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CITY PLANNING**

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**Decision Date: March 3, 2020**

**Appeal Period Ends: March 16, 2020**

**Ted M. Handel (A)(O)**  
The Brine, LP  
3431 Wesley Street, Suite F  
Culver City, CA 90232

**Andie Adame (R)**  
Craig Lawson & Co., LLC  
3221 Hutchison Avenue, Suite D  
Los Angeles, CA 90034

**Alex Moore (E)**  
David Evans & Associates, Inc.  
201 South Figueroa Street, Suite 240  
Los Angeles, CA 90012

**RE: Preliminary Parcel Map No.: AA-2019-7419-PMLA**  
**Address: 3000 & 3012-3030 North Main Street,**  
**1815-1839 North Hancock Street, and 1822-1836**  
**North Johnston Street**  
**Community Plan: Northeast Los Angeles**  
**Existing Zones: CM-1VL & M1-1VL**  
**Council District: 1 - Cedillo**  
**CEQA No.: ENV-2019-7420-CE**  
**Related Case: CPC-2019-7418-DB-SPR**

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.50 and 17.53, the Advisory Agency approved Preliminary Parcel Map No. AA-2019-7419-PMLA, located at 3000 & 3012-3030 North Main Street, 1815-1839 North Hancock Street, and 1822-1836 North Johnston Street, for a subdivision to create four (4) lots, including one (1) ground lot and three (3) airspace lots, as shown on map stamp-dated December 12, 2019, in the Northeast Los Angeles Community Plan. This unit density is based on the existing CM-1VL and M1-1VL Zones. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center, call (213) 482-7077, (310) 231-2901, (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

**NOTE** on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Any questions regarding this report should be directed to Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.*

1. That a 3-foot wide strip of land be dedicated along that portion of the North Main Street where the existing half right-of-way is less than 43-foot adjoining the subdivision to complete a 43-foot wide half right-of-way dedication in accordance with Avenue II Standards of the LA Mobility Plan. In addition, a 20-foot radius property line return or 15-foot by 15-foot cut corner be dedicated at the intersection with Hancock Street; and at the intersection with Johnston Street if necessary; adjoining the subdivision.
2. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
3. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
  - 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 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.
5. That no portion of the proposed development shall encroach within the public right-of-way, this includes any encroachments above or below the grade.
6. That any fee deficit under Work Order No. EXP00181 expediting this project be paid.

**BUREAU OF SANITATION**

7. 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.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

8. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.*

9. Prior to recordation of the final map, a clearance letter will be issued by the Department of Building and Safety, Zoning Division stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied:
- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. Provide a copy of affidavit AFF-13394. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
  - c. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.
  - d. Record a Covenant and Agreement to treat the building and structure located in an Air Space Subdivision as if it were within a single lot.

Notes:

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

## DEPARTMENT OF TRANSPORTATION

*Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, call (213) 482-7024.*

10. A minimum of 20-foot reservoir space be provided between any security gate(s) 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 or as shall be determined to the satisfaction of the Department of Transportation.
11. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
12. Vehicular access to any residential development should be prohibited from North Main Street or as shall be determined to the satisfaction of the Department of Transportation.
13. 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.

**DEPARTMENT OF WATER AND POWER**

14. 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).)

**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) 482-6502. You should advise any consultant representing you of this requirement as well.*

15. 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. During demolition, the Fire Department access will remain clear and unobstructed.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - c. One or more Knox Boxes will be required to be installed for LAFD access to project. location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
  - d. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
  - e. The entrance to a Residential lobby must be within 50 feet of the desired street address curb face.
  - f. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
  - g. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - h. 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.
  - i. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.



- j. 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)
  - i. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
  - ii. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
  - iii. This policy does not apply to single-family dwellings or to non-residential buildings.
- k. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.
- l. Entrance to the main lobby shall be located off the address side of the building.
- m. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- n. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- o. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- p. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- q. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- r. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

- s. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- t. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- u. Submit plot plans indicating access road and turning area for Fire Department approval.
- v. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- w. 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.
- x. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- y. Site plans shall include all overhead utility lines adjacent to the site.
- z. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- aa. UL#793. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

#### **DEPARTMENT OF RECREATION AND PARKS**

*Please contact RAP at (213) 202-2682 for any questions regarding the following:*

- 16. That the Project pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code LAMC 12.33.

#### **BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION**

*Removal of Protected trees, and removal or planting of any tree in the public right-of-way requires the approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information. CEQA document must address protected tree removal.*

- 17. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.
- 18. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings

shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

## **BUREAU OF STREET LIGHTING**

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

## **INFORMATION TECHNOLOGY AGENCY**

20. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto: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 3 people in case the applicant/owner has any additional questions.

