

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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CALIFORNIA**



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VACANT
DEPUTY DIRECTOR

January 12, 2021

Alan Bogomilsky (A)
DWF V Wilshire Vermont, LP
550 South California Avenue #330
Palo Alto, CA 94306

Greg Angelo (O)
LA County Metropolitan Transportation Auth.
One Gateway Plaza, 22nd Floor (MS 99-22-2)
Los Angeles, CA 90012

Rose Fistrovic (R)
Psomas
555 South Flower Street #4300
Los Angeles, CA 90071

Case No.: VTT-70863
Related Case No.: N/A
CEQA: Wilshire Center & Koreatown
Redevelopment Project EIR
(SCH No. 95-041016) & May
2003 Addendum
Location: 3183-3185 West Wilshire
Boulevard
Council District: 10 – Thomas
Community Plan Area: Wilshire
Land Use Designation: Regional Center Commercial
Zone: C4-2, C2-2

EXTENSION OF TIME

On April 10, 2009, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 70863 located at 3183-3185 W. Wilshire Blvd. composed of 32 airspace lots – one ground master lot, five commercial/retail lots, two parking lots, one plaza lot, three subway/subway station lots, and 20 lots for affordable apartments – in the Wilshire Community Plan and C4-2 and C2-2 Zones.

Vesting Tentative Tract Map No. 70863 was granted a two-year extension to 2014 pursuant to AB 208 and another two-year extension to 2016 pursuant to AB 116. 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 six-year extension for the recording of the final map for Vesting Tentative Tract Map No. 70863.

Therefore, the new expiration date for the subject map is **April 9, 2022** and no further extension time to record a final map can be granted.

VINCENT P. BERTONI, AICP
Director of Planning

Nicholas Hendricks
Deputy Advisory Agency

VPB:NH:AMV:KT

cc: Councilmember Mark Ridley Thomas

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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INFORMATION

www.planning.lacity.org

April 4, 2013

Dominic Hong
TDA Consultants, Inc.
23660 Strathern Street
West Hills, CA 91304

Case No. VTT-70863
3183-3185 Wilshire Boulevard
Wilshire Planning Area
Zone : C4-2, C2-2
C.D. : 10

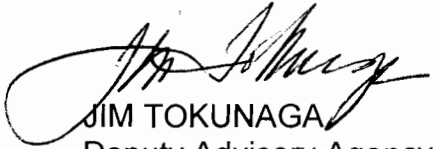
LETTER OF CLARIFICATION

On April 10, 2009, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting Tentative Tract Map 70863 composed of 32 airspace lots, one ground master lot (to include all market rate apartments and all residential parking), five commercial/retail lots, two parking lots, one plaza lot, three subway/subway station lots, and 20 lots for affordable apartments located at 3183-3185 Wilshire Boulevard in the Wilshire Community Plan.

On February 4, 2013 a representative for the property owner and developer, Wilshire Vermont Housing Partners, submitted a request for a clarification in conjunction with the approved tract map and the intent of the number of approved residential units. The April 10, 2009 action of the Advisory Agency did not specify an absolute number or residential units. Neither the grant clause on the first page nor the Department of City Planning Site Specific Conditions, Condition 10.a specifies a maximum number of apartment units. The project proposed by the developer at that time showed a maximum of 449 residential units and reference to the number occurs in several places in the Findings. However, the conditions of approval did not include this number as a maximum. Unless the project being proposed are condominium units which must be specified to a number of units, apartment units generally are permitted to the maximum number permitted by the existing zone. The applicant at this time is seeking to construct 452 residential units, a less than one percent increase above the 449 units made in reference. The Advisory Agency does not object to the 452 residential units provided that the number of units conforms to the number of units allowed by the zoning on the subject site.

All other conditions remain unchanged.

MICHAEL J. LOGRANDE
Director of Planning

A handwritten signature in black ink, appearing to read "Jim Tokunaga", written over the printed name.

JIM TOKUNAGA
Deputy Advisory Agency

MJL:JT:

Office: Downtown
Case File Copy
 Application Invoice No: 10218

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: WILSHIRE VERMONT HOUSING PARTNERS
Representative: TDA CONSULTANTS - HONG, DOMINIC (818-4296180)
Project Address: 3183 W WILSHIRE BLVD, 90010

NOTES: 3183-3185 Wilshire Blvd. - TO CLARIFY INCREASE OF RESIDENTIAL UNITS

VTT-70863			
Item	Fee	%	Charged Fee
LETTERS OF CORRECTION, MODIFICATION, OR CLARIFICATION OF A ZA'S, OR THE DIRECTOR INITIATED BY APPLICANT (each) *	\$1,331.00	100%	\$1,331.00
Case Total			\$1,331.00
* Fees Subject to Surcharges			\$1,331.00
Fees Not Subject to Surcharges			\$0.00
Plan & Land Use Fees Total			\$1,331.00
Expediting Fee			\$0.00
OSS Surcharge (2%)			\$26.62
Development Surcharge (6%)			\$79.86
Operating Surcharge (7%)			\$93.17
General Plan Maintenance Surcharge (5%)			\$66.55
Grand Total			\$1,597.20
Total Credit			\$0.00
Total Invoice			\$1,597.20
Total Overpayment Amount			\$0.00
Total Paid (this amount must equal the sum of all checks)			\$1,597.20

Council District: 10
 Plan Area: Wilshire
 Processed by WOOTEN, BRIDGETTE on 02/05/2013
 Signature:



TDA CONSULTANTS, INC.

23660 Strathern St ▪ West Hills, California 91304 | P 818.429.6180 | F 818.883.0987

February 4, 2013

Dominic Hong
TDA Consultants
23660 Strathern Street
West Hills, CA 91304

RE: Vesting Tentative Tract Map No.: 70863
Address: 3183-3185 Wilshire Boulevard
Community Plan: Wilshire
Zone: C4-2, C2-2
C. D.: 10
CEQA No.: Wilshire Center & Koreatown
Redevelopment Project EIR (SCH No. 95-
041016) & May 2003 Addendum

RE: CLARIFICATION OF VESTING TENTATIVE TRACT MAP NO. 70863

On April 10, 2009, the Advisory Agency issued Vesting Tentative Tract Map in accordance with provisions of Section 17.03 of the LAMC. The Vesting Tentative Tract Map approved 32 airspace lots—one ground master lot (to include all market-rate apartments and all residential parking), five commercial/retail lots, two parking lots, one plaza lot, three subway / subway station lots, and 20 lots for affordable apartments, located at 3183-3185 Wilshire Boulevard, as shown on map stamp-dated December 19, 2008 in the Wilshire Community Plan, subject to a number of conditions noted in the approval.

The plans for the Vesting Tentative Tract Map No. 70863 anticipated the construction of 449 residential units as part of the project to be built within the lots provided in the Vesting Tentative Tract Map. Since that time, the project owner and developer have determined that 452 residential units can be included on the project site within the existing building structures on-site, resulting in an additional 3 residential units that were not initially anticipated at the time the Vesting Tentative Tract Map was issued on April 10, 2009.

This letter is intended to clarify that the Planning Department has concluded that the intent of the original approval did not limit the number of residential units in Vesting Tentative Tract 70863 to 449 residential units. Instead, the Planning Department is confirming and clarifying that the inclusion of 452 residential units on the site meets the intent of the original Vesting Tentative Tract Map determination. This change will result in a less than one percent increase in the number of residential units on the site in question, and does not result in any overall change to any conclusion made by the Advisory Agency or the Planning Department related to the site located at 3183-3185 Wilshire Boulevard.

All other conditions remain unchanged.

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

Decision Date: April 10, 2009

Appeal Period Ends: April 20, 2009

Wilshire Vermont Housing Partners, L.P (A)
Justin Chapman
304 S. Broadway, Suite 400
Los Angeles, CA 90013

Los Angeles County Metropolitan
Transportation Authority (O)
Greg Angelo
One Gateway Plaza
Los Angeles, CA 90012-2952

Psomas (E)
Liza Ahn
555 S. Flower Street, Suite 4400
Los Angeles, CA 90071

RE: Vesting Tentative Tract Map No.: 70863
Address: 3183-3185 Wilshire Boulevard
Community Plan: Wilshire
Zone: C4-2, C2-2
Council District: 10
CEQA No.: Wilshire Center & Koreatown
Redevelopment Project EIR (SCH No.
95-041016) & May 2003 Addendum

In accordance with provisions of Section 17.03 of the LAMC, the Advisory Agency approved Vesting Tentative Tract Map No. 70863 composed of a 32 airspace lots –one ground master lot (to include all market-rate apartments and all residential parking), five commercial/retail lots, two parking lots, one plaza lot, three subway / subway station lots, and 20 lots for affordable apartments, located at 3183-3185 Wilshire Boulevard, as shown on map stamp-dated December 19, 2008 in the Wilshire Community Plan. (Verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Subdivision Counter call (213) 978-1362. 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

1. That Board of Public Works approval be obtained, prior to the recordation of the final map, the removal of any tree in the existing or proposed right-of-way area associated with improvement requirements outlined herein. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
2. That two copies of a parking area and driveway plan be submitted to the Central District Office of the Bureau of Engineering for review and approval or that a Covenant and Agreement be recorded agreeing to do the same prior to the issuance of a building permit.
3. That a set of drawings be submitted to the City Engineer showing the followings (for airspace subdivision only):
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
4. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary 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 a safe condition for use at all times.
5. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewers in this area.
6. That any fee deficit under Work Order No. EXT00383 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. 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 permit records, plot plan and certificate of occupancy of all existing structures on the site to verify the last legal use and the number of parking spaces provided on site.

- b. Provide a copy of affidavit AFF-89-1435302-LT and PKG AFF-4717. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- c. Provide a copy of ZA case ZA-2007-409-ZV and ZA-2003-8955-ZV-SPP. Show compliance with all the conditions/requirements of the ZA case(s) as applicable.
- d. Show all street 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 dedication.
- e. Show zone boundaries on the Map.
- f. Parking is required for the existing structures to remain.
- g. Submit a revised Map that dimensions each air space lot with a finite width, length, and upper and lower elevations. The final Map shall be based upon a site plan which accurately describes the location of such lots.
- h. 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:

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.

The submitted Map may not comply with the number of parking spaces required by Section 12.21-A, 4(a) based on number of habitable rooms in each unit. If there is insufficient number 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. Any vested approvals for parking layouts, open space, required yards or building height, shall be "to the satisfaction of the Department of Building and Safety at the time of Plan Check."

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

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Del Reyes at (213) 482-6882 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

8. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. No access to the site from Wilshire Boulevard. Access shall be provided on Vermont Avenue and Shatto Place. Access on Vermont Avenue shall be restricted to right-turn ingress and egress.
 - b. A minimum 40-foot reservoir space shall be provided between any security gate(s) and the property line or to the satisfaction of the Department of Transportation.
 - c. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.

FIRE DEPARTMENT

9. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

10. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 32 airspace lots subdivision (one master lot, five commercial/retail lots, two parking lots, one plaza lot, three subway/subway station lots, and 20 lots for affordable apartments). The master lot (Lot No. 1) includes all market-rate apartments and all residential parking. One of the parking lots (Lot No. 29) includes all of the commercial/retail parking and the other parking lot (Lot No. 30) includes the property management-related parking. The three subway/subway station lots (Lot Nos. 2-4) include all of the Metro Red and Purple Line improvements and Wilshire/Vermont subway station improvements, including ventilation, skylights, elevators and other station access and emergency egress. The 20 lots for affordable component

include all of the 90 affordable rental units (Lot Nos. 5-23, 32). Lot Nos. 24-28 are proposed to contain the commercial/retail uses and Lot No. 31 is designated for the public plaza.

- b. Provide 532 off-street parking spaces, plus 128 guest parking spaces in accordance with Case No. ZA-2003-8955-ZV-SPR. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 North Spring Street, Room 750).

11. 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.
12. That the subdivider shall make suitable arrangements for clearance with the Community Redevelopment Agency for the Wilshire Center / Koreatown Redevelopment Project area.
13. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

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 LAMC Section 64.11.2.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative

measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be

furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

- (b) Make satisfactory arrangements with the Department of 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) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - a. No street lighting improvements if no street widening per BOE improvement conditions.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree 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 Wilshire Boulevard adjoining the tract by the construction of additional concrete sidewalk to complete a 17-foot full-width concrete sidewalk with tree wells.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

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.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low-and moderate-income housing, per LAMC Section 12.39-A.

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

FINDINGS OF FACT (CEQA)

I. INTRODUCTION

The Agency proposes to issue multi-family tax-exempt bonds in order to implement the Wilshire/Vermont Joint Development Project (Project).

The CRA prepared and certified the Final Environmental Impact Report for the Wilshire Center/Koreatown Recovery Redevelopment Project (Final EIR) in September of 1995. The Final EIR, prepared pursuant to Public Resources Code Sections 21000 *et seq.*, and the California Environmental Quality Act (CEQA), evaluated four alternatives to the Redevelopment Plan, namely: No Project Alternative; Low Growth, Moderate Growth, and High Growth Development. Development on the Metropolitan Transportation Authority Red Line Station sites was anticipated in all three of the growth scenarios. In connection with the consideration of the Project, the Agency caused to be prepared an Addendum (May 2003) to the certified Final EIR, which evaluated the environmental impacts of the site specific Project. References herein to Final EIR shall mean the Final EIR as addended by the May 2003 Addendum.

