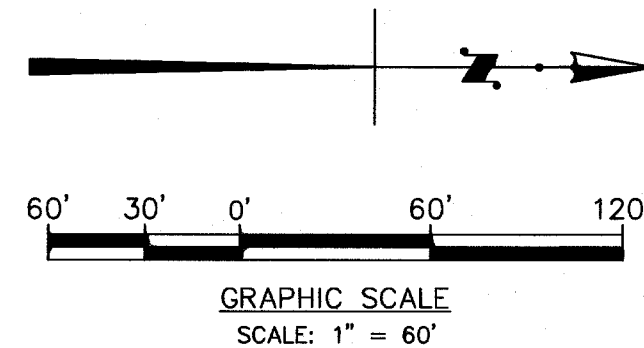
CALL UNDERGROUND SERVICE ALERT (USA) 1-800-4-A-SHIELD (1-800-427-4743) or 2020 USA represents many, but not necessarily all, utility and all companies that have contracted with the City of Los Angeles. It is the user's responsibility to verify the accuracy of the information provided by USA. USA will assist in identifying those companies that they represent which have utility lines in the area and contacting the respective companies they represent to have those lines marked on the ground.

EASEMENT AND DOCUMENT NOTES:

- 15.00' WIDE EASEMENT FOR WATER PURPOSES IN FAVOR OF THE CITY OF LOS ANGELES RECORDED 2/18/1977 AS INSTRUMENT NO. 77-178211, OR, TO BE MERGED BY FINAL MAP.
- 10.00' WIDE EASEMENT FOR SANITARY SEWER PURPOSES IN FAVOR OF THE CITY OF LOS ANGELES RECORDED 1/26/1977 AS INSTRUMENT NO. 77-91597, OR, TO BE MERGED BY FINAL MAP.
- 10.00' AND 2.00' WIDE EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES FOR ELECTRICAL PURPOSES RECORDED 1/26/1977 AS INSTRUMENT NO. 77-178210, OR, TO BE MERGED BY FINAL MAP.
- SLY LINE OF THE LAND GRANTED TO THE STATE OF CALIFORNIA PER GRANT DEED RECORDED 8/18/1975 AS INSTRUMENT NO. 3184 IN BOOK D6766 PAGE 422, OR, ESTABLISHED 30.00' NLY OF THE CENTERLINE OF LEIGHTON AVE.
- 11.00' WIDE AND VARIABLE WIDTH EASEMENT FOR ELECTRICAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON RECORDED 12/4/1922 IN BOOK 1668 PAGE 151, OR, TO BE QUITCLAIMED BY SEPARATE INSTRUMENT.
- SLY LINE OF THE LAND GRANTED TO THE CITY OF LOS ANGELES PER GRANT DEED REC'D 2/28/1975 AS INSTRUMENT NO. 2390 IN BOOK D6595 PAGE 702, OR.