## **DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS**

21. 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 Preliminary Parcel Map No. AA-2019-7419-PMLA shall not be issued until after the final map has been recorded.
  - b. Limit the proposed development to a maximum of four (4) lots, including one (1) ground lot and three (3) airspace lots.
  - c. Parking shall be provided in conformance with CPC-2019-7418-DB-SPR.
  - d. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high fence or wall made of slumpstone, decorative masonry, wrought iron/metal fencing or combination of wrought iron/metal fencing with a solid wall, or other comparable-quality material shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
  - e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.
  - g. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.



22. Prior to the issuance of the building permit or the recordation of the final map, a copy of the approval of Case No. CPC-2019-7418-DB-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. CPC-2019-7418-DB-SPR is not approved, the subdivider shall submit a Parcel Map Modification.
23. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
24. **Tenant Relocation.** If applicable, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon), or a mutually agreed upon time, and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
25. **Tenant Relocation.** If applicable, within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code § 7060, et seq.) and §§ 151.22-151.28 of the LAMC.
26. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- 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 judgments 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. (b)



- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

#### **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 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 2010.
- 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 or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall 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 map as required by the Bureau of Street Lighting.
  - 1. Construct new street light: one (1) on Johnston Street. If street widening per BOE improvement conditions, relocate and upgrade street lights: two (2) on Hancock Street, and four (4) on Main Street.
- 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 Services.
- 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 2010.
- i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a) Improve North Main Street being dedicated and adjoining the subdivision by the removal of existing concrete sidewalk and construction of a new full width concrete sidewalk with tree wells; repair and replace any off-grade existing roadway pavement; including any necessary removal and reconstruction of existing improvements, satisfactory to the City Engineer.
  - b) Improve Johnston Street adjoining the subdivision by the removal of the existing sidewalk and construction of a new integral concrete curb and gutter; a new 5-foot wide concrete sidewalk and landscaping of the parkway or a new full-width sidewalk with tree wells; repair and replace any off-grade existing roadway pavement; including any necessary removal and reconstruction of the existing improvements, all satisfactory to the City Engineer.
  - c) Improve Hancock Street adjoining the subdivision by the removal of the existing sidewalk and construction of a new integral concrete curb and gutter; a new 5-foot wide concrete sidewalk and landscaping of the parkway; repair and replace any off-grade existing roadway pavement; including any necessary removal and reconstruction of the existing improvements; all satisfactory to the City Engineer.
  - d) Improve all newly dedicated corner cuts with concrete sidewalks and reconstruction of the existing curb ramps.

**NOTES:**

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

Approval from the Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this parcel map through the 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 parcel map conforms to the California Water Code, as required by the Subdivision Map Act.

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

#### **FINDINGS OF FACT (CEQA)**

On February 7, 2020, the City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The proposed project and potential impacts were analyzed in accordance with the CEQA Guidelines. This document establishes guidelines and thresholds of significant impact, and provides data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from environmental review pursuant to Article 19, Class 32 of the CEQA Guidelines.

#### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Preliminary Parcel Map No. AA-2019-7419-PMLA, 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 Preliminary Parcel 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 Preliminary Parcel Map is for subdivision of land to create four (4) lots, including one (1) ground lot and three (3) airspace lots.



Section 17.05-C of the LAMC 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"). LAMC Section 17.06-B lists the map requirements for a preliminary parcel map. The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC.

The subject property is a flat, irregular-shaped, 94,740 square-foot lot. The project site is located within the Northeast Los Angeles Community Plan with a land use designation of Limited Industrial. The property is zoned CM-1VL and M1-1VL. The applicant has requested a Density Bonus project to allow the construction of with four (4) buildings with a total of 97 dwelling units (100% affordable, exclusive of one (1) manager's unit) and 71,764 square feet of commercial floor area including medical offices, a medical clinic and ground-floor retail (Case No. CPC-2019-7418-DB-SPR).

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Limited Industrial and the CM-1VL and M1-1VL zoning of the site. 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 proposed Preliminary Parcel Map is contingent upon approval of the Density Bonus and Site Plan Review (Case No. CPC-2019-7418-DB-SPR). Upon the approval of the Density Bonus and Site Plan Review request, the proposed Preliminary Parcel Map will be consistent with the land use designation and zoning.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05-C, 17.06-B, 17.50 and 17.53 of the Los Angeles Municipal Code.

**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. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects." Section 17.05-C of the LAMC 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 Preliminary Parcel Map. The site is not located within a flood zone, a liquefaction area, a landslide, a Methane Zone or a Special Grading Area.

The design and layout of the Preliminary Parcel 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 Bureau of Engineering, Building and Safety, Department of Recreation and Parks, Fire Department, and Bureau of Street Lighting) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. The applicant has requested a Density Bonus project to allow the construction of with four (4) buildings with a total of 97 dwelling units (100% affordable, exclusive of one (1) manager's unit) and 71,764 square feet of commercial floor area including medical offices, a medical clinic and ground-floor retail (Case No. CPC-2019-7418-DB-SPR).