This Statement includes the environmental effects, including significant effects, of the proposed Project, mitigation measures, findings with respect to environmental effects, the rationale for the findings, the overriding considerations for the Project, and a mitigation-monitoring program. This Statement is not a new assessment of the environmental effects that will result from the implementation of the Project nor does it replace or supersede any provisions of the Final EIR. This Statement is merely a recompilation and extrapolation of data and information contained in the Final EIR, regarding the environmental impacts and mitigation measures for those impacts as it applies to the Project. The purpose of this Statement, in part, is to bridge the analytic gap between the mass of data and information contained in the Final EIR, and the findings required to be made in the Resolution to be adopted.

II. GENERAL DESCRIPTION OF THE WILSHIRE / VERMONT JOINT DEVELOPMENT PROJECT

The Wilshire/Vermont Joint Development Project ("Project") is proposed for the MTA Wilshire/Vermont Red Line Station site, and a site in the block just to the east of the station, and consists of up to 448 residential apartments in six levels above a ground level containing up to 35,000 square feet of retail commercial space, three stories of subterranean parking containing 732 parking spaces, and the relocation of the existing MTA bus plaza.

III. ENVIRONMENTAL EFFECTS FOUND TO BE LESS THAN SIGNIFICANT

In addition to the other environmental impact categories analyzed in the Final EIR, the Agency has determined that the Project (for various reasons including its location in an

urbanized area and because of the nature of the activities involved) will not result in potentially significant impacts in the environmental subject areas listed below:

- Aesthetics and Views
- Air Quality (Project operation)
- Agriculture
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazardous Materials
- Land Use and Planning
- Light and Glare
- Mineral Resources
- Noise
- Population and Housing
- Employment
- Public Services (fire, police, libraries, and schools)
- Utilities

IV. ENVIRONMENTAL EFFECTS, MITIGATION MEASURES AND FINDINGS

A. Air Quality (Final EIR Section 4.7)

1. Environmental Effects: The Final EIR concluded that the Project would result in construction emissions that would exceed SCAQMD threshold for particulates and reactive gases. No operational air quality impacts were identified.
2. Mitigation Measures: The Project will be required to maintain a fugitive dust control program consistent with the provision of SCAQMD Rule 403 for any grading or earthwork activity. Construction equipment will be required to be shut off to reduce idling.
3. Findings: Implementation of the recommended mitigation measures in the Final EIR would reduce air quality impacts, however fugitive dust from construction equipment would remain a short-term significant impact after mitigation.

B. Public Services-Parks and Recreation (Final EIR Section 4.9.4)

1. Environmental Effects: The Final EIR concluded that the amount of existing parkland in the area is not adequate and that the Project would result in an increased significant demand for parkland.

2. Mitigation Measures: No feasible mitigation measures for site-specific developments were identified.
3. Findings: The Project will result in additional residents in the area that will use parks and recreational facilities. As no site-specific mitigation measures were identified, and there is an existing deficiency in existing parkland; this increase is considered significant and unavoidable as the existing area is urban and densely developed.

C. Transportation and Circulation (Final EIR Section 4.6)

1. Environmental Effects: The Final EIR concluded that traffic associated with the build-out of the Wilshire Center/Koreatown Recovery Redevelopment Project would result in the generation of additional automobile trips, which would significantly impact all 29 intersections studied.

In March 2003, Crain and Associates prepared a traffic study for the Project. The Project would generate approximately 2,740 daily new trips; 193 AM peak hour trips and 241 PM peak hour trips. Ten intersections were selected by LADOT to be studied. Based on LADOT's significance criteria, the project would have a significant impact at one of the studied intersections. Traffic from the Project would impact the Wilshire Boulevard and Vermont Avenue intersection during both the AM and PM peak hours. The level of service at the intersection would remain at LOS D, which is considered a good level of service.

The Final EIR forecast the future level of service for the Wilshire Boulevard and Vermont Avenue intersection at LOS F. The Final EIR proposed eastbound and westbound dual left turn lanes at the intersection as mitigation. However, even with those improvements, traffic impacts were identified as significant.

The Project traffic study looked at implementation of the dual left-turn lanes, as mitigation. For the near future the left-turn volumes would not be sufficient to warrant these dual turn lanes and the added signal phase to accommodate these lanes would result in a net degradation rather than improvement, in the volume to capacity ratio at the intersection. The Project traffic study also included an examination of the intersection to determine if there were any other improvements, which could be made at this time to mitigate the significant traffic impacts of the Project. Any mitigation measures would require a widening of the roadways. Due to considerations including maintaining minimum sidewalk widths to meet aesthetic and disabled access considerations and the placement of existing buildings, no widening was identified that would be both feasible and effective in terms of allowing additional improvements to the intersection.

2. Mitigation Measures: The Final EIR and the Project traffic study concluded that there were no feasible mitigation measures for the significant impact of the Project on the intersection of Wilshire Boulevard and Vermont Avenue.
3. Findings: The Project will result in a significant and unavoidable impact at the intersection of Wilshire Boulevard and Vermont Avenue, and there are no feasible mitigation measures available.

V. STATEMENT OF OVERRIDING CONSIDERATIONS

The implementation of the Wilshire/Vermont Joint Development Project may have significant or certain adverse effects on the environment as described in the Resolution and this Exhibit One; specifically impacts on air quality related to construction activities, public services as related to parks, recreation and traffic impacts at the intersection of Wilshire Boulevard and Vermont Avenue. Despite the existence of potential significant adverse impacts which have not been mitigated to below the level of significance, the Agency has balanced the benefits of the Project against the unavoidable significant environmental effects as described in the Final EIR and as set forth in Sections I through IV of this document and make the following Statement of Overriding Considerations in that the Project, will:

- Add needed housing units to the Wilshire Center/Koreatown Redevelopment Project;
- Contribute to the organization of growth and change to reinforce viable functions and to facilitate the renewal and rehabilitation of deteriorated and underutilized areas within the Wilshire Center/Koreatown Recovery Redevelopment Project;
- Contribute to the creation of a modern, efficient, and balanced urban environment for people that reflects high regard for architectural, landscape, and urban design principles;
- Create both construction jobs and permanent jobs within the commercial space;
- Create tax increment in a deficit Wilshire Center/Koreatown Recovery Redevelopment Project;
- Stimulate economic activity along the Wilshire Corridor to the east and west;
- Stimulate additional development on vacant nearby land on Vermont Avenue.

VI. MITIGATION MONITORING PROGRAM

Section 21081.6 to the Public Resources Code requires a Lead or Responsible Agency that approves or carries out a project where an EIR has identified significant environmental effects to adopt a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." The Community Redevelopment Agency is the

Lead Agency for the Wilshire/Vermont Joint Development Project. This Mitigation Monitoring Plan is designed to monitor implementation of all feasible mitigation measures for the Project, identified in the Wilshire Center/Koreatown Recovery Redevelopment Project Final EIR, and above Statement of Environmental Effects, Mitigation Measures, Findings and Statement of Overriding Considerations. Each such required mitigation measure is listed and categorized by impact area, with an accompanying discussion of:

- The agency or agencies (and private developers) responsible for implementation of the mitigation measure;
- The phase of the project during which the mitigation measure should be monitored: pre-construction, construction, or post-construction;
- The enforcement agency (the agency with the power to enforce the mitigation measure); and
- The monitoring agency (the agency to which mitigation reports involving feasibility, compliance, implementation, and development operation are made).

A. Air Quality

Construction Phase

1. Fugitive Dust Control. Maintain a fugitive dust control program consistent with the provisions of SCAQMD Rule 403 for any grading or earthwork activity that may be required.
 - Wetting. Water all active projects with multiple daily applications to assure proper dust control.
 - Haul Trucks. Wash down the under carriage of all haul trucks leaving the site. Install vehicle wheel-washers before the roadway entrance at construction sites. Require all trucks hauling dirt, sand, soil, or other loose substances and building materials to be covered, or to maintain a minimum freeboard of two feet between the top of the load and the top of the truck bed sides.
 - Unpaved Areas. Use of soil binders or vegetation on all undeveloped or non-built areas of the site. Chemically treat unattended construction areas (disturbed lands which have been, or are expected to be unused for four or more consecutive days). Require paving, curbing and vegetative stabilization of the unpaved areas adjacent to roadways on which vehicles could potentially drive (i.e., road shoulders).
 - Driveways and Curbs. Pave all driveways and internal roadways as early as practicable in the site construction process.

- Street Sweeping. Utilize street sweeping equipment on all adjacent streets used by haul trucks or vehicles that have been on-site.
 - Barriers. Construct a temporary wall or barriers of sufficient height along the perimeter of the site to restrict windblown dust from affecting nearby residences.
 - Open Stock Piles. Contractors will cover, enclose or chemically stabilize any open stockpiles of soil, sand and/or other aggregate materials.
 - Phasing. Require a phased schedule for construction activities to minimize daily emissions. Suspend grading operations during first and second stage smog alerts, and during high winds, i.e., greater than 25 mile per hour.
 - Vehicles on Unpaved Surface. Prohibit parking on unpaved and untreated parking lots. Enforce low vehicle speeds on unpaved roads or surface areas.
2. Equipment Emissions. Construction equipment will be shut off to reduce idling when not in direct use. Diesel engines, motors, or equipment shall be located as far away as possible from existing residential areas. Low sulfur fuel should be used for construction equipment.
 3. Location of Staging Areas. If required, haul truck staging areas shall be approved by the Department of Building and Safety. Haul trucks shall be staged in non-residential areas.

Responsible Implementation Party: Project Developer

Monitoring Phase: Project construction

Enforcement Agency: Dept. of Building and Safety CRA

Monitoring Agency: Dept. of Building and Safety

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 70863, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61, and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The adopted Wilshire Community Plan designates the subject property for Regional Center Commercial land use with the corresponding zones of C2, C4, P and PB. The property contains approximately 3.3 net acres and is zoned C2-2 and C2-4 and is in compliance with the density and height restrictions of the designated zone. The proposed tentative map is for the subdivision of the property into the various uses and is allowable under the current adopted zone and land use designation. No new construction will occur.

The Vesting Tentative Tract Map was prepared by a licensed land surveyor and contains the required components, dimensions, area, notes, legal description, ownership, applicant and site address information as required by the Los Angeles Municipal Code and Subdivision Map Act. The Vesting Tentative Tract Map describes and illustrates land uses consistent with those described in the Zoning Administrator Case No. ZA-2003-8955-ZV-SPR. Approval of the Vesting Tentative Tract Map for this subdivision is contingent upon the decision of the Zoning Administrator for the approved entitlements for the project. Therefore, as proposed, the map is substantially consistent with the applicable General and Specific Plans affecting the project site and demonstrates compliance with Section 17.01 et. seq. and Section 17.05 (C) of the Los Angeles Municipal Code. The project is located within the Wilshire Center/Koreatown Redevelopment Plan area and has been approved for all current uses and development under Case No. ZA-2003-8955-ZV-SPR. The site is not located within any geographic specific plan area. 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). Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

This project was subject to design review by the Community Redevelopment Agency (CRA) under the Wilshire Center / Koreatown Redevelopment Plan and was also conditioned for approval under Case No. ZA-2003-8955-ZV-SPR. Conditions under the Zoning Administrator case included (a) dedication and improvement of all streets and highways adjoining the subject ownership, including street trees and street lights to the satisfaction of the Bureau of Engineering and (b) driveway locations designed to the satisfaction of the Department of Transportation. The proposed project will provide 660 parking spaces in excess of the LAMC parking requirements. As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans as approved under Case No. ZA-2003-8955-ZV-SPR.

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

The site is currently developed with subway improvements and a seven-story mixed-use residential/retail development built around two public plazas. The upper six stories of the development contain 449 mixed income rental apartments, interspersed with common area community amenities (party room, fitness room, etc.). The ground floors comprised of approximately 36,000 square feet of commercial retail space. The retail establishments will serve residents, transit riders, and the surrounding community. The site also includes 660 parking spaces (532 residential spaces and 128 visitor spaces) located in three subterranean levels.

There is no physical change to the site, no new construction, and no conversion; the purpose is to subdivide the various uses accordingly. All residential uses will continue to be rental units. Therefore the site is physically suitable for the existing development and vesting tentative map.

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

The subdivision is for the purpose of separating (by airspace lots) the market rate apartments from the affordable apartments, and the other various uses on the project site. The affordable apartments are taxed at a different rate than the market rate dwellings therefore this airspace is necessary and for Federal tax credit purposes only. It will not increase the previously approved density that permitted. There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located as a result of the project's proposed density. Therefore, the site is physically suitable for the proposed density of development.

- (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 structures and do not provide a natural habitat for either fish or wildlife. The proposed subdivision is located within the Wilshire Center/Koreatown Redevelopment Project Area. On September 21, 1995, the CRA certified the Wilshire Center and Koreatown Redevelopment Project EIR (SCH No. 95-041016) as a Program EIR to evaluate the potential effects of any new development that would be implemented pursuant to the redevelopment plan. In May 2003 Initial Study/Addendum was prepared for the proposed mixed use project. The Addendum analyzed the potential impact of the project and

identified mitigation measures which have been imposed as a condition of approval under Case No. ZA-2003-8955-ZV-SPR. A Statement of Overriding Considerations was adopted for the project.