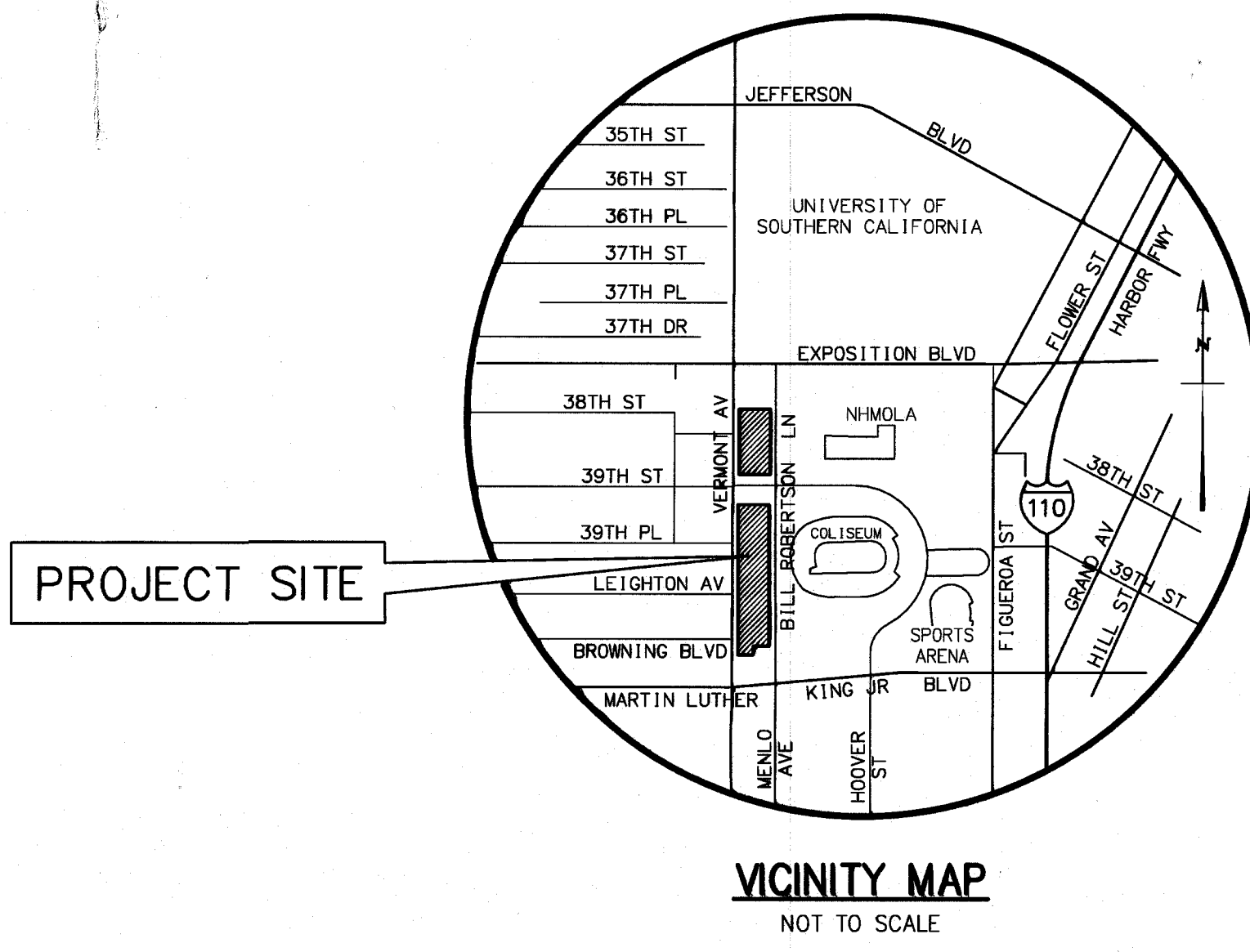
LEGEND

.....	PROPERTY/BOUNDARY LINE
.....	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
.....	CONTOUR LINE (W=WIDTH)
.....	BUILDING FOOT PRINT LINE
.....	OVERHANG LINE
.....	CHAIN LINK FENCE LINE
.....	WROUGHT IRON FENCE LINE
.....	WALL
.....	EDGE OF ASPHALT PAVING
.....	CATCH BASIN W/ACCESS HOLE
.....	MANHOLE (SEWER, STORM DRAIN, POWER, TELE.)
.....	POWER POLE (PP)/TELEPHONE POLE (TP)
.....	UTILITY POLE (UP)
.....	SOIL (ALL KINDS)
.....	STREET LIGHT
.....	TRAFFIC SIGNAL
.....	TRAFFIC SIGNAL W/STREET LIGHT
.....	YARD LIGHT
.....	FIRE DEPARTMENT CONNECTION
.....	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
.....	CHAINLINK (FENCE/GATE)
.....	WROUGHT IRON (FENCE/GATE)
.....	BENCHMARK
.....	TOPOGRAPHIC SPOT ELEVATION, NO LEADER
.....	BACK OF WALK ELEVATION
.....	EDGE OF CONCRETE ELEVATION
.....	EDGE OF OUTLET ELEVATION
.....	FLOW LINE ELEVATION
.....	EDGE OF PAVEMENT ELEVATION
.....	TOP OF CURB ELEVATION
.....	TOP OF GRADE ELEVATION
.....	TOP OF WALL ELEVATION
.....	TOP OF FOOTING ELEVATION
.....	MANHOLE TOP ELEVATION
.....	MANHOLE INVERT ELEVATION
.....	ELEC. VAULT
.....	CURB DRAIN
.....	DRAIN INLET
.....	HOSE BIB
.....	WATER RISER
.....	GRADE BREAK
.....	AREA DRAIN
.....	DOWN SPOT
.....	RECORD LOT/PARCEL NUMBER