The proposed Preliminary Parcel Map is contingent upon approval of the Density Bonus and Site Plan Review (Case No. CPC-2019-7418-DB-SPR). Upon the approval of the Density Bonus and Site Plan Review request, the design and improvement of the proposed Preliminary Parcel Map will be consistent with the intent and purpose of the applicable General and Specific Plans.

**c. The site is physically suitable for the proposed type of development.**

The subject property is a flat, irregular-shaped, 94,740 square-foot double reverse corner lot with 299 feet of frontage along the eastern side of Johnston Street, 275 feet of frontage along the southern side of Main Street, and 310 feet of frontage along the western side of Hancock Street. The site is currently improved with a variety of residential, commercial and industrial uses. There are 11 dwelling units on the subject property, including single-family buildings, duplexes and multi-family. Three (3) residential structures would be relocated and rehabilitated as part of the proposed project. The existing commercial uses include one-story offices and one-story retail. The subject property is also improved with light industrial uses including a lumber yard and a pickle factory, A-1 Eastern Homemade Pickle Company, Inc.

The site is zoned CM-1VL and M1-1VL with a land use designation of Limited Industrial within the Northeast Los Angeles Community Plan area. The site is not located within any Specific Plan or Overlay Zone.

The subject property is located within the Upper Elysian Park fault zone.

The project site is in a developed and urbanized neighborhood with a light industrial and residential uses. Properties to the north, across Main Street, are zoned CM-1VL and improved with residential, light industrial and commercial uses. Properties to the east, across Hancock Street, are zoned CM-1VL and M1-1VL, and improved with residential, and light industrial uses. Properties to the south are zoned M1-1VL, and improved with an apartment building, and light industrial uses. Properties to the west, across Johnston Street, are zoned CM-1VL and M1-1VL, and improved with a duplex, light industrial and office uses and vacant land.

The proposed project is the demolition of existing structures with the exception of the on-site relocation of three (3) structures, and the construction, use and maintenance of a new mixed-use development within four (4) buildings with a total of 97 dwelling units (100% affordable, exclusive of one (1) manager's unit) and 71,764 square feet of commercial



floor area including medical offices, a medical clinic and ground-floor retail. The maximum building heights would range from 27 feet, two-inch (27'-2") to 66 feet (66"). The project would provide a total of 124 automobile parking spaces and 261 bicycle parking spaces (28 short-term and 233 long-term spaces).

The applicant has requested a Density Bonus project to allow the construction of with four (4) buildings with a total of 97 dwelling units (100% affordable, exclusive of one (1) manager's unit) and 71,764 square feet of commercial floor area including medical offices, a medical clinic and ground-floor retail (Case No. CPC-2019-7418-DB-SPR).

The site is not located in a flood zone, or the Alquist-Priolo Fault Zone. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per the requirements of the Bureau of Street Services, Urban Forestry Division. Therefore, material evidence supports that 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 General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth are expected to occur.

The site is zoned CM-1VL and M1-1VL with a land use designation of Limited Industrial within the Northeast Los Angeles Community Plan area. The site is not located within any Specific Plan or Overlay Zone.

The applicant has requested a Density Bonus project to allow the construction of with four (4) buildings with a total of 97 dwelling units (100% affordable, exclusive of one (1) manager's unit) and 71,764 square feet of commercial floor area including medical offices, a medical clinic and ground-floor retail (Case No. CPC-2019-7418-DB-SPR).

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 project is located. 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.**

Both the project site and the surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide a natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 32 for infill development, and that it would not result in significant impacts relating to biological resources. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

Therefore, as the subject site is located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to 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 proposed subdivision, and subsequent improvements, 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 abatement, seismic safety, flood hazard management).

The project site is not located within any special hazard zone, liquefaction zone, methane zone, hillside or special grading area, or flood, landslide, or tsunami inundation zone. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, 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, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The area surrounding the property is fully developed with active uses indicating that sewers and other services are available. Additionally, an environment assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was concluded for the proposed project, the City Planning Department issued a Categorical Exemption (Case No. ENV-2019-7420-CE) that reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment and is therefore exempt from further CEQA review. Therefore, the design of the subdivision and the proposed improvements will not cause serious public health problems.

**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.**

There are several recorded instruments identifying easements encumbering the project site for the purpose of providing public access or services. The project site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities or the termination of such roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.



These findings shall apply to both the preliminary and final maps for Preliminary Parcel Map No. AA-2019-7419-PMLA.