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

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision is 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.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to 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)

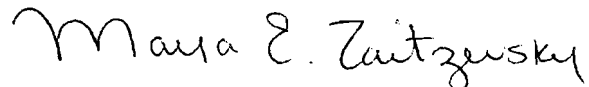
In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

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

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. 70863.

S. Gail Goldberg, AICP
Advisory Agency



MAYA ZAITZEVSKY
Deputy Advisory Agency

MZ:JT:SR:jg

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 City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 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 www.lacity.org/pln.

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 Subdivision staff at (213) 978-1362.

NOTES:

CONTACT INFORMATION:

OWNER LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
 ATTN: GREG ANGELO
 ONE GATEWAY PLAZA, MAIL STOP: 99-25-1
 LOS ANGELES, CA 90012-2952
 (213) 922-3815

SUBDIVIDER WILSHIRE VERMONT HOUSING PARTNERS, L.P.
 ATTN: JUSTIN CHAPMAN
 304 SOUTH BROADWAY, SUITE 400
 LOS ANGELES, CA 90013
 (310) 904-9590

SURVEYOR/ENGINEER PSOMAS
 ATTN: JOHN CHIAPPE
 555 SOUTH FLOWER STREET, SUITE 4400
 LOS ANGELES, CA 90071
 (213) 223-1400

EXISTING CONDITIONS:

PROJECT ADDRESS 3183 - 3185 WILSHIRE BOULEVARD
 LOS ANGELES CA, 90005

APN 5077-009-902, -909, -912

DISTRICT MAP 1368137

THOMAS BROS. GUIDE L6B34-A2

FLOOD ZONE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 060137-0064C, DATED 12-2-80, AND NO. 060137-0073D, DATED 2-4-87, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

PUBLIC EASEMENTS THERE ARE NO PUBLIC STREET EASEMENTS ON THE PROPERTY.

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

GROSS: 208,099 SQ. FT. = 4.77 ACRES
 NET: 144,022 SQ. FT. = 3.30 ACRES

WHERE "GROSS" IS DEFINED AS THE AREA TO THE CENTERLINE OF THE ABUTTING STREET, "NET" IS DEFINED AS THE "FEET" PROPERTY MINUS THE ANTICIPATED STREET DEDICATIONS, IF ANY.

TREES THERE ARE NO PROTECTED TREES ON THE SUBJECT PROPERTY.

STREET DESIGNATION WILSHIRE BOULEVARD - MAJOR STREET
 VERMONT AVENUE - MAJOR STREET
 SHATTO PLACE - LOCAL STREET

PLANNING AND ZONING INFORMATION:

COMMUNITY PLAN WILSHIRE COMMUNITY PLAN

GENERAL PLAN DESIGNATION: REGIONAL CENTER COMMERCIAL

EXISTING ZONING C2-2, C4-2

PROPOSED ZONING NO CHANGE PROPOSED.

BUILDING SETBACKS (FOR BUILDINGS ERECTED AND USED FOR RESIDENTIAL PURPOSES):

FRONT YARD: 00 FEET

SIDE YARD: FOR A BUILDING MORE THAN 2 STORIES IN HEIGHT, ONE FOOT SHALL BE ADDED TO THE WIDTH OF SUCH SIDEYARD FOR EACH ADDITIONAL STORY ABOVE THE SECOND STORY, BUT IN NO EVENT SHALL A SIDE YARD OF 16 FEET IN WIDTH BE REQUIRED.

REAR YARD: THERE SHALL BE A REAR YARD OF NO LESS THAN 15 FEET IN DEPTH, FOR A BUILDING MORE THAN 3 STORIES IN HEIGHT, ONE FOOT SHALL BE ADDED TO THE DEPTH OF SUCH SIDE YARD FOR EACH ADDITIONAL STORY ABOVE THE THIRD STORY, BUT SUCH REAR YARD NEED NOT EXCEED 20 FEET.

ZONING INFORMATION PROPERTY LIES WITHIN THE KOREATOWN REDEVELOPMENT PROJECT AREA.
 PROPERTY LIES WITHIN THE LOS ANGELES STATE ENTERPRISE ZONE.
 PROPERTY LIES WITHIN AN ADAPTIVE REUSE INCENTIVE AREA SPECIFIC PLAN.

EXISTING STRUCTURES ALL EXISTING STRUCTURES TO REMAIN.

EXISTING UTILITIES SEWAGE AND DRAINAGE FACILITIES ARE BEING PROVIDED BY THE CITY OF LOS ANGELES SYSTEMS.
 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.

EXISTING PARKING 668 PARKING SPACES (INFORMATION PROVIDED BY WILSHIRE VERMONT HOUSING PARTNERS).

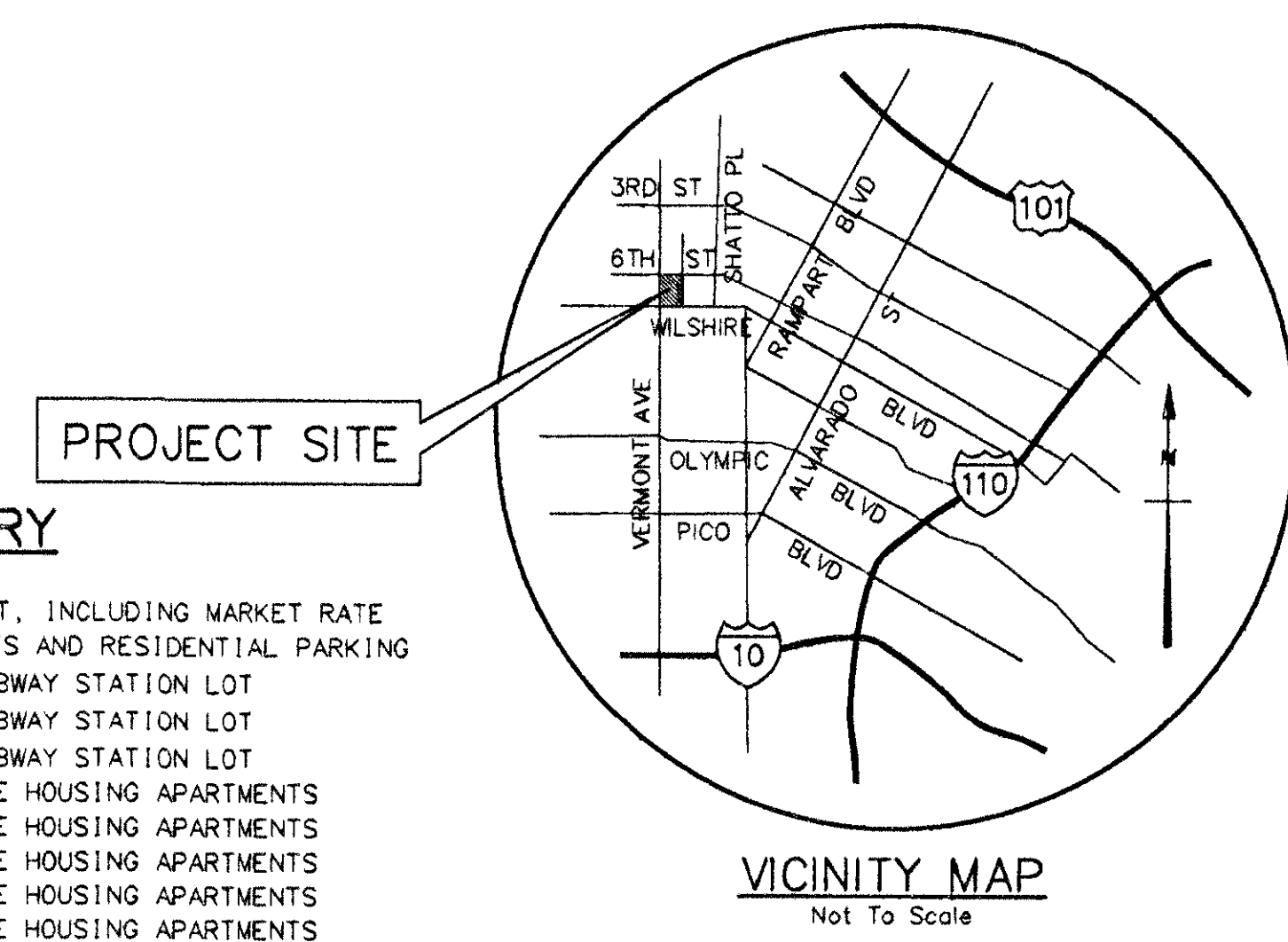
PROPOSED CONDITIONS:

LOT SUMMARY THE PROJECT CONSISTS OF 32 AIRSPACE LOTS.

- 1 MASTER LOT
- 3 LOTS FOR WTA USE
- 20 LOTS FOR AFFORDABLE HOUSING UNITS
- 5 COMMERCIAL/RETAIL LOTS
- 2 PARKING LOTS
- 1 PLAZA LOT

NOTES:

1. THIS IS AN AIRSPACE SUBDIVISION CONTAINING 32 LOTS (1 MASTER LOT AND 31 AIRSPACE LOTS).
2. LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
3. UTILITIES ARE AVAILABLE AND SERVICING THE SITE.
4. SEWAGE DISPOSAL AND DRAINAGE TO BE PROVIDED BY CITY SYSTEMS.
5. WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.
6. ALL BUILDINGS TO REMAIN.



LOT SUMMARY

- LOT 1 - MASTER LOT, INCLUDING MARKET RATE APARTMENTS AND RESIDENTIAL PARKING
- LOT 2 - SUBWAY/SUBWAY STATION LOT
- LOT 3 - SUBWAY/SUBWAY STATION LOT
- LOT 4 - SUBWAY/SUBWAY STATION LOT
- LOT 5 - AFFORDABLE HOUSING APARTMENTS
- LOT 6 - AFFORDABLE HOUSING APARTMENTS
- LOT 7 - AFFORDABLE HOUSING APARTMENTS
- LOT 8 - AFFORDABLE HOUSING APARTMENTS
- LOT 9 - AFFORDABLE HOUSING APARTMENTS
- LOT 10 - AFFORDABLE HOUSING APARTMENTS
- LOT 11 - AFFORDABLE HOUSING APARTMENTS
- LOT 12 - AFFORDABLE HOUSING APARTMENTS
- LOT 13 - AFFORDABLE HOUSING APARTMENTS
- LOT 14 - AFFORDABLE HOUSING APARTMENTS
- LOT 15 - AFFORDABLE HOUSING APARTMENTS
- LOT 16 - AFFORDABLE HOUSING APARTMENTS
- LOT 17 - AFFORDABLE HOUSING APARTMENTS
- LOT 18 - AFFORDABLE HOUSING APARTMENTS
- LOT 19 - AFFORDABLE HOUSING APARTMENTS
- LOT 20 - AFFORDABLE HOUSING APARTMENTS
- LOT 21 - AFFORDABLE HOUSING APARTMENTS
- LOT 22 - AFFORDABLE HOUSING APARTMENTS
- LOT 23 - AFFORDABLE HOUSING APARTMENTS
- LOT 24 - COMMERCIAL/RETAIL LOT
- LOT 25 - COMMERCIAL/RETAIL LOT
- LOT 26 - COMMERCIAL/RETAIL LOT
- LOT 27 - COMMERCIAL/RETAIL LOT
- LOT 28 - COMMERCIAL/RETAIL LOT
- LOT 29 - COMMERCIAL/RETAIL PARKING LOT
- LOT 30 - PROPERTY MANAGEMENT PARKING LOT
- LOT 31 - PUBLIC PLAZA LOT
- LOT 32 - AFFORDABLE APARTMENTS

SHEET INDEX

- SHEET 1 - EXISTING CONDITIONS / TENTATIVE MAP NOTES
- SHEET 2 - PROPOSED LOTS P1, P2 LEVEL
- SHEET 3 - PROPOSED LOTS LEVEL 1 AND 2
- SHEET 4 - PROPOSED LOTS LEVEL 3 AND 4
- SHEET 5 - PROPOSED LOTS LEVEL 5 AND 6
- SHEET 6 - PROPOSED LOTS LEVEL 7 CROSS SECTIONS
- SHEET 7 - WILSHIRE VERMONT ISOMETRIC
- SHEET 8 - 6TH STREET SHATTO PLACE ISOMETRIC

LEGAL DESCRIPTION

LOTS 6 THROUGH 8, AND A PORTION OF LOTS 4, 5 AND 9 THROUGH 14, OF BLOCK 2, SHATTO PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

UTILITY INFORMATION

UTILITY	SERVICES BY	ADDRESS
POWER	CITY OF LOS ANGELES	1111 NORTH HOPE STREET
WATER	CITY OF LOS ANGELES	1111 NORTH HOPE STREET
TELEPHONE	CITY OF LOS ANGELES	1111 NORTH HOPE STREET
GAS	THE GAS COMPANY	PO BOX 3150, SAN DIMAS CA
SEWER DRAIN	CITY OF LOS ANGELES	1111 S BROADWAY, LA
SEWER	CITY OF LOS ANGELES	1111 S BROADWAY, LA

SUBSTRUCTURE PLAN INDEX	
CITY OF LOS ANGELES THE GAS COMPANY	1111 S BROADWAY, LA
8-489	
SHEET 4-5, 384-8	
REV. 4/2002	

The job substructure information made available by public agencies and public utilities is shown on this plan without warranty as to its accuracy. The location of all other substructures should be determined and verified from other sources before the beginning of any excavation. CALL UNDERGROUND SERVICE ALERT (USA) 1-800-327-2600 USA reserves no liability for any damage or injury to persons or property caused by excavation work. The location of all other substructures should be determined and verified from other sources before the beginning of any excavation. Use in the area and contacting the respective companies they represent to have their plans marked on the ground.