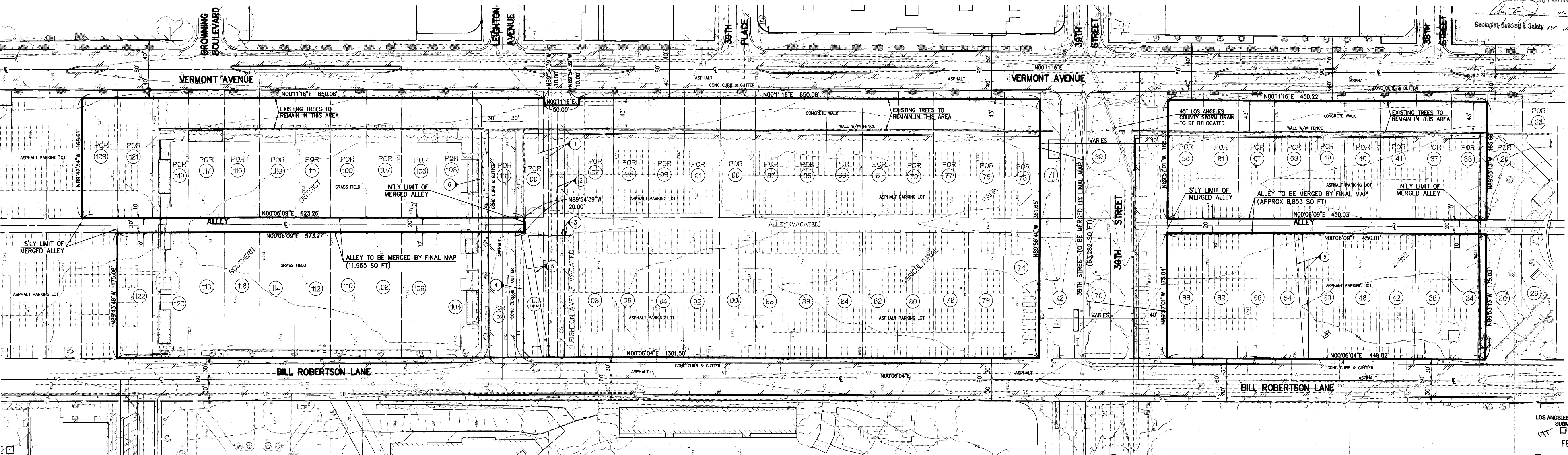
LEGAL DESCRIPTION:

PER FIRST AMERICAN TITLE INSURANCE PRELIMINARY TITLE REPORT ORDER NO. NCS-811521-LA2:
LOT 34, OF SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5037-028-915
PER FIRST AMERICAN TITLE INSURANCE PRELIMINARY TITLE REPORT ORDER NO. NCS-811521-LA2:
PARCEL 1: INTENTIONALLY DELETED
PARCEL 2:
LOT 37 OF THE SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LOS ANGELES FOR THE WIDENING OF VERMONT AVENUE.
PARCEL 3:
LOT 37 OF THE SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LOS ANGELES FOR THE WIDENING OF VERMONT AVENUE.
PARCEL 4:
LOTS 38, 42, 46, 50, 54, 58, 62 AND 66 OF THE SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 5:
LOTS 41, 45, 49, 53, 57, 61 AND 65 OF THE SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LOS ANGELES FOR THE WIDENING OF VERMONT AVENUE.
APN: 5037-028-915 (ALL PARCELS)
PER FIRST AMERICAN TITLE INSURANCE PRELIMINARY TITLE REPORT ORDER NO. NCS-813280-LA2:
LOTS 73 THROUGH 98, INCLUSIVE, OF THE SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THOSE PORTIONS OF LOTS 99 AND 100 OF SAID MAP LYING NORTHERLY OF A LINE PARALLEL WITH AND DISTANT 30 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 30 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF LEIGHTON AVENUE, SHOWN AS 48TH STREET, 60 FEET WIDE, ON MAP OF WEST PARK TRACT NO. 2, IN SAID CITY, RECORDED IN BOOK 9, PAGE 192 OF MAPS, RECORDS OF SAID COUNTY.
ALSO TOGETHER WITH THAT PORTION OF THAT CERTAIN ALLEY, 20 FEET WIDE AS SHOWN ON SAID SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, VACATED AS ORDINANCE NO. 144,242, RECORDED FEBRUARY 23, 1973 AS INSTRUMENT NO. 3843 OF OFFICIAL RECORDS, LYING EASTERLY OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE WESTERLY 20 FEET OF LOT 99 OF SAID TRACT, AND LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 100 OF SAID TRACT.
ALSO TOGETHER WITH THAT PORTION OF THAT CERTAIN ALLEY, 20 FEET WIDE AS SHOWN ON SAID SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, VACATED AS ORDINANCE NO. 144,242, RECORDED FEBRUARY 23, 1973 AS INSTRUMENT NO. 3843 OF OFFICIAL RECORDS, BEING CONTIGUOUS TO SAID LOTS 73 THROUGH 100, INCLUSIVE, LYING EASTERLY OF THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 73 OF SAID TRACT, AND LYING NORTHERLY OF SAID LINE THAT IS PARALLEL WITH AND DISTANT 30 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 30 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID TRACT, SHOWN AS 48TH STREET, 60 FEET WIDE, ON SAID MAP OF WEST PARK TRACT NO. 2.
ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LOS ANGELES FOR THE WIDENING OF VERMONT AVENUE.
APN: 5037-027-923
PER FIRST AMERICAN TITLE INSURANCE PRELIMINARY TITLE REPORT ORDER NO. NCS-831514-LA2:
PARCEL 1: INTENTIONALLY DELETED
PARCEL 2: INTENTIONALLY DELETED
PARCEL 4 (PORTION OF APN 5037-027-923):
LOTS 103, 105, 107, 109, 111, 113, 115, 117, 119, 121 AND 123 OF SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF LOS ANGELES FOR WIDENING VERMONT AVENUE.
PARCEL 5 (PORTION OF APN 5037-027-923):
LOT 101 OF SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THOSE PORTIONS GRANTED TO THE CITY OF LOS ANGELES AS DESCRIBED IN DEED RECORDED FEBRUARY 28, 1975 AS INSTRUMENT NO. 3499.
ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF LOS ANGELES FOR WIDENING VERMONT AVENUE.
PARCEL 6 (PORTION OF APN 5037-027-923):
THOSE PORTIONS OF LOTS 99 AND 101 OF SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND, 80 FEET WIDE, LYING 30 FEET ON EACH SIDE OF THE EASTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 30 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF LEIGHTON AVENUE, SHOWN AS 48TH STREET, 60 FEET WIDE, ON MAP OF WEST PARK TRACT NO. 2, RECORDED IN BOOK 9, PAGE 192 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID SOUTHERLY LINE BEING ALSO THE NORTHERLY LINE OF BLOCK "E" OF SAID TRACT.