VINCENT P. BERTONI, AICP  
Advisory Agency



Nicholas Hendricks  
Deputy Advisory Agency

NH:ON:bk

**Note:** If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the Central Los Angeles Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

**Downtown**  
Figueroa Plaza  
201 North Figueroa Street, 4th Floor  
Los Angeles, CA 90012  
[\(213\) 482-7077](tel:(213)482-7077)

**San Fernando Valley**  
Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 251  
Van Nuys, CA 91401  
[\(818\) 374-5050](tel:(818)374-5050)

**West Los Angeles**  
West Los Angeles Development  
Services Center  
1828 Sawtelle Boulevard, 2nd Floor  
Los Angeles, CA 90025  
[\(310\) 231-2598](tel:(310)231-2598)

**Forms are also available on-line at [www.lacity.org/pln](http://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 Development Services Center staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

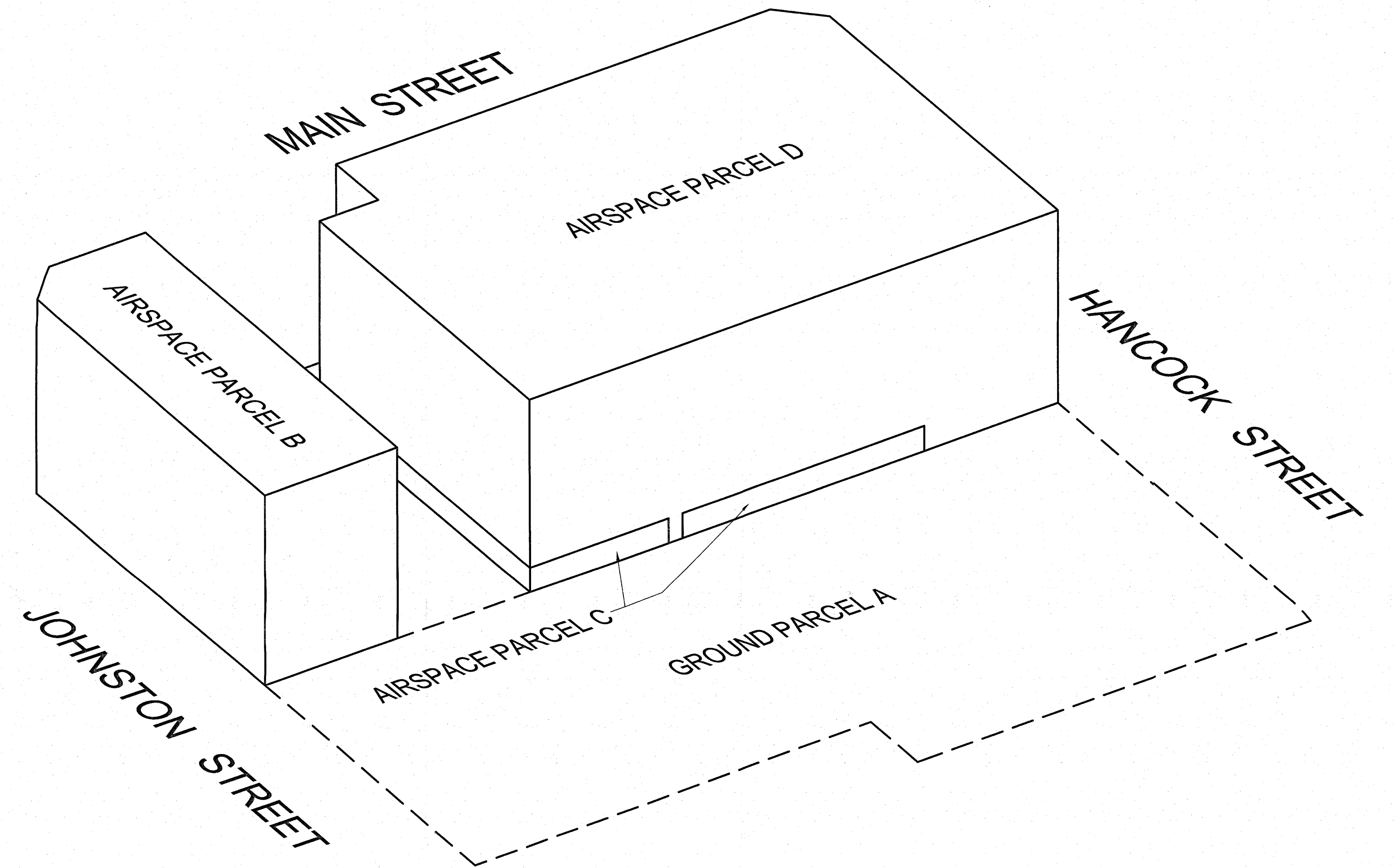
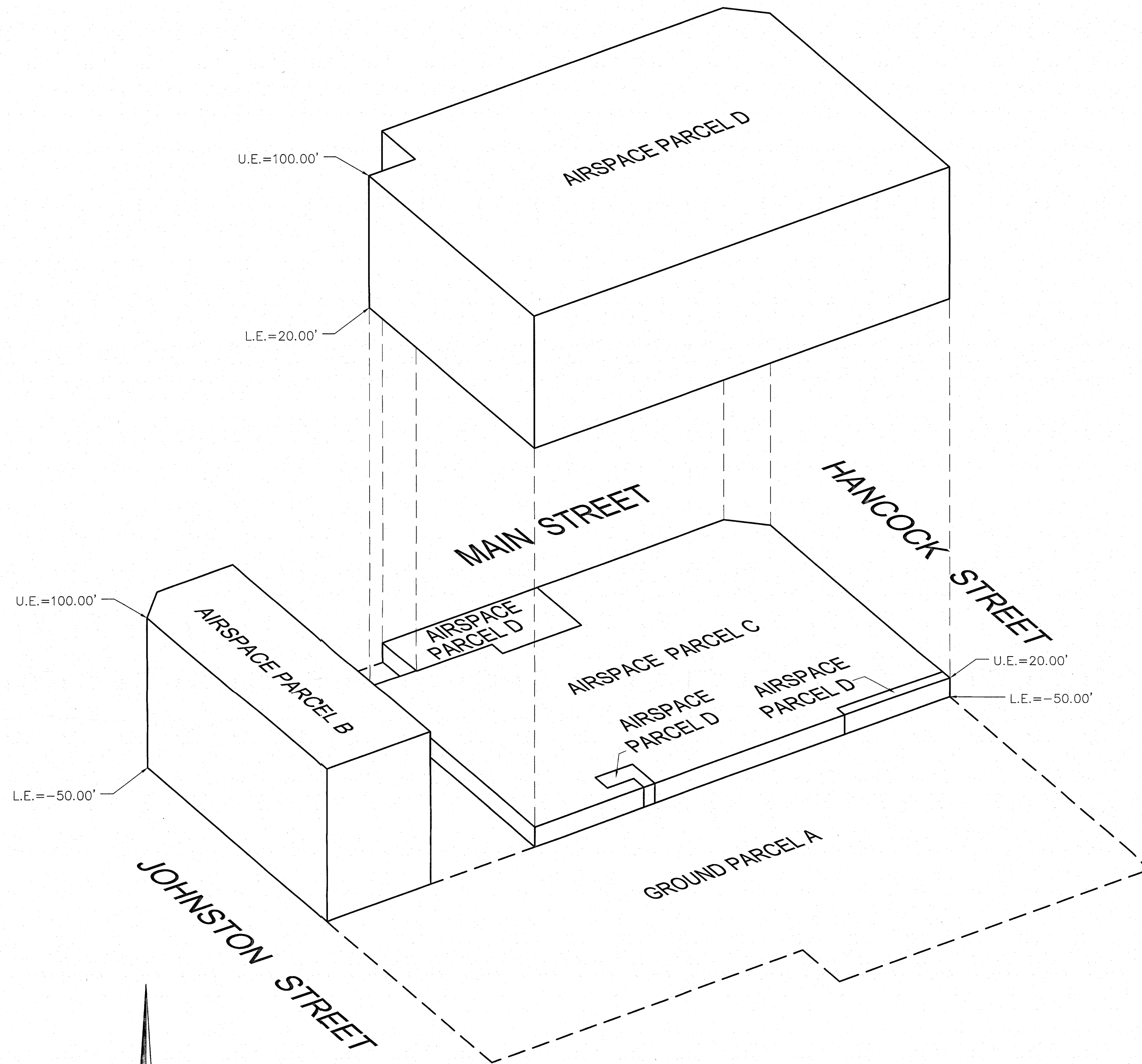