LEGEND

---	PROPERTY / BOUNDARY LINE
---	STREET PLW LINE
---	CURB LINE (FROM 1"=200' ON TO 1"=1000')
---	CURB LINE (1"=10', 1"=8', 1"=16')
---	CENTER LINE
---	FLOW LINE
---	LOT LINE / PARCEL LINE
---	EASEMENT LINE (WIDTH)
---	CONTOUR LINE (APPROXIMATE)
---	BUILDING FOOT PRINT LINE
---	OVERHANG LINE
---	FENCE LINE
---	GUARD RAIL
---	RETAINING WALL
---	CONC. BLOCK WALL
---	EDGE OF ASPHALT PAVING
---	CONCRETE PAVING
---	AREA DRAIN
---	CATCH BASIN W/ACCESS HOLE
---	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
---	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
---	STREET LIGHT
---	TRAFFIC SIGNAL
---	TRAFFIC SIGNAL W/STREET LIGHT
---	YARD LIGHT
---	FIRE HYDRANT
---	DOWNSPOUT
---	FIRE DEPARTMENT CONNECTION
---	POST INDICATOR VALVE
---	DIRECTION OF WATER DRAINAGE FLOW
---	PARKING METER
---	GAS / WATER METER
---	GAS / WATER VALVE
---	ELEC./STREET LIGHT/TRAFFIC/SIGNAL UNKNOWN PULL BOX
---	PLANTER
---	GUARD POST
---	APPROACH (DRIVEWAY)
---	BACKFLOW PREVENTER
---	CLEAN OUT
---	CHAIN LINK (FENCE/GATE)
---	SEWER
---	TOPOGRAPHIC SPOT ELEVATION, NO LEADER
---	BACK OF WALK ELEVATION
---	EDGE OF CONCRETE ELEVATION
---	EDGE OF GUTTER ELEVATION
---	EDGE OF PAVEMENT ELEVATION
---	FLOW LINE ELEVATION
---	TOP OF CURB ELEVATION
---	TOP OF GRATE ELEVATION
---	TOP OF WALL ELEVATION
---	MANHOLE RIM ELEVATION
---	MANHOLE INVERT ELEVATION
---	CURB DRAIN

VESTING

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR PLUMBING
 TENTATIVE MAP
 DEC 13 2008

REVISED MAP
 THREE SHEETS OF
 PLUMBING

DATE: OCTOBER 2008

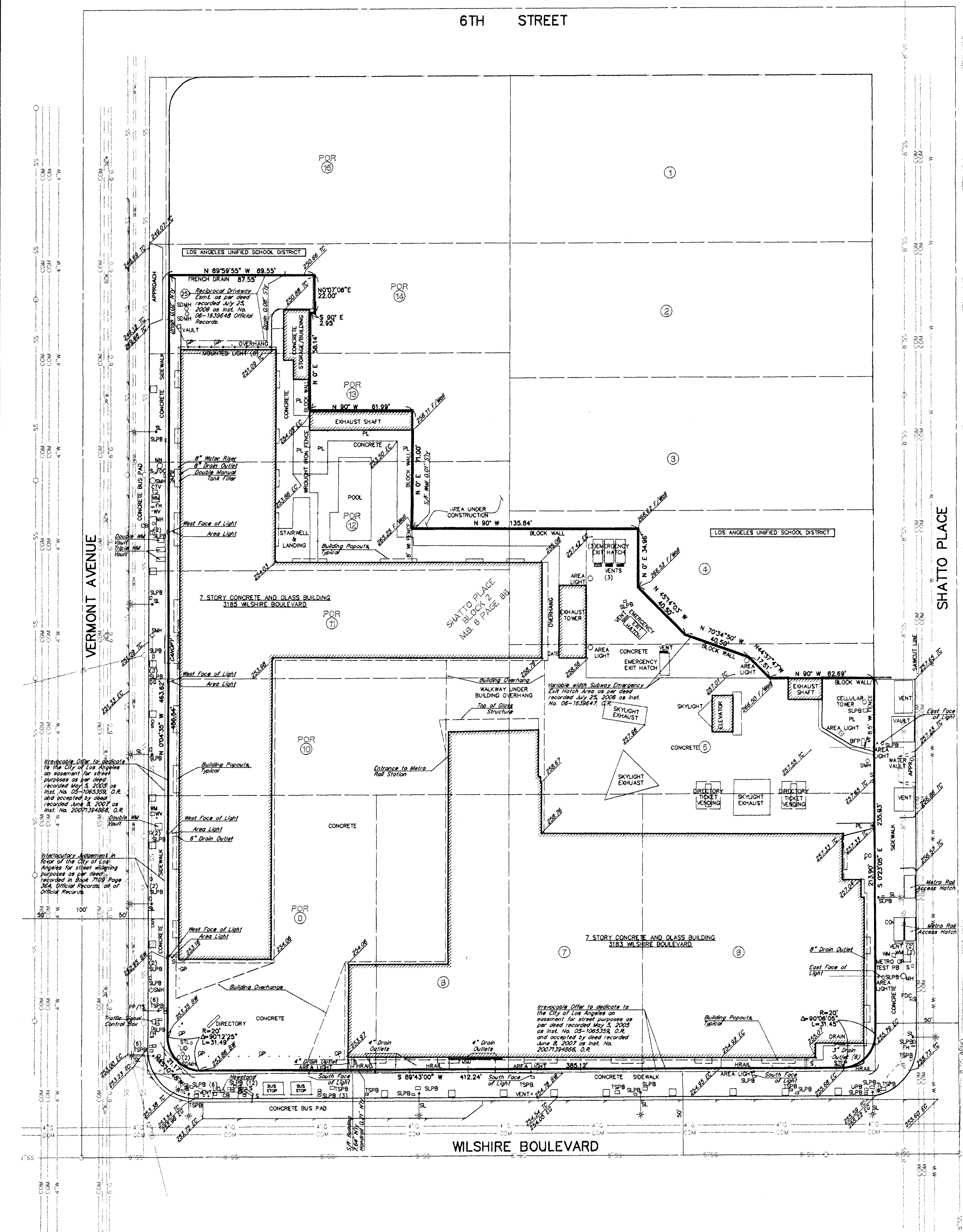
SCALE: 1" = 20'

1

PROJECT NUMBER: 1URB070300

8

REF:



NO.	REVISION	DATE	DESCRIPTION	BY	APPV
1	G.R.G.				
2	H.O.D.				
3	J.D.C.				

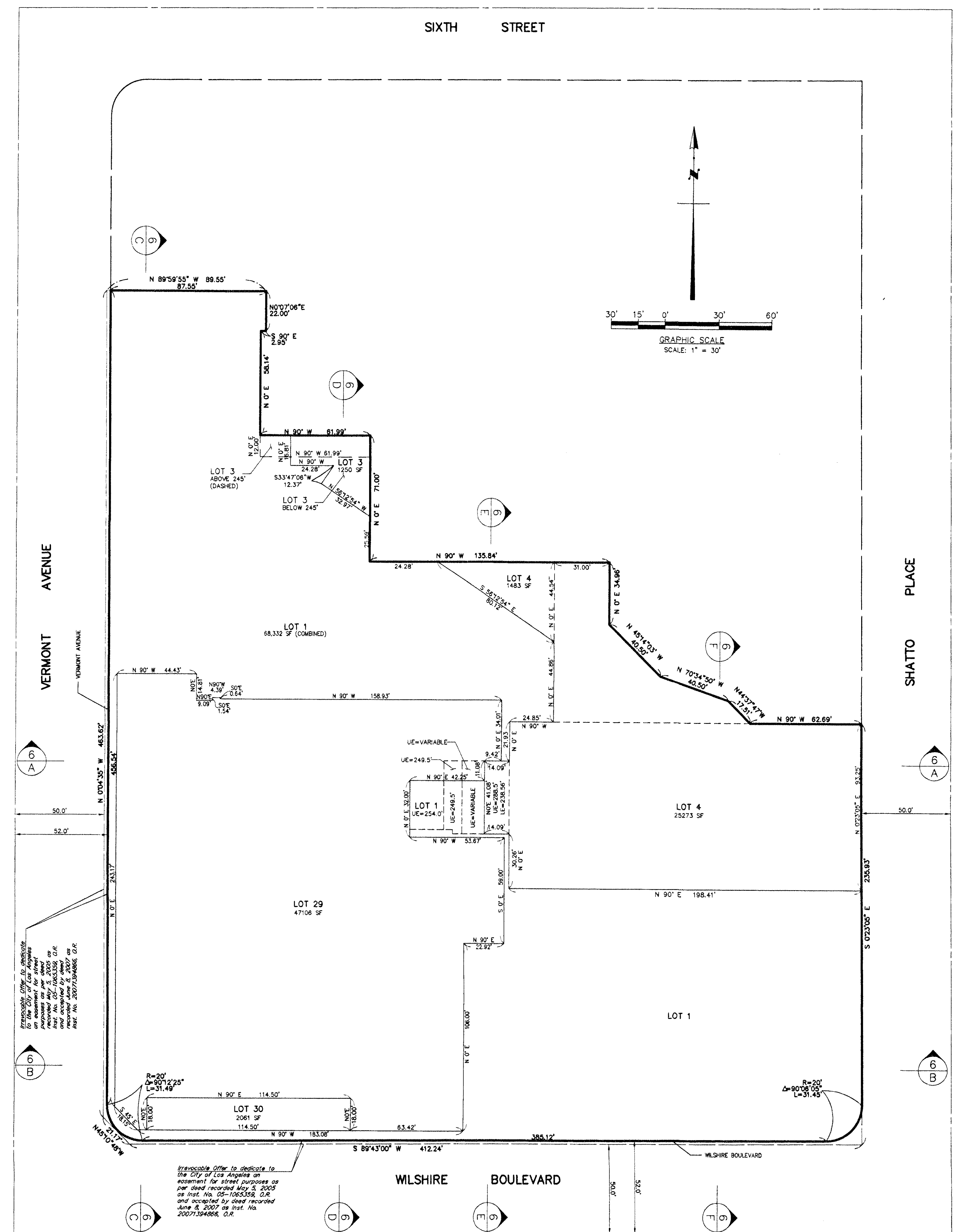
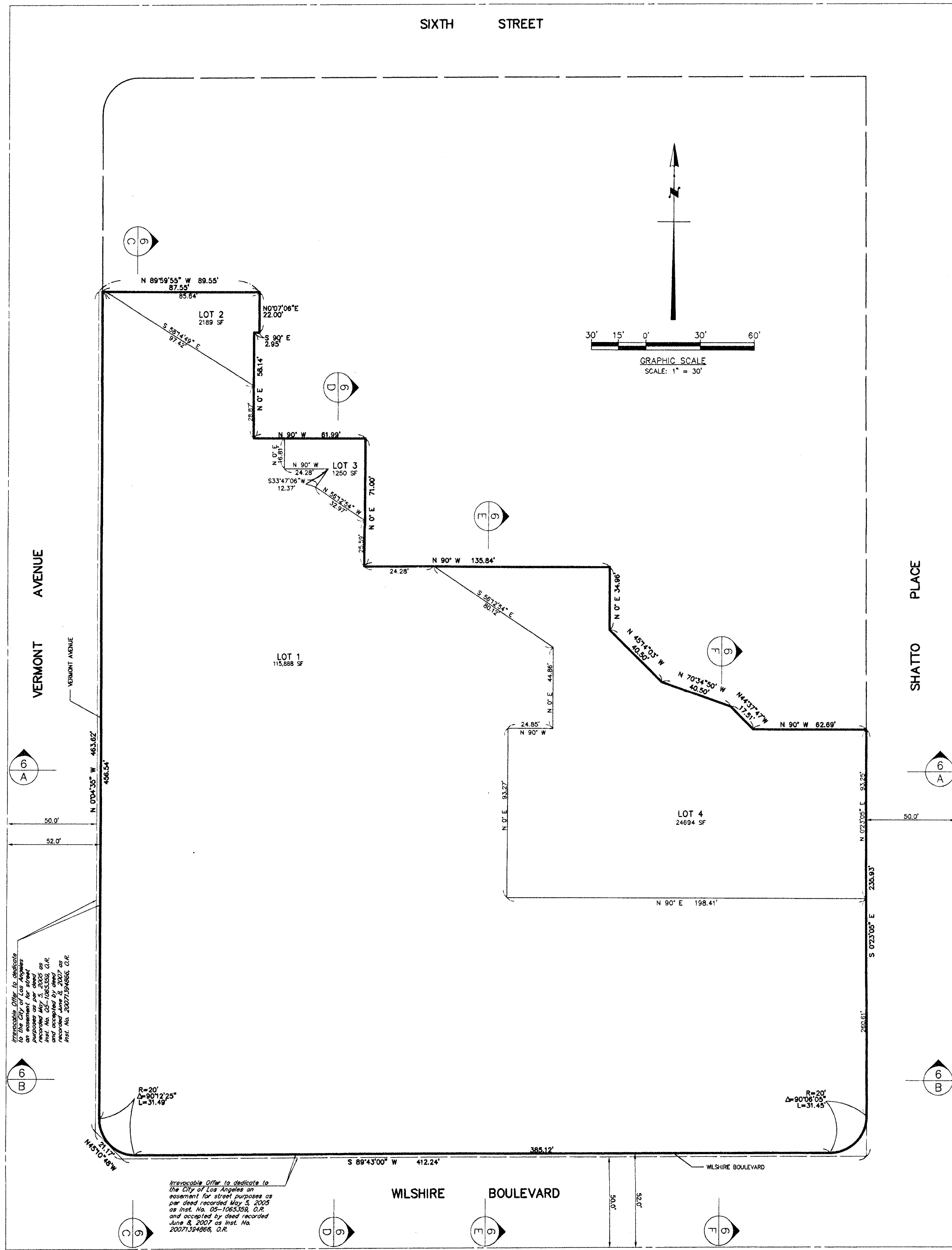
BENCHMARK: CITY OF LOS ANGELES BENCHMARK NO. 12-15810
 CUT SPIKE AT NORTHEAST CORNER OR 3.5 FT N OF N CURB
 WILSHIRE BLVD. 44FT E OF VERMONT AVENUE