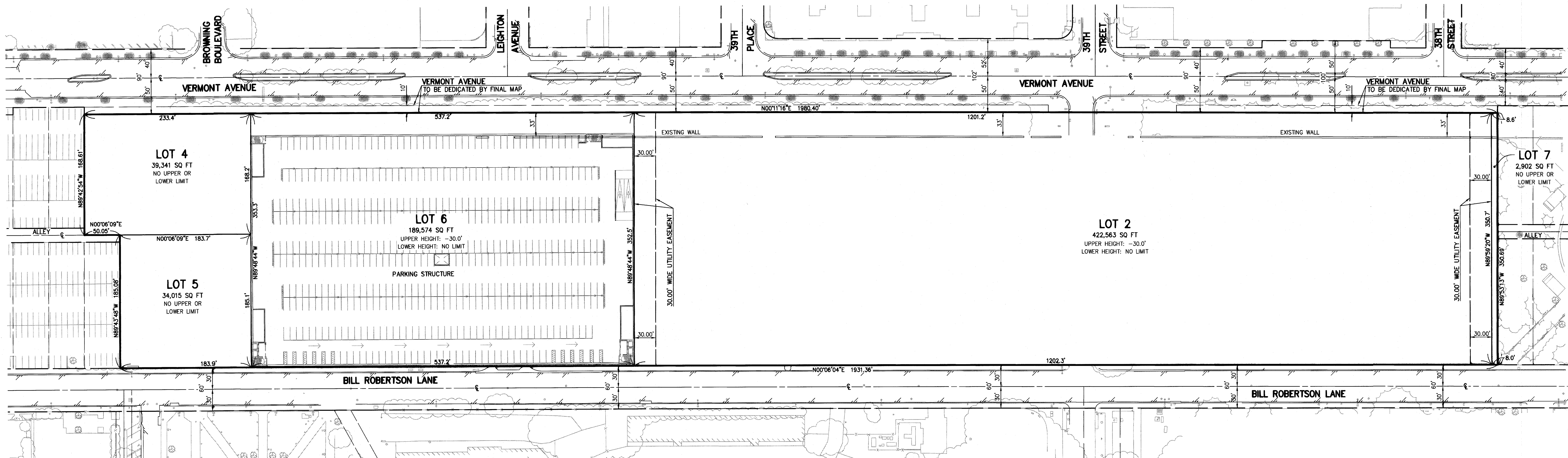
LEGAL DESCRIPTION (CONTINUED):