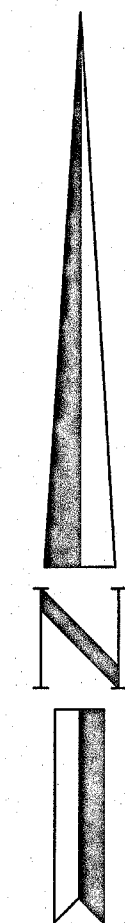


# PRELIMINARY AIRSPACE PARCEL MAP NO. \_\_\_\_\_

MERGER & RESUBDIVISION FOR 1 GROUND PARCEL AND 3 AIRSPACE PARCELS



SOUTHWEST ISOMETRIC VIEW



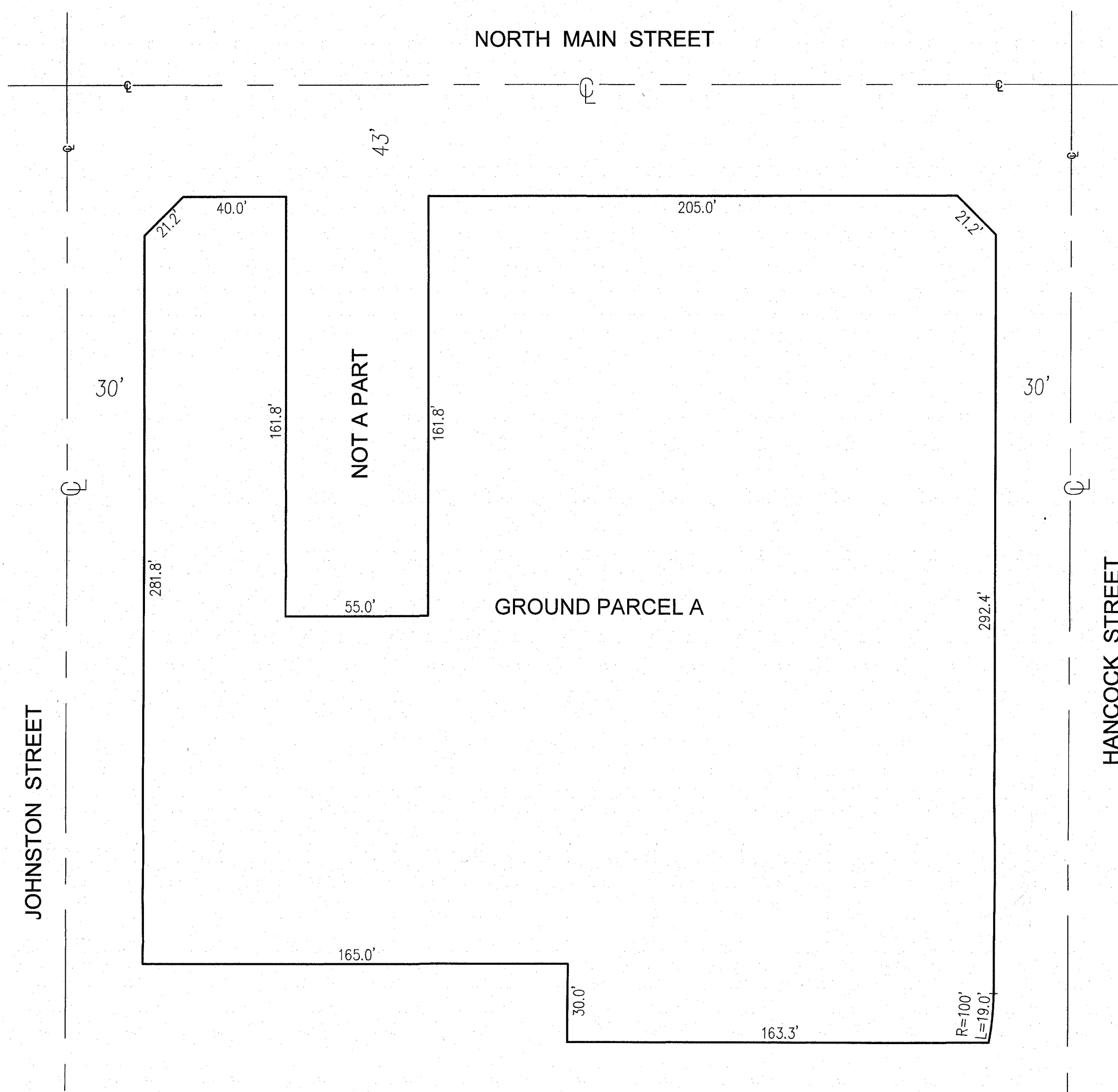
NO.	DESCRIPTION	DATE	BY

25152 SPRINGFIELD COURT  
SANTA CLARITA, CA 91355  
(661) 284-7400

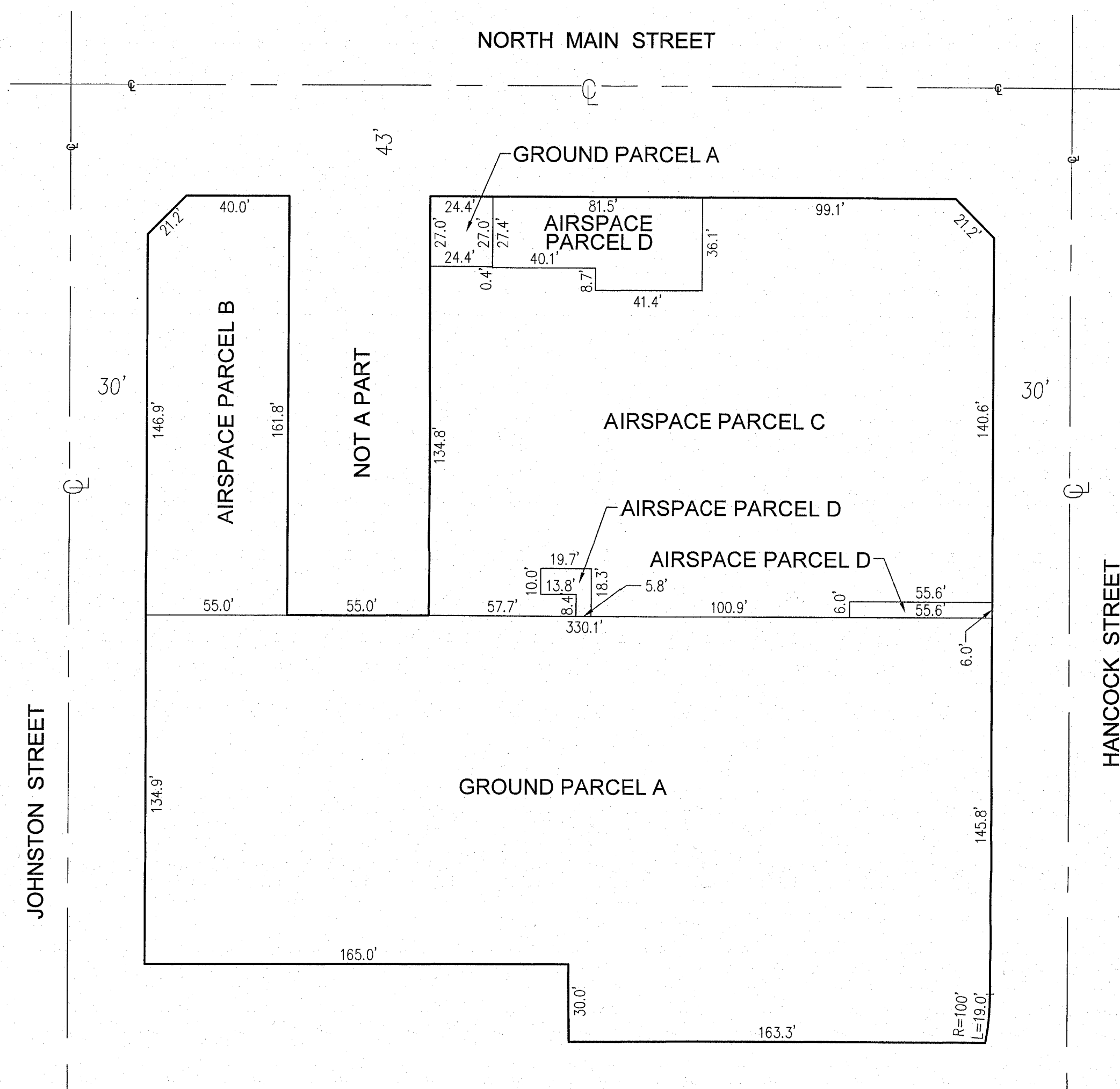
3000 NORTH MAIN  
LOS ANGELES, CA