PSOMAS
 555 South Flower Street, Suite 4400
 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 (FAX)

ELEVATION 254.088 FEET ADJUSTMENT 1980 (NGVD29)

PATENT/LOT DATE: None - 12/9/2008 3:10:14 PM - 12/9/2008 9:37:48 AM - 12/9/2008 3:10:14 PM - 12/9/2008 9:37:48 AM - 12/9/2008 3:10:14 PM - 12/9/2008 9:37:48 AM

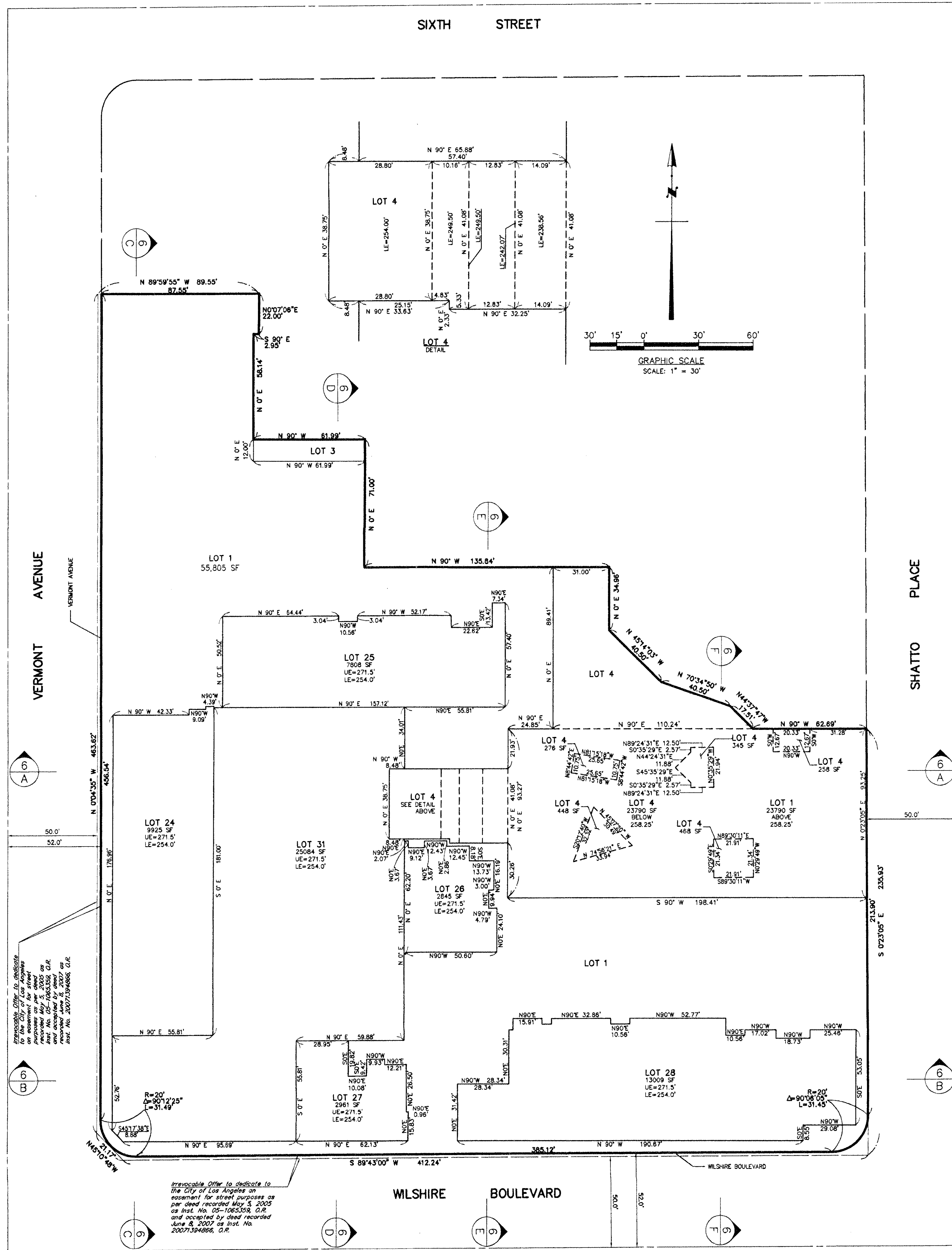
VESTING TENTATIVE MAP FOR:
VESTING TENTATIVE MAP NO. 70863
 LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
 3183 - 3185 WILSHIRE BOULEVARD
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA



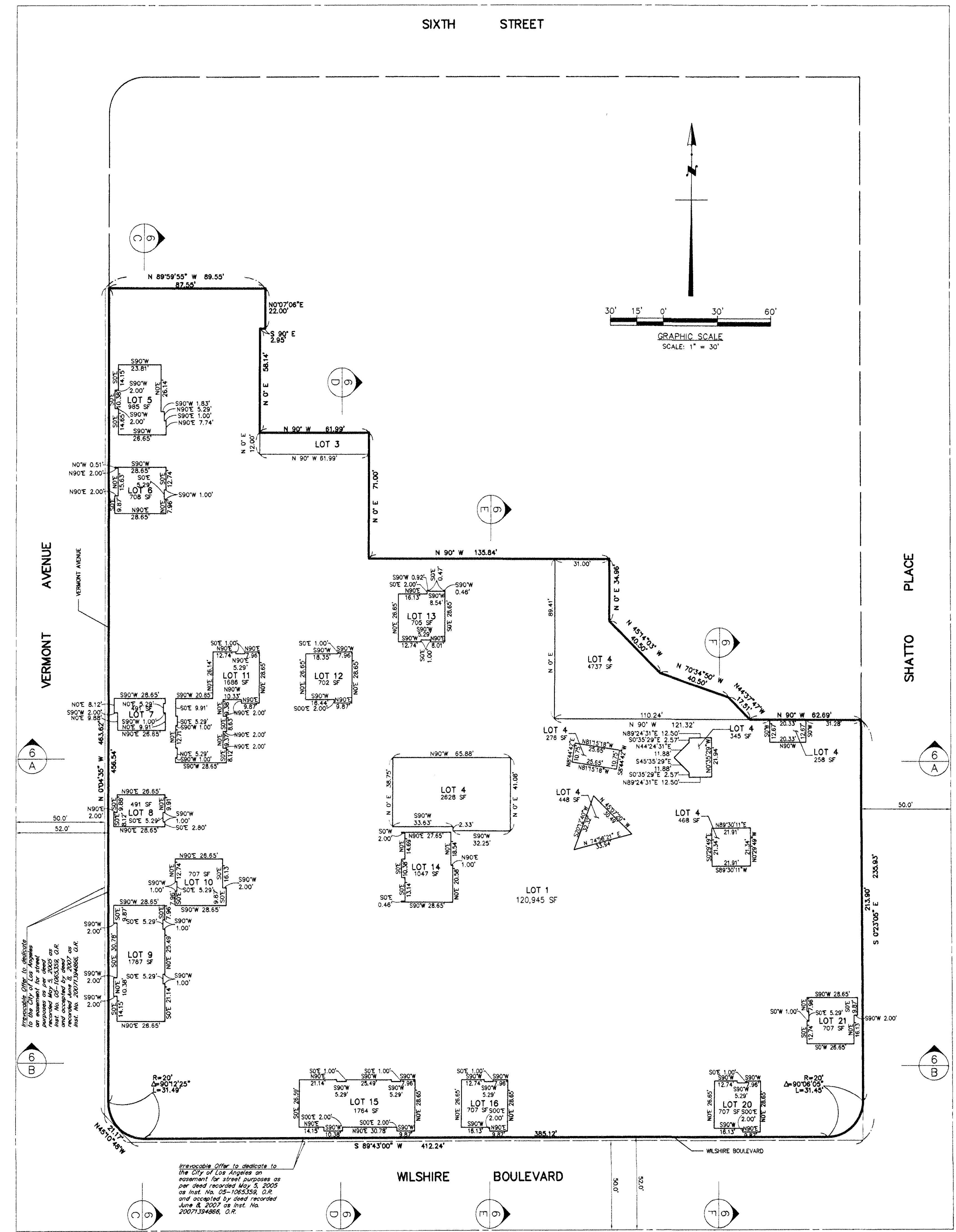
LEVEL P2/3 (BELOW ELEVATION 241.0')

LEVEL P1 (ELEVATION 241.0' TO 255.0')

	DESIGNED	G. R. G.	BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 12-15810 CUT SPIKE AT NORTHEAST CORNER CB 3.5 FT N OF N CURB WILSHIRE BLVD 44 FT E O VERMONT AVE	PSOMAS 555 South Flower Street, Suite 4400 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 (FAX)	VESTING TENTATIVE MAP FOR:		DATE OCTOBER 2008 SHEET 2 SCALE 1" = 30' PROJECT NUMBER 1URB070300	
	DRAWN	G. R. G.			VESTING TENTATIVE MAP NO. 70863 LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY			3183 - 3185 WILSHIRE BOULEVARD IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA
	CHECKED	R. C. O.			ELEVATION <u>254.068 FEET</u> ADJUSTMENT <u>1980 (NGVD29)</u> PATHFINDER DATE <small>Pathfinder - 12/17/2008 9:53:34 AM Scale - 12/17/2008 7:29:52 AM W:\1URB070300\DRAWING\3183-3185 WILSHIRE BLVD\PL-1708.dwg 0/0/0</small>			



LEVEL 1 (ELEVATION 255.0' TO 271.5')