ALSO, THAT PORTION OF SAID LOT 101 BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID STRIP OF LAND, 60 FEET WIDE, WITH A LINE PARALLEL WITH AND DISTANT 10 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 30 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF LEIGHTON AVENUE, SHOWN AS 48TH STREET, 60 FEET WIDE, ON MAP OF WEST PARK TRACT 2, RECORDED IN BOOK 9, PAGE 192 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID SOUTHERLY LINE BEING ALSO THE NORTHERLY LINE OF BLOCK "E" OF SAID TRACT.
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF LOS ANGELES FOR THE WIDENING VERMONT AVENUE.
PARCEL 7 (APN 5037-027-923):
THOSE PORTIONS OF LOTS 100 AND 102 OF SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND, 60 FEET WIDE, LYING 30 FEET ON EACH SIDE OF THE EASTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 30 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF LEIGHTON AVENUE, SHOWN AS 48TH STREET, 60 FEET WIDE, ON MAP OF WEST PARK TRACT 2, RECORDED IN BOOK 9, PAGE 192 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID SOUTHERLY LINE BEING ALSO THE NORTHERLY LINE OF BLOCK "E" OF SAID TRACT.
ALSO THAT PORTION OF SAID LOT 102 BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID STRIP OF LAND, 60 FEET WIDE, WITH THE EASTERLY LINE OF SAID LOT 102; THENCE SOUTHERLY ALONG SAID EASTERLY LINE A DISTANCE OF 10 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE TO A POINT IN SAID SOUTHERLY LINE, SAID POINT BEING DISTANT 10 FEET WESTERLY MEASURED ALONG SAID SOUTHERLY LINE, FROM THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.
PARCEL 8 (APN 5037-027-923):
LOTS 102 AND 104 OF SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THOSE PORTIONS OF LOT 102 DESCRIBED AS FOLLOWS INCLUDED WITHIN A STRIP OF LAND, 60 FEET WIDE, LYING 30 FEET ON EACH SIDE OF THE EASTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 30 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF LEIGHTON AVENUE, SHOWN AS 48TH STREET, 60 FEET WIDE, ON MAP OF WEST PARK TRACT 2, RECORDED IN BOOK 9, PAGE 192 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID SOUTHERLY LINE BEING ALSO THE NORTHERLY LINE OF BLOCK "E" OF SAID TRACT.
ALSO, THAT PORTION OF SAID LOT 102 BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID STRIP OF LAND, 60 FEET WIDE, WITH THE EASTERLY LINE OF SAID LOT 102; THENCE SOUTHERLY ALONG SAID EASTERLY LINE A DISTANCE OF 10 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE TO A POINT IN SAID SOUTHERLY LINE, SAID POINT BEING DISTANT 10 FEET WESTERLY MEASURED ALONG SAID SOUTHERLY LINE, FROM THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.
PARCEL 9 (APN 5037-027-905):
LOTS 106, 108, 110, 112, 114 AND 116 OF SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 10 (APN 5037-027-932):
LOT 118 OF SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 11 (APN 5037-027-928):
LOTS 120 AND 122 OF SOUTHERN DISTRICT AGRICULTURAL PARK AND ADJOINING LOTS, AS PER MAP RECORDED IN BOOK 4, PAGE 352 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 12: INTENTIONALLY DELETED
PARCEL 13: INTENTIONALLY DELETED

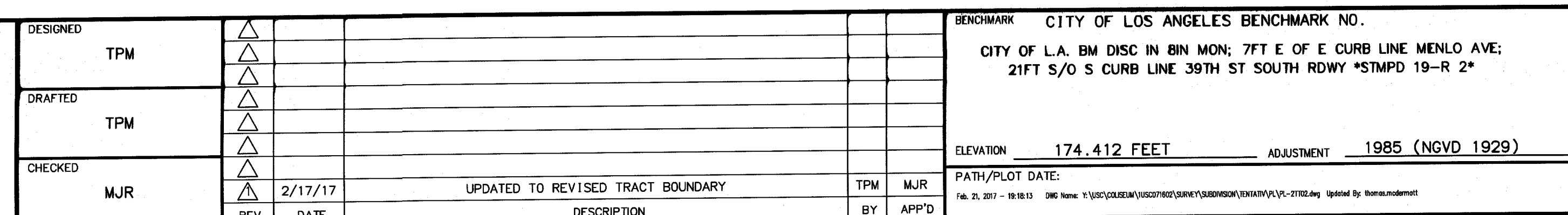


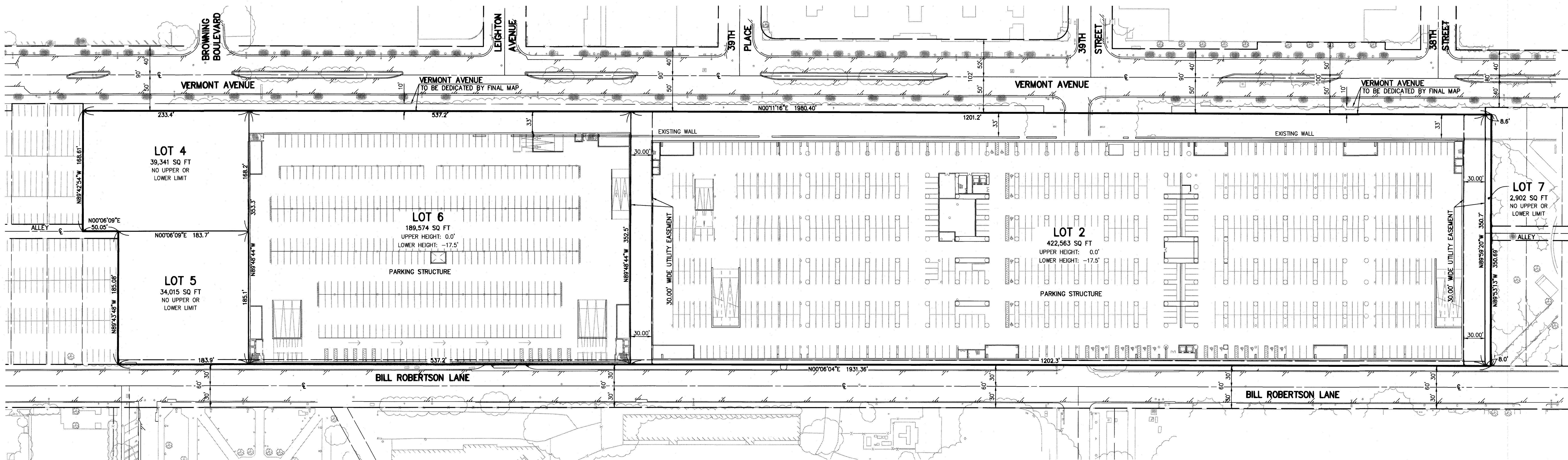
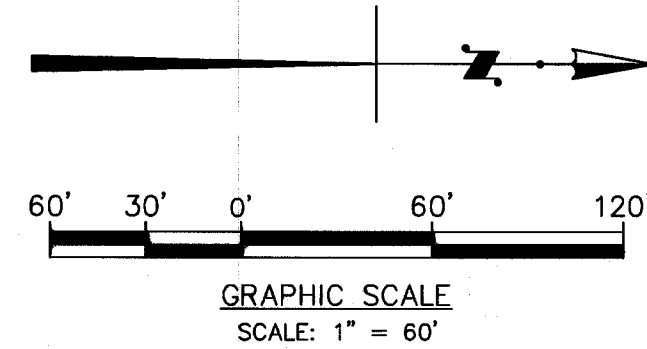
EXISTING CONDITIONS