JOB NUMBER: DECRBRN01	PREPARED FOR: DECO CORPORATION ATTN: LAURA BENSON VANDEWEGHE ADDRESS: 3431 WESLEY STREET, SUITE F CULVER CITY, CA 90232	SCALE: NTS DATE: 04/04/19 SHT NO.: 03 OF 03
DRAWN BY: ER		
CHECKED BY: JW		

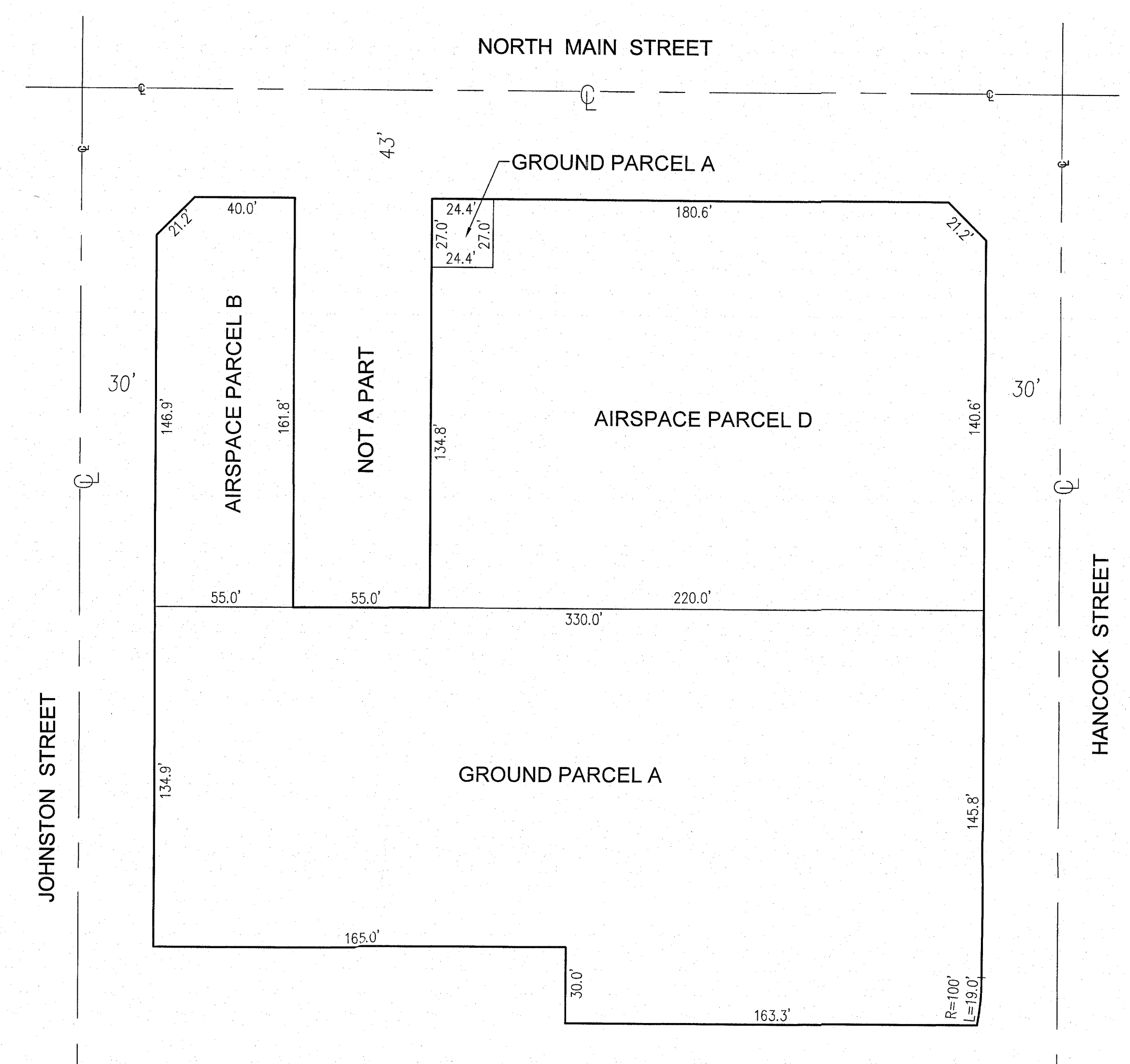
***PRELIMINARY AIRSPACE PARCEL MAP NO.*** \_\_\_\_\_  
**MERGER & RESUBDIVISION FOR 1 GROUND PARCEL AND 3 AIRSPACE PARCELS**