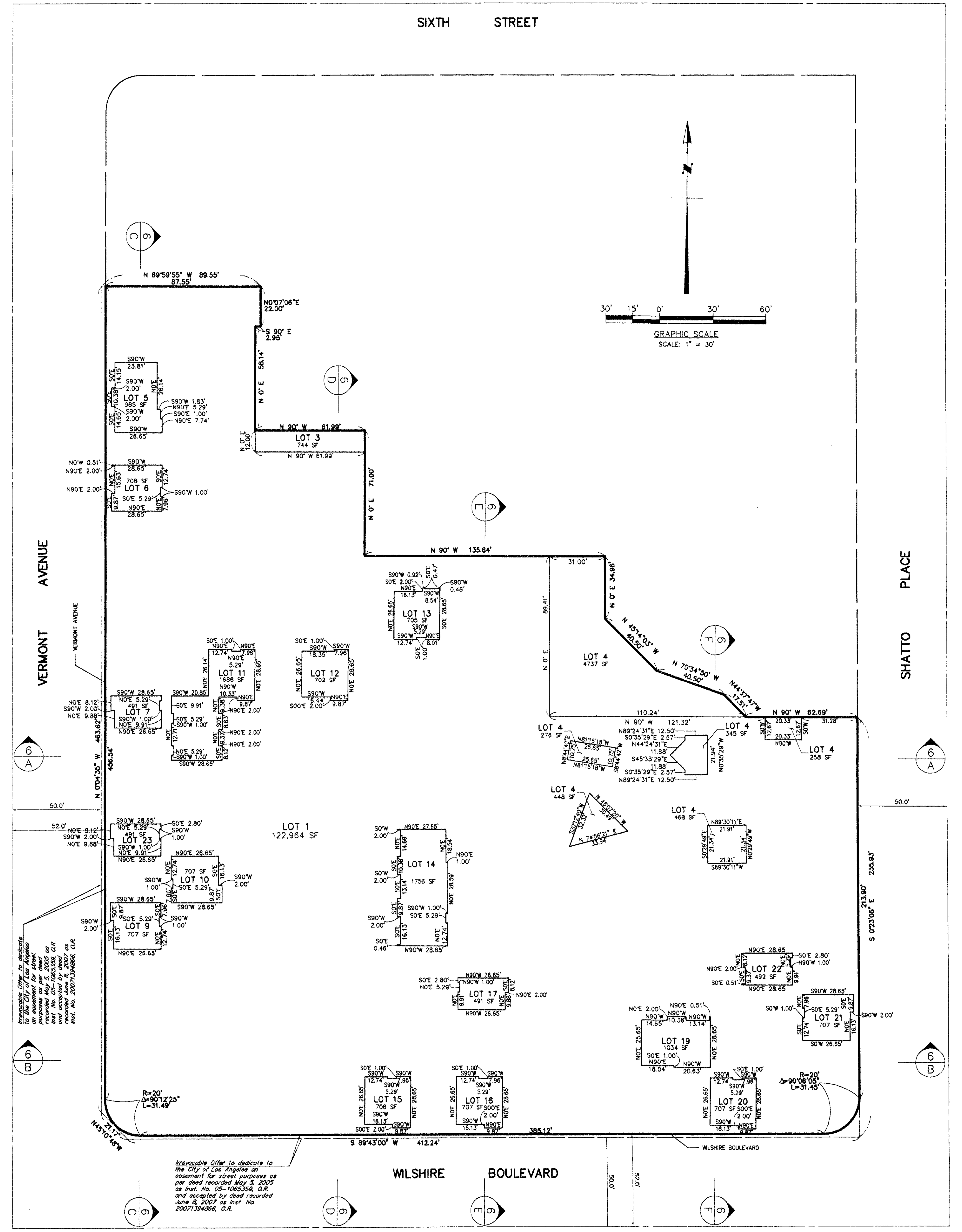
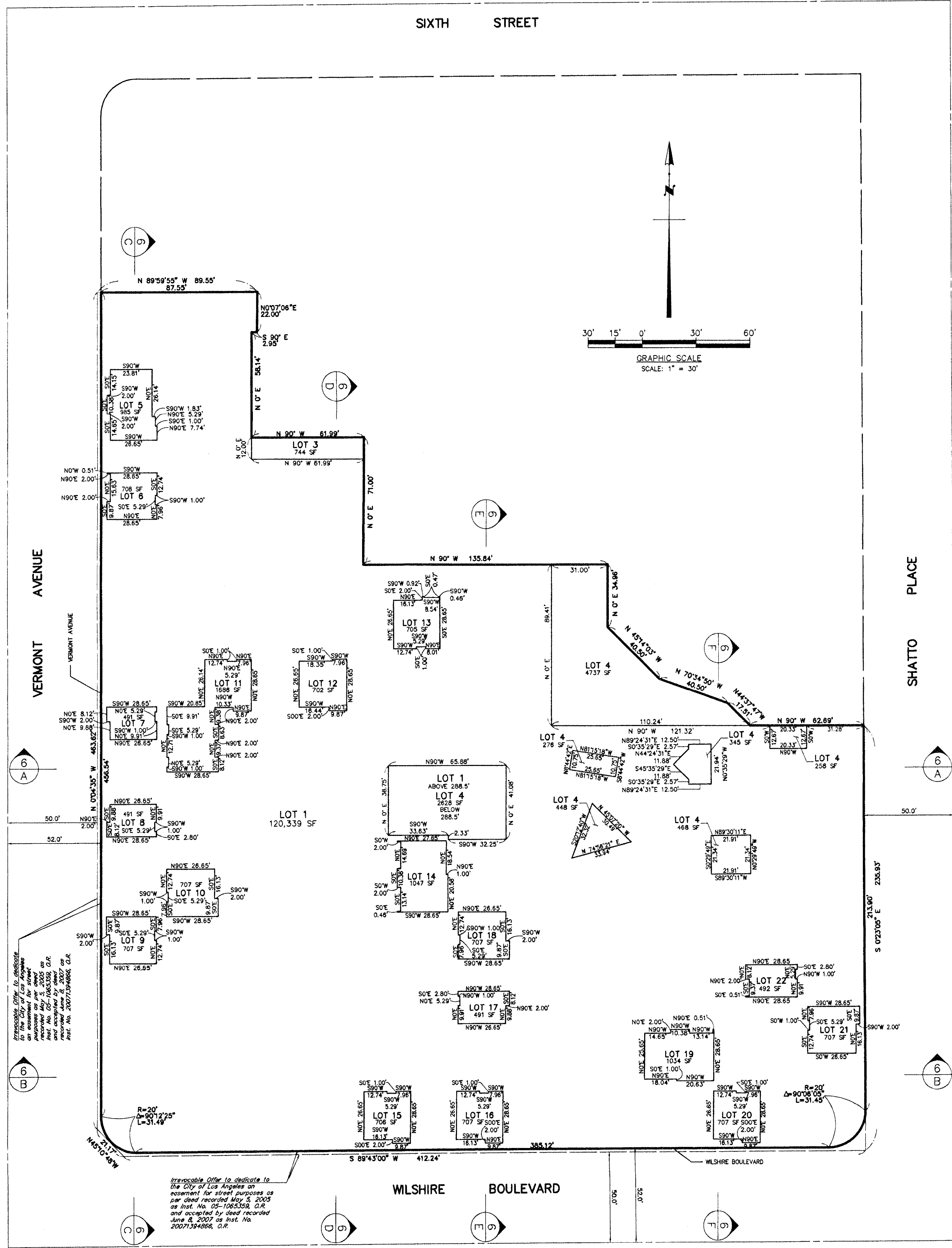
LEVEL 2 (ELEVATION 271.5' TO 281.5')

	DESIGNED	G. R. G.	BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 12-15810 CUT SPIKE AT NORTHEAST CORNER CB 3.5FT N OF N CURB WILSHIRE BLVD 44FT E OF VERMONT AVE ELEVATION 254.068 FEET ADJUSTMENT 1980 (NGVD29) DATE OF DATE
	DRAWN	H. D. O.	
	CHECKED	J. D. C.	

PSOMAS
 555 South Flower Street, Suite 4400
 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 (FAX)

VESTING TENTATIVE MAP FOR:
VESTING TENTATIVE MAP NO. 70863
 LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
 3183 - 3185 WILSHIRE BOULEVARD
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

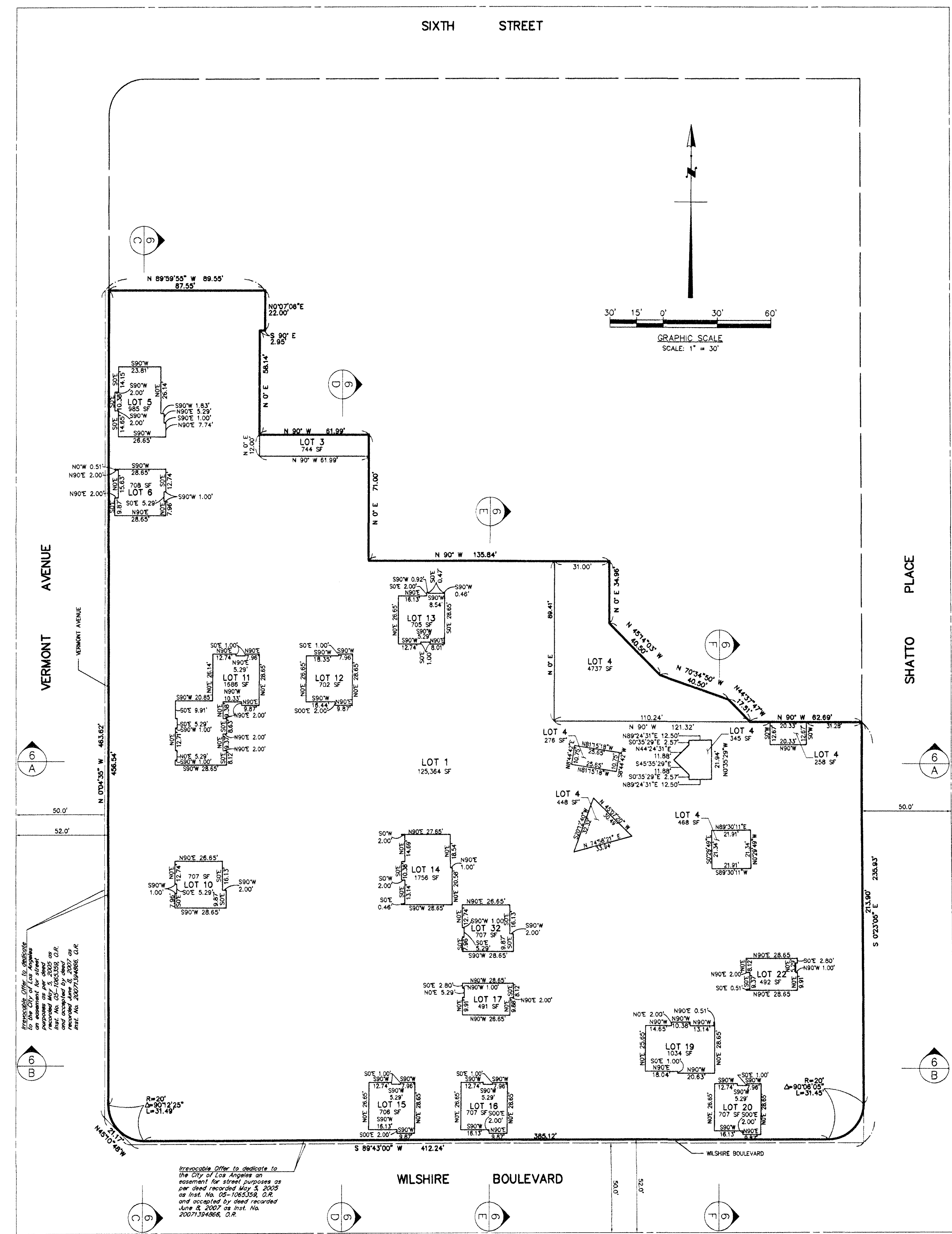
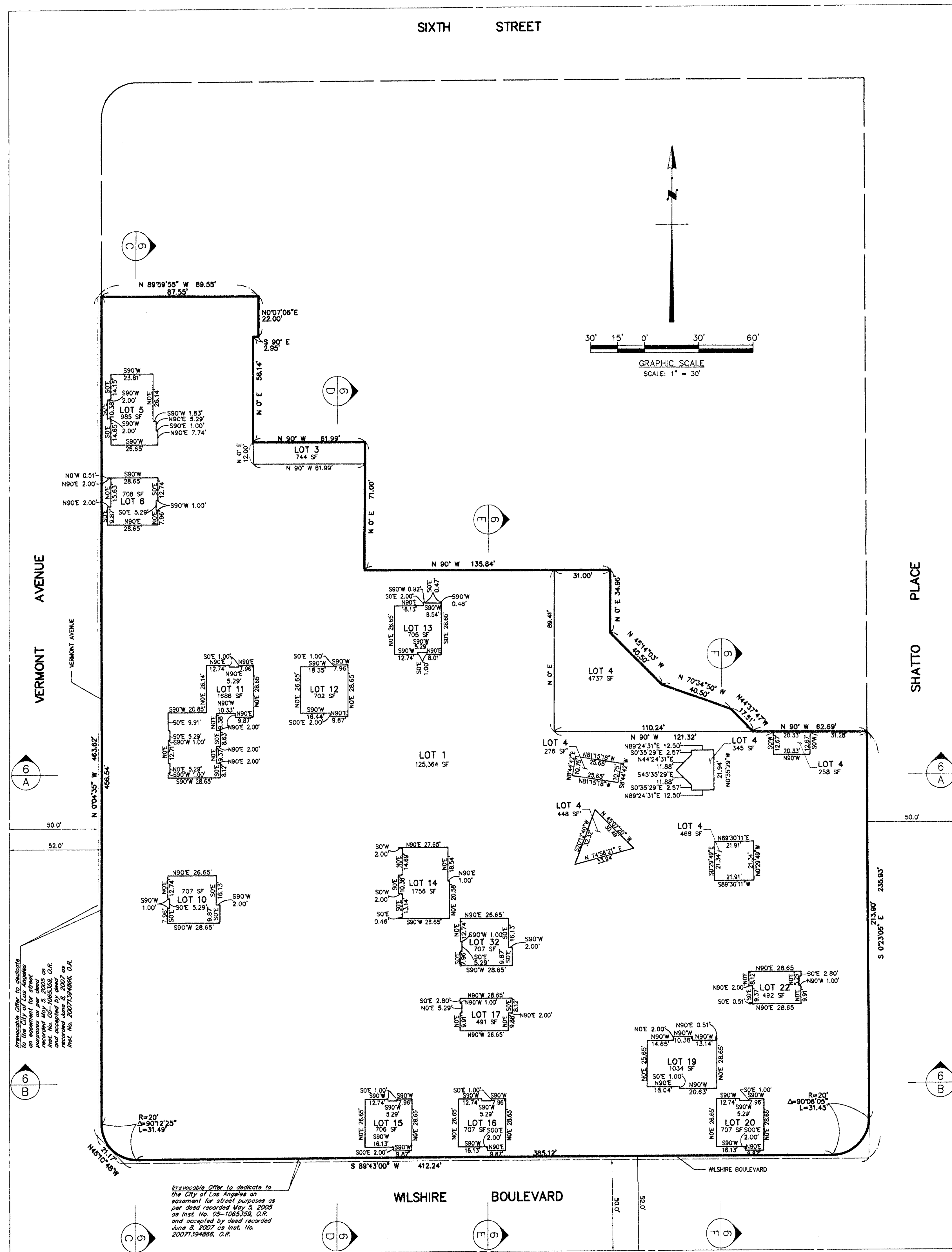
DATE	OCTOBER 2008	HEET	
SCALE	1" = 30'		3
PROJECT NUMBER	1URB070300		8



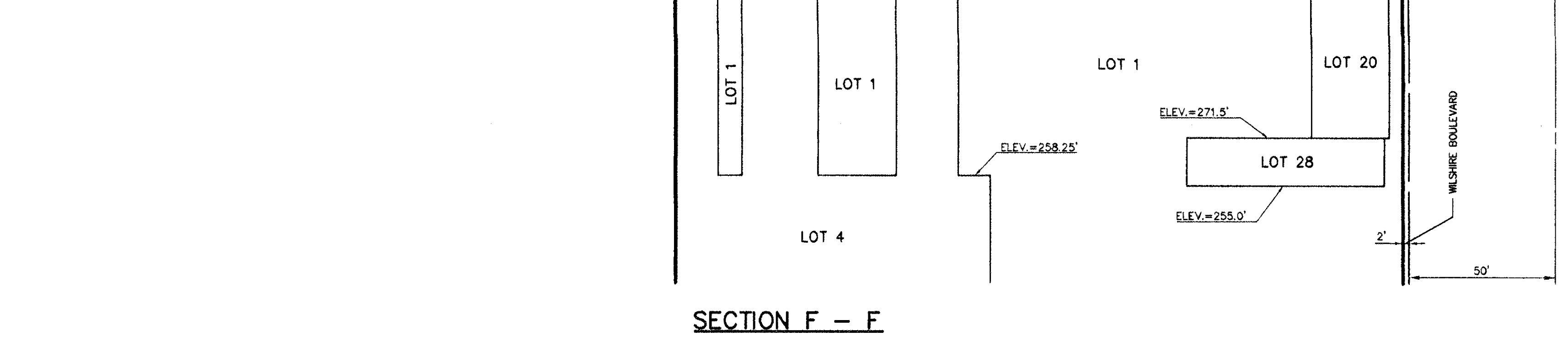
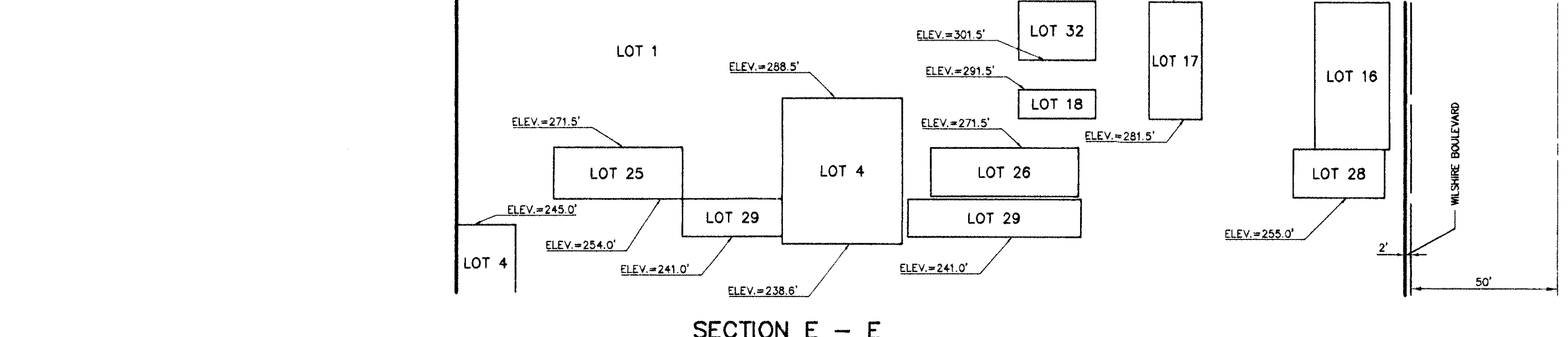
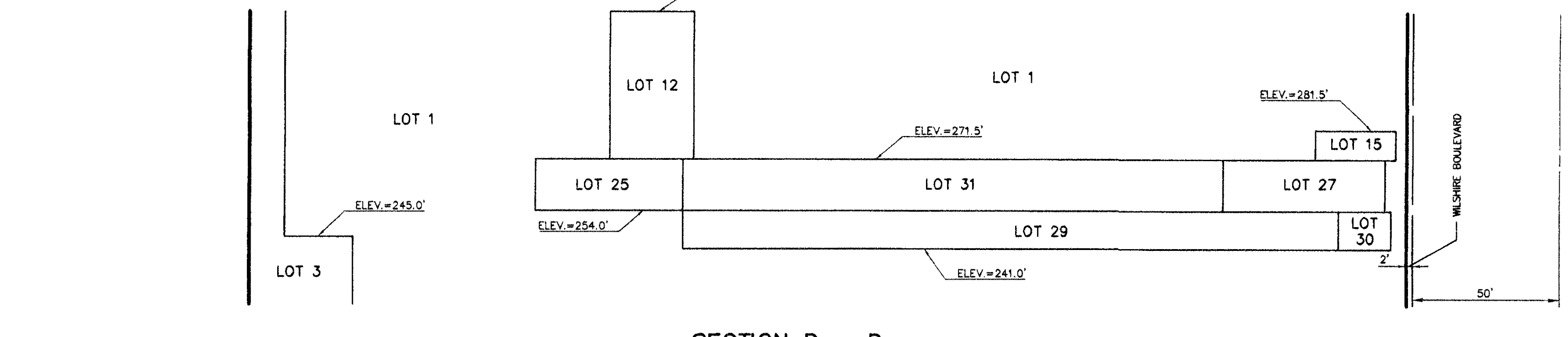
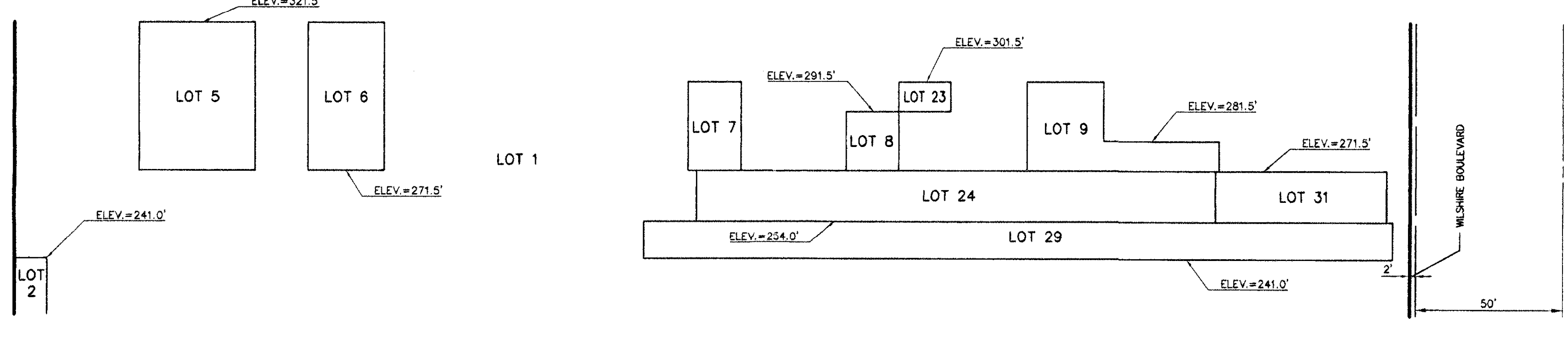
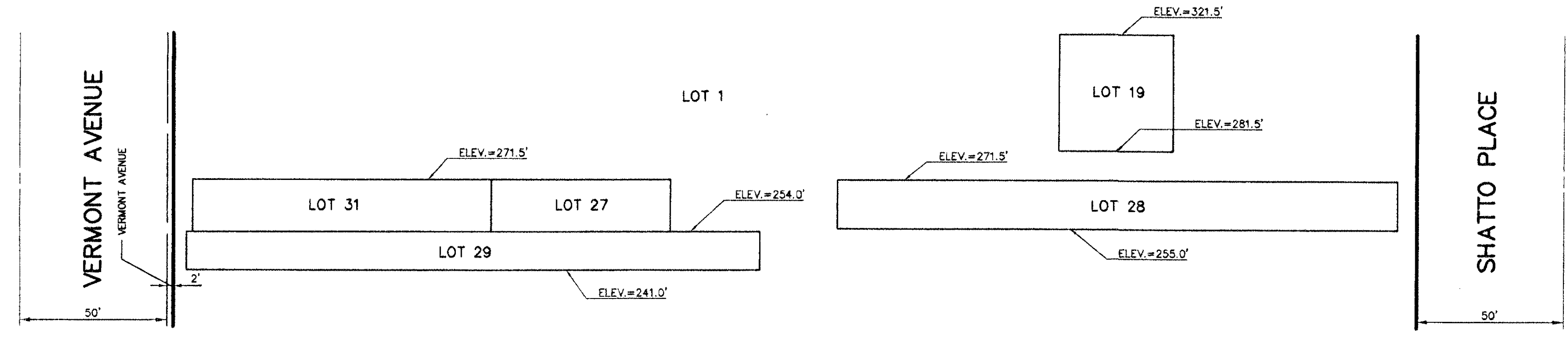
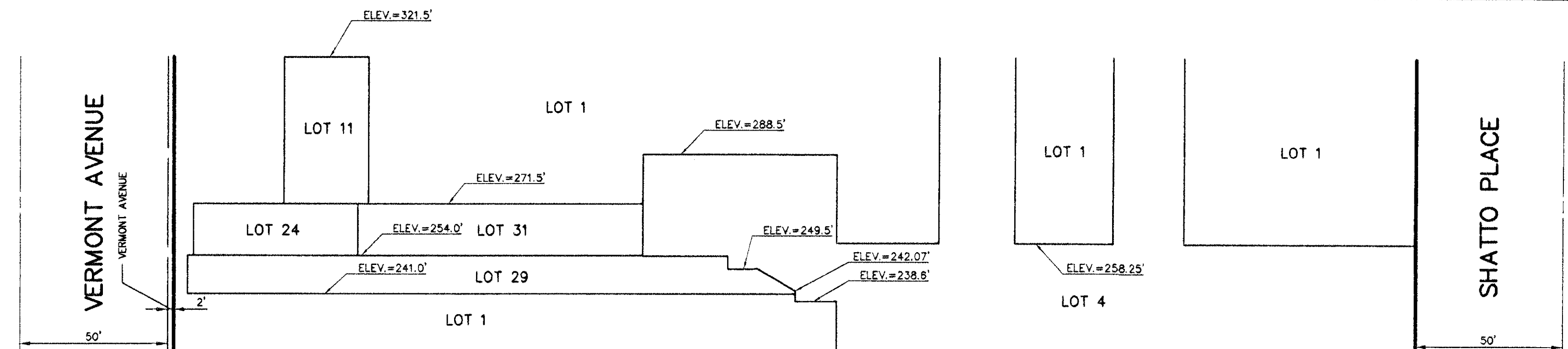
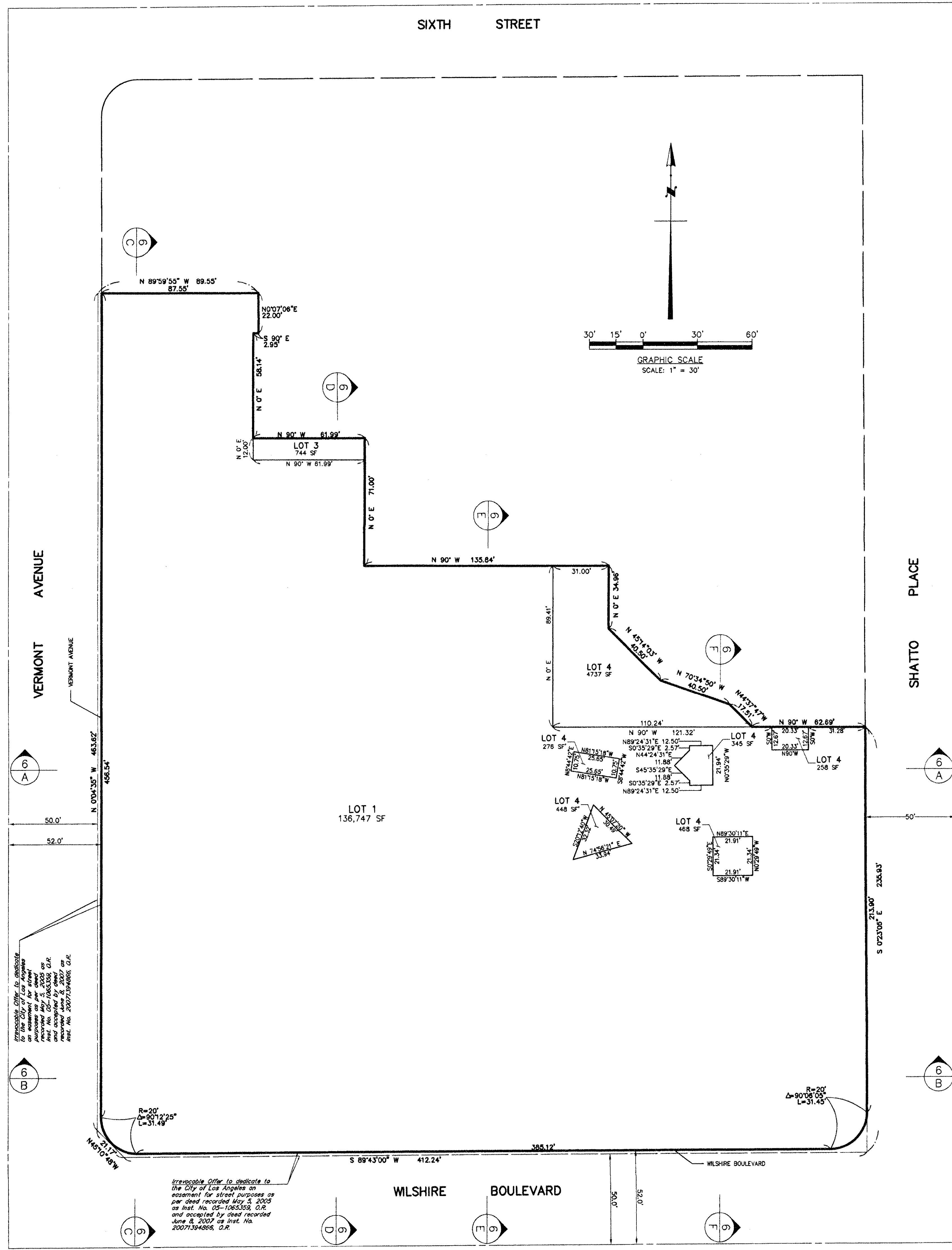
LEVEL 3 (ELEVATION 281.5' TO 291.5')

LEVEL 4 (ELEVATION 291.5' TO 301.5')

	DESIGNED	G.R.G.	CITY OF LOS ANGELES BENCHMARK NO. 12-15810 CUT SPIKE AT NORTHEAST CORNER CB 3.6FT N OF N CURB WILSHIRE BLVD 44FT E OF VERMONT AVE ELEVATION 254.068 FEET ADJUSTMENT 1980 (NGVD29) PLANPLOT DATE <small>Printed - 12/16/2008 8:54:16 AM - Scale - 12/16/2008 7:22:12 AM - \\s1\proj\70863\70863.dwg</small>	PSOMAS 555 South Flower Street, Suite 4400 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 (FAX)	VESTING TENTATIVE MAP FOR:	DATE OCTOBER 2008 SCALE 1" = 30' PROJECT NUMBER 1URB070300	
	DRAWN	H.O.D.			LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY		4
	CHECKED	J.D.C.			3183 - 3185 WILSHIRE BOULEVARD IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA		8



	DESIGNED	G.R.G.	PSOMAS 555 South Flower Street, Suite 4400 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 (FAX)	VESTING TENTATIVE MAP FOR: VESTING TENTATIVE MAP NO. 70863 LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY 3183 - 3185 WILSHIRE BOULEVARD IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA	DATE	OCTOBER 2008	SHEET 5 8	
	DRAWN	H.O.D.			ELEVATION	254.068 FEET		ADJUSTMENT
	CHECKED	J.D.C.	BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 12-15810 CUT SPIKE AT NORTHEAST CORNER CB 3.5 FT N OF N CURB WILSHIRE BLVD 44FT E OF VERMONT AVE PATH/LOT DATA Printed - 12/17/2008 7:20:04 AM - Scale - 12.17/2008 7:20:04 AM - \\S:\SERVICES\GIS\DATA\PROJECTS\70863\MAPS\M70863_5.dwg - 11/20/08 11:58:00 AM				PROJECT NUMBER	1URB070300



	DESIGNED	G. R. G.							
	DRAWN	H. O. D.							
	CHECKED	J. D. C.							
	REV	DATE	DESCRIPTION	BY	APP'D				

BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 12-15810
CUT SPIKE AT NORTHEAST CORNER CB 3.5 FT N OF N CURB
WILSHIRE BLVD 44 FT E OF VERMONT AVE

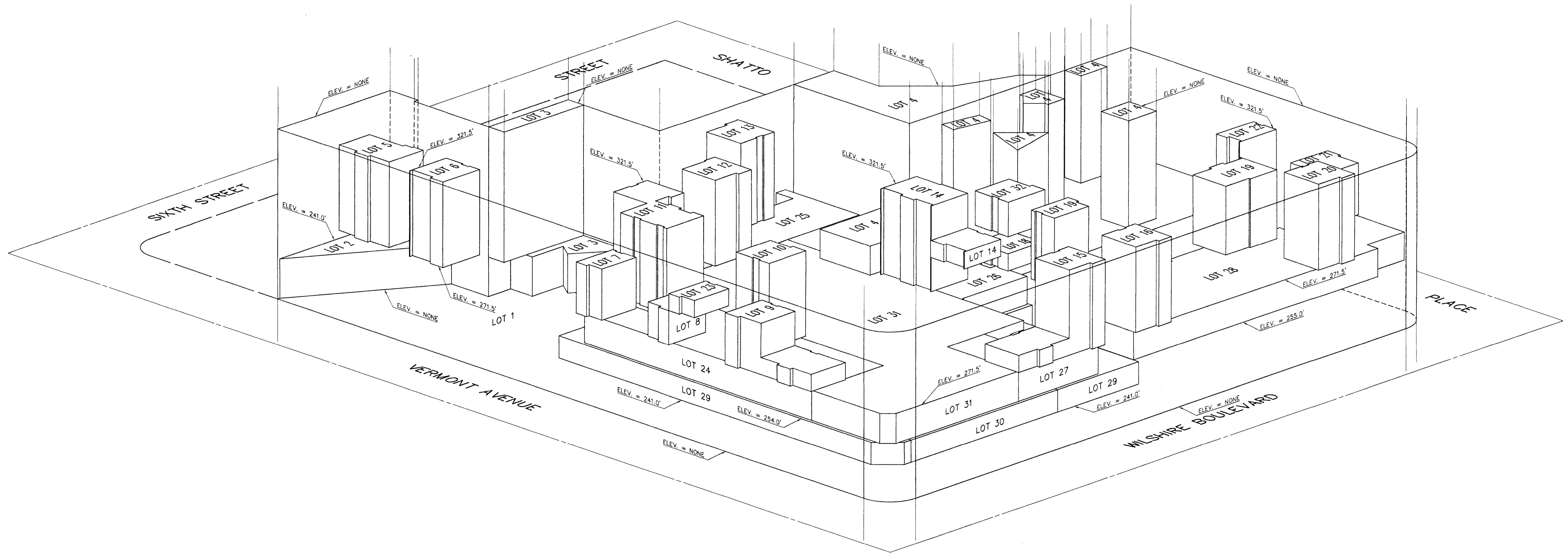
PSOMAS
555 South Flower Street, Suite 4400
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 (FAX)

ELEVATION 254.068 FEET ADJUSTMENT 1980 NGVD29

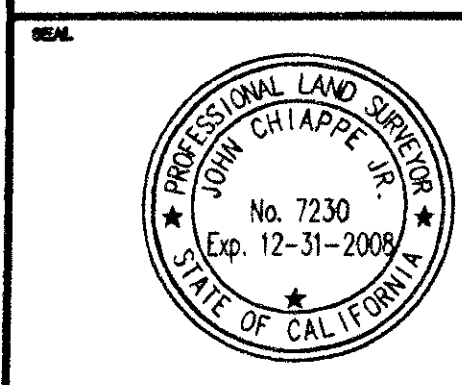
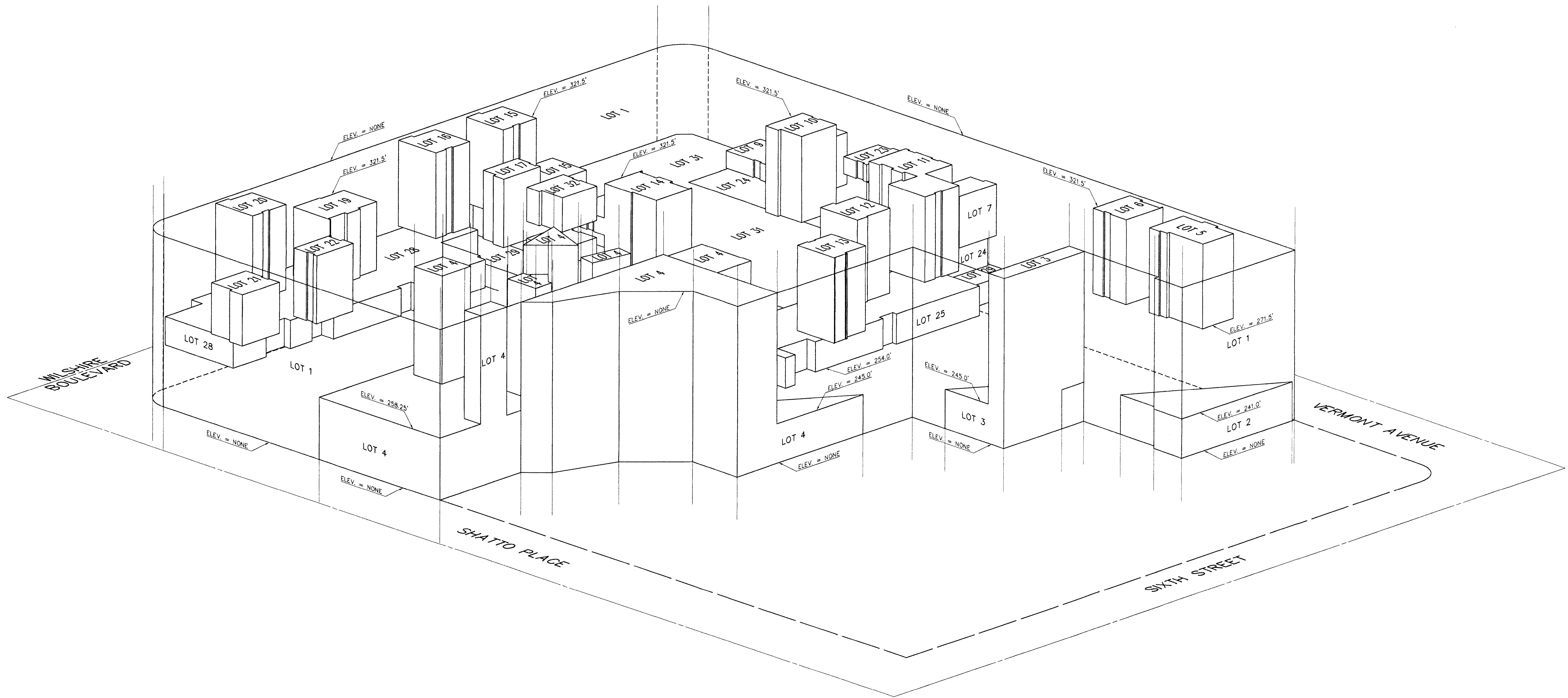
PATHWAY DATE
Printed - 12/17/2008 7:31:28 AM Scale - 12/14/2008 3:04:24 PM

VESTING TENTATIVE MAP FOR:
VESTING TENTATIVE MAP NO. 70863
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
3183 - 3185 WILSHIRE BOULEVARD
IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	OCTOBER 2008	SHEET	
SCALE	1" = 30'		6
TITLE	1URB070300		8



	DESIGNED	G.R.G.	DATE		BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 12-15810 OUT SPIKE AT NORTHEAST CORNER 08 3.5FT N OF N CURB WILSHIRE BLVD 44FT E OF VERMONT AVE ELEVATION 254.068 FEET ADJUSTMENT 1980 (NGVD29) PLOT DATE 12/6/2008 11:40:13 PM 11:58 AM 12/17/2008 8:24:44 AM 11/17/2008 10:00:00 AM 11/17/2008 10:00:00 AM 11/17/2008 10:00:00 AM 11/17/2008 10:00:00 AM	PSOMAS 555 South Flower Street, Suite 4400 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 (FAX)	VESTING TENTATIVE MAP FOR:		DATE	OCTOBER 2008	SHEET 7 8
	DRAWN	H.O.D.	SCALE	1" = 30'							
	CHECKED	J.D.C.	VESTING TENTATIVE MAP NO. 70863				PROJECT NUMBER	1UR8070300			
	REV	DATE	LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY				OF	8			
		3183 - 3185 WILSHIRE BOULEVARD		IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA		REF:					



NO.	DATE	DESCRIPTION	BY	APP.
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BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 12-15810
 CUT SPIKE AT NORTHEAST CORNER CB 3.5FT N OF N CURB
 WILSHIRE BLVD 44FT E OF VERMONT AVE

ELEVATION 254.068 FEET ADJUSTMENT 1980 (NGVD29)

PATH/LOT DATE
 Printed - 12/19/2008 8:54:36 AM - 12/19/2008 7:24:23 AM - \\154867330\user\c\p\urban\psomas\1215\1215\1215.dwg - psomas

PSOMAS
 555 South Flower Street, Suite 4400
 Los Angeles, CA 90071
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VESTING TENTATIVE MAP FOR:
VESTING TENTATIVE MAP NO. 70863
 LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
 3183 - 3185 WILSHIRE BOULEVARD
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	NO.
OCTOBER 2008	8
SCALE 1" = 30'	8
PROJECT NUMBER 1URB070300	8