SEAL	DESIGNED TPM	GRATED TPM	CHECKED MJR	DATE 2/17/17	DESCRIPTION UPDATED TO REVISED TRACT BOUNDARY	TPM MJR	BY APPRO	BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. CITY OF L.A. BM DISC IN BIN MON; 7FT E OF E CURB LINE MENLO AVE; 21FT S/O S CURB LINE 39TH ST SOUTH ROWY *STMPD 19-R 2*	ELEVATION 174.412 FEET	ADJUSTMENT 1985 (NGVD 1929)	PATH/PILOT DATE: FEB 25, 2017 - 10:00:21	PSOMAS 555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 (FAX) www.psomas.com	VESTING TENTATIVE TRACT FOR MERGER AND SUBDIVISION PURPOSES FOR: VESTING TENTATIVE TRACT NO. 74715 UNIVERSITY OF SOUTHERN CALIFORNIA IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA	DATE: OCTOBER 24, 2016	SCALE 1" = 60'	PROJECT NUMBER USC0071602, TASK 100	SHEET 1 4
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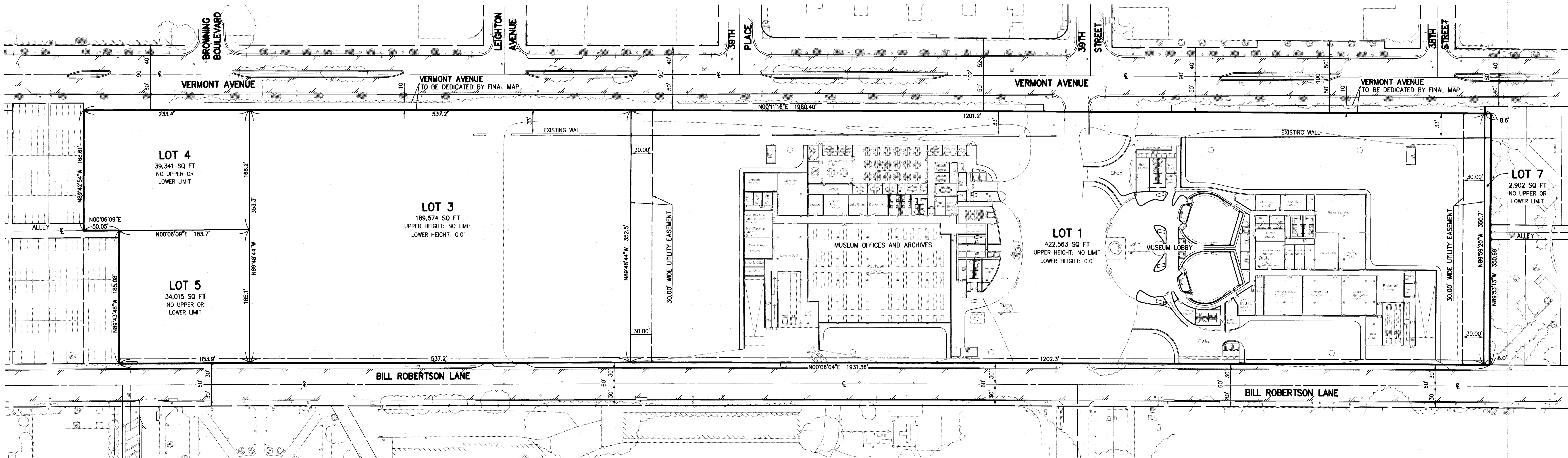
[illegible]

Site	V-A101_F	V-A101_E	V-TF01-A1	C-8001	1B-TT01	South Garage Level -03	SouthGarage_Level	20170208_LUNA Parking Level -02
S001								





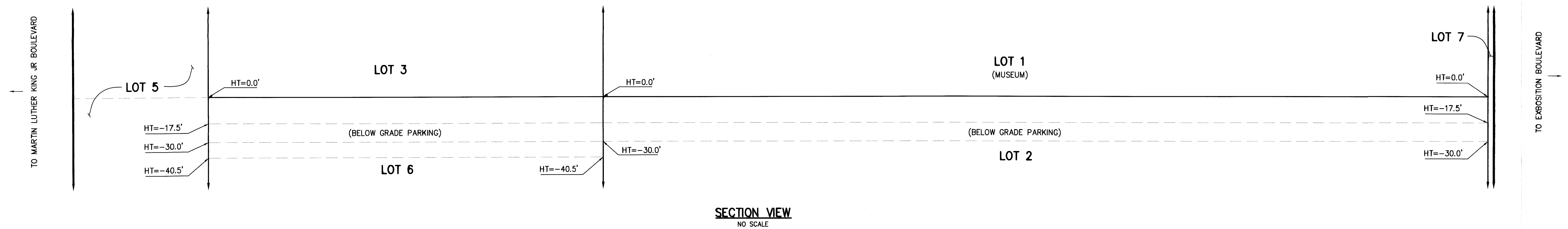
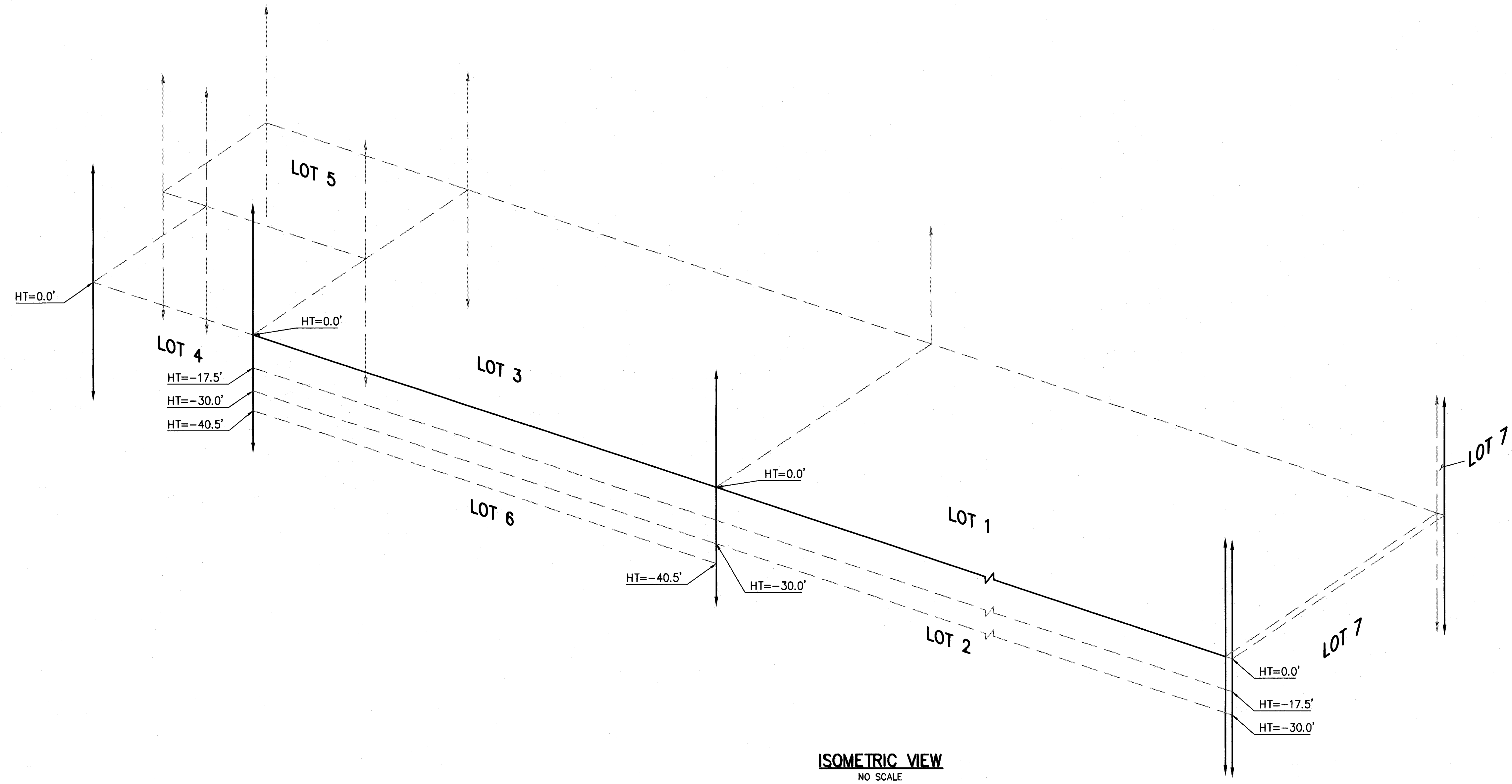
PARKING LEVEL B1



LEVEL 1 (GROUND FLOOR)

1"=30' 1"=60' 1"=120' 1"=180' 1"=240' 1"=300' 1"=360' 1"=420' 1"=480' 1"=540' 1"=600' 1"=660' 1"=720' 1"=780' 1"=840' 1"=900' 1"=960' 1"=1020' 1"=1080' 1"=1140' 1"=1200' 1"=1260' 1"=1320' 1"=1380' 1"=1440' 1"=1500' 1"=1560' 1"=1620' 1"=1680' 1"=1740' 1"=1800' 1"=1860' 1"=1920' 1"=1980' 1"=2040' 1"=2100' 1"=2160' 1"=2220' 1"=2280' 1"=2340' 1"=2400' 1"=2460' 1"=2520' 1"=2580' 1"=2640' 1"=2700' 1"=2760' 1"=2820' 1"=2880' 1"=2940' 1"=3000'

SEAL 	DESIGNED TPM	BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. CITY OF L.A. BM DISC IN BIN MON; 7FT E OF E CURB LINE MENLO AVE; 21FT S/O S CURB LINE 39TH ST SOUTH RDWY *STMPD 19-R 2*	ELEVATION 174.412 FEET ADJUSTMENT 1985 (NGVD 1929)	PSOMAS 555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 (FAX) www.psomas.com	VESTING TENTATIVE TRACT FOR MERGER AND SUBDIVISION PURPOSES FOR: VESTING TENTATIVE TRACT NO. 74715 UNIVERSITY OF SOUTHERN CALIFORNIA	DATE: OCTOBER 24, 2016	SHEET 3
	DRAFTED TPM					SCALE 1" = 60'	4
CHECKED MUR	2/17/17 DATE	UPDATED TO REVISED TRACT BOUNDARY DESCRIPTION	TPM MUR	BY APPRO'D	IN THE CITY OF LOS ANGELES	COUNTY OF LOS ANGELES	STATE OF CALIFORNIA



	DESIGNED	TPM	<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>2/17/17</td> <td>UPDATED TO REVISED TRACT BOUNDARY</td> </tr> </table>	REV	DATE	DESCRIPTION	1	2/17/17	UPDATED TO REVISED TRACT BOUNDARY	<table border="1"> <tr> <th>TPM</th> <th>MJR</th> </tr> <tr> <td></td> <td></td> </tr> </table>	TPM	MJR			<table border="1"> <tr> <td colspan="2">BENCHMARK CITY OF LOS ANGELES BENCHMARK NO.</td> </tr> <tr> <td colspan="2">CITY OF L.A. BM DISC IN BIN MON; 7FT E OF E CURB LINE MENLO AVE;</td> </tr> <tr> <td colspan="2">21FT S/O S CURB LINE 39TH ST SOUTH RDWY *STMPD 19-R 2*</td> </tr> <tr> <td>ELEVATION</td> <td>ADJUSTMENT</td> </tr> <tr> <td>174.412 FEET</td> <td>1985 (NGVD 1929)</td> </tr> <tr> <td colspan="2">PATH/LOT DATE:</td> </tr> <tr> <td colspan="2">Feb. 27, 2017 - 2018.19 Dwg Name: Y:\PROJECTS\2017\20170227\20170227\20170227\20170227\20170227.dwg Updated by: Matthew R. Fox</td> </tr> </table>	BENCHMARK CITY OF LOS ANGELES BENCHMARK NO.		CITY OF L.A. BM DISC IN BIN MON; 7FT E OF E CURB LINE MENLO AVE;		21FT S/O S CURB LINE 39TH ST SOUTH RDWY *STMPD 19-R 2*		ELEVATION	ADJUSTMENT	174.412 FEET	1985 (NGVD 1929)	PATH/LOT DATE:		Feb. 27, 2017 - 2018.19 Dwg Name: Y:\PROJECTS\2017\20170227\20170227\20170227\20170227\20170227.dwg Updated by: Matthew R. Fox		<p>PSOMAS</p> <p>555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 (FAX) www.psomas.com</p>	<p>VESTING TENTATIVE TRACT FOR MERGER AND SUBDIVISION PURPOSES FOR:</p> <p>VESTING TENTATIVE TRACT NO. 74715</p> <p>UNIVERSITY OF SOUTHERN CALIFORNIA</p> <p>IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA</p>	DATE:	OCTOBER 24, 2016	SHEET	4
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