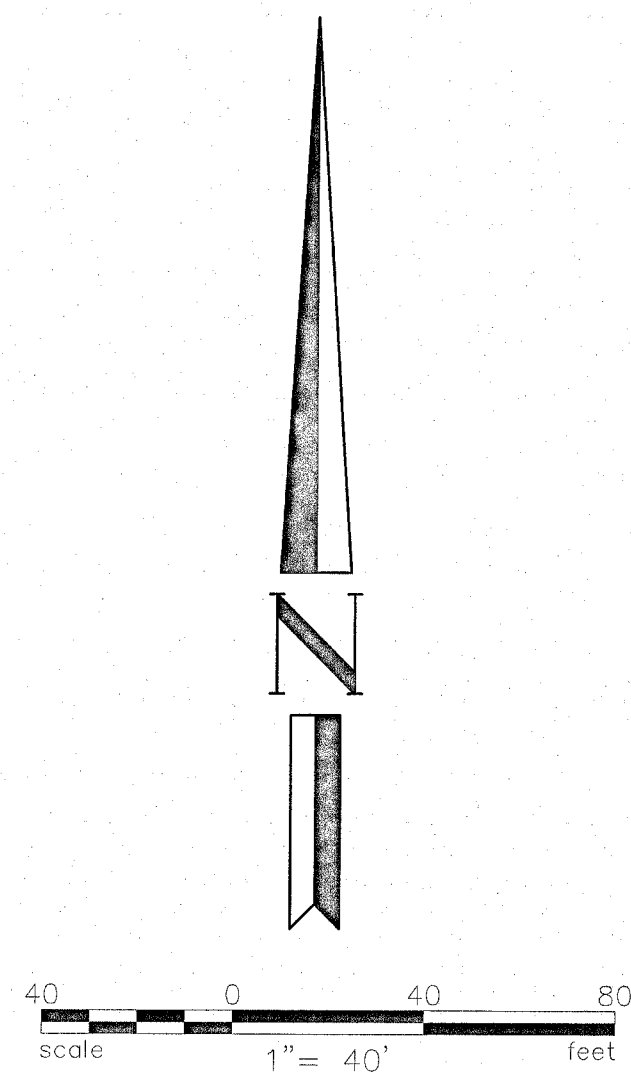
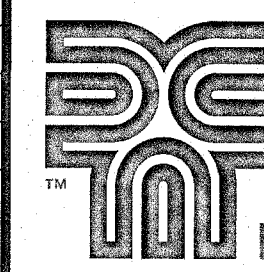
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ABOVE ELEVATION: 100.00'



UPPER ELEVATION: 20.00'  
LOWER ELEVATION: -50.00'



UPPER ELEVATION: 100.00'  
LOWER ELEVATION: 20.00'

[illegible]

25152 SPRINGFIELD COURT  
SANTA CLARITA, CA 91355  
(661) 284-7400

**DAVID EVANS  
AND ASSOCIATES INC.**

3000 NORTH MAIN  
LOS ANGELES, CA

JOB NUMBER:	DECRBRRIN01
DRAWN BY:	ER
CHECKED BY:	JW

PREPARED FOR: DECO CORPORATION  
ATTN: LAURA BENSON VANDEWEGHE  
ADDRESS: 3431 WESLEY STREET, SUITE F  
CULVER CITY, CA 90232

SCALE:  
1"=40'

DATE:  
04/04/19

HT NO.: