

**DEPARTMENT OF
CITY PLANNING**

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DEPUTY DIRECTOR

August 21, 2019

Zach Zalben JHLA-CBI, LLC (A)(O)
433 N. Camden Drive, Suite 1070
Beverly Hills, CA 90210

Dave Rand, Armbruster Goldsmith
& Delvac LLP (R)
12100 Wilshire Blvd., Ste. 1600
Los Angeles, CA 90025

Case: VTT-74268
Related Case: ZA-2016-2878-ELD-SPR
Address: 8052-8070 W. Beverly Blvd. and 148
N. Crescent Heights Blvd, 90048
Community Plan: Wilshire
Council District: 5
CEQA: ENV-2016-2879-MND
Zone: C2-1VL-O
Legal Description: Lot 14, TR 7355

Extension of Time

On September 6, 2017, the Deputy Advisory Agency conditionally approved VTT-74268, located at 8052-8070 W. Beverly Blvd. and 148 N. Crescent Heights Blvd. for a maximum of a **five-lot mixed-use subdivision comprised of five (5) airspace lots; one (1) commercial space lot, two (2) residential airspace lots, one (1) parking airspace lot and one (1) religious/institutional airspace lot**, as shown on map stamp-dated August 8, 2016 in the Wilshire Community Plan. This unit density is based on the C2-1VL-O Zone. The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.

In accordance with Section 17.56-A,1 of the Los Angeles Municipal Code, case no. VTT-74268 was granted 3 years for the initial approval. Additionally, pursuant to the provisions of Ordinance 180,647, the Deputy Advisory Agency grants an extension of 6 years, for the recording of the final map for Case No. VTT-74268 to September 6, 2026.

If the expiration date on a Subdivision Approval is extended pursuant to Article 7 of this Code, or by amendment to the Subdivision Map Act, a Quasi-judicial Approval shall also be automatically extended for a commensurate period of time.

Therefore, pursuant to LAMC section 12.36 G, the new expiration date for recordation of a final map for case no. VTT-74268 and the new expiration date for case no. ZA-2016-2878-ELD-SPR is **September 6, 2026** and no further extension of time can be granted.

VINCENT P. BERTONI
Director of Planning

Maritza Prieto for
BOB DUENAS

Deputy Advisory Agency
VPB:BD:MP:tfn

cc: Councilman Paul Koretz
Council District: 5

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<http://planning.lacity.org>

Decision Date: August 25, 2017

Appeal Period Ends: September 5, 2017

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433 North Camden Drive, Suite 1070
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Hahn & Associates, Inc. (E)
Brandon Hahn
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three6ixty (R)
Dana Sayles
4309 Overland Avenue
Culver City, CA 90230

RE: Vesting Tentative Tract Map No. 74268
Related Case: ZA-2016-2878-ELD-SPR
Address: 8052-8070 West Beverly Boulevard
and 148 North Crescent Heights Boulevard
Community Plan: Wilshire
Zone: C2-1VL-O
Council District: 5 - Koretz
CEQA No.: ENV-2016-2879-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15, the Advisory Agency approved Vesting Tentative Tract Map No. 74268, located at 8052-8070 West Beverly Boulevard and 148 North Crescent Heights Boulevard, for a maximum of a **five-lot mixed-use subdivision comprised of five (5) airspace lots; one (1) commercial airspace lot, two (2) residential airspace lots, one (1) parking airspace lot and one (1) religious/institutional airspace lot**, as shown on map stamp-dated August 8, 2016 in the Wilshire City Community Plan. This unit density is based on the C2-1VL-O Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077, (310) 231-2598 or (818) 374-5050. The Advisory Agency's consideration is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

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

1. That a one-foot wide strip of land be dedicated along Crescent Heights Boulevard adjoining the tract to complete a 36-foot wide half right-of-way in accordance with Modified Avenue III of Mobility Plan 2035 also dedicate a 15-foot by 15-foot minimum property line cut corner at the intersection with Beverly Boulevard.
2. That a 15-foot by 15-foot minimum property line corner cut or a 20-foot radius property line return be dedicated at the intersection of Beverly Boulevard and Laurel Avenue adjoining the tract.
3. 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.
4. That a set of drawings for airspace lots be submitted to the City Engineer showing the following:
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
5. 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 all times.
6. That an additional \$3,000 be paid for the engineering Expedited processing prior to the recordation of the final map, and any fee deficit be paid under above expediting word order.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 N. Figueroa Street, 12th Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

7. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated April 3, 2017, Log No. 94211-022 and attached to the case file for Vesting Tentative Tract No. 74268.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

8. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Provide a copy of ZA case ZA-2016-2878-ELD-SPR. Show compliance with all the conditions/requirements of the ZA case as applicable.
 - c. Provide a copy of affidavits PKG-287 and AFF-991230701. 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.
 - d. 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.
 - e. 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.

This proposed project is subject to Eldercare Facilities Unified Permit to increase the maximum allowed density. Density compliance to be to the satisfactory of Building and Safety Plan Check.

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

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

DEPARTMENT OF TRANSPORTATION

9. A minimum of 40-foot reservoir space be provided between any security gate(s) and the property line or to the satisfaction of the Department of Transportation.
10. Delivery truck loading and unloading should take place on site. Loading and unloading operation has to be designed so that a vehicle is not required to back into or out of any public street or sidewalk, LAMC 12.21 A.
11. That a fee in the amount of \$205.00 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.
12. 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. Transportation approvals are conducted at 201 N. Figueroa Street Suite 550.

FIRE DEPARTMENT

The applicant is advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

13. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 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 unit.
 - c. 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.
 - d. **Policy Exception:** L.A.M.C. 57.09.03.B Exception:
 - 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.

- 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.
 - This policy does not apply to single-family dwellings or to non-residential buildings.
- e. 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 150 feet horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
 - f. Entrance to the main lobby shall be located off the address side of the building.
 - g. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
 - h. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - i. 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.
 - j. Adequate public and private fire hydrants shall be required.
 - k. 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.
 - l. 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.
 - m. 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.
 - n. Submit plot plans indicating access road and turning area for Fire Department approval.
 - o. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - p. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - q. 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.
 - r. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

- s. Site plans shall include all overhead utility lines adjacent to the site.
- t. Any roof elevation changes in excess of three (3) feet may require the installation of ships ladders.
- u. 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.

DEPARTMENT OF WATER AND POWER

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

- 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).)

BUREAU OF SANITATION

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

INFORMATION TECHNOLOGY AGENCY

- 16. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: (213)847-3077.

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

19. 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 five-lot subdivision, including one (1) commercial airspace lot, two (2) residential airspace lots with 80 residential dwelling units including both Senior Independent Housing and Assisted Living Care Housing units, and 20 guest rooms used for memory care (Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing), one (1) parking airspace lot and one (1) religious/institutional airspace lot.
 - b. All parking shall be provided in compliance with the Los Angeles Municipal Code and as otherwise approved under ZA-2016-2878-ELD-SPR.
 - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - d. 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.
 - e. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - f. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
20. Prior to the issuance of the building permit or the recordation of the final map, a copy of the ZA-2016-2878-ELD-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that ZA-2016-2878-ELD-SPR is not approved, the subdivider shall submit a tract modification.
21. 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.
22. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. 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.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

22. Prior to 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 requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 23 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
23. 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:

MM-1. Pedestrian Safety.

- The Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times. Specifically, this measure shall include the following:
 - Temporary pedestrian facilities shall be adjacent to the Project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
 - Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
 - Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

MM-2. Fire Flow.

- Prior to the issuance of building permits, the project engineer shall request from LAFD the required fire flow requirements for the project. Following receipt of the required fire flow requirements from LAFD, the project applicant shall apply for a Service Advisory Request (SAR/Fire Flow Report). The LADWP shall then determine whether the existing system is capable of meeting these requirements. Water main replacement may be required if fire flow requirements cannot be met. Any water main replacements needed for the project would be required as part of the project conditions of approval.

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 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. No street lighting improvement if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; three (3) Beverly Boulevard, one (1) on Crescent Heights Boulevard and one (1) on Laurel Avenue.
 - d. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
 - e. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.
 - 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 all newly dedicated areas including the corner cuts with placement of additional concrete sidewalk including any necessary removal and reconstruction of existing improvements.
 - b) Improve the alley adjoining the subdivision by the reconstruction of the existing improvements to provide a suitable surfacing to complete a 20-foot wide alley including a two-foot longitudinal gutter, and reconstruction of the alley intersections with Crescent Heights Boulevard and Laurel Avenue together with any necessary removal and reconstruction of existing improvements. Applicant may apply for non-standard alley improvements by providing non-standard improvement materials for review and approval. The applicant may apply for non-standard alley improvement by providing non-standard improvement materials to the City Engineer for review and approval.

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 density.

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 17.05-N.

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

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

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

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2016-2879-MND on March 30, 2017. The Department found that potential negative impacts could occur from the project's implementation due to pedestrian safety and fire flow.

The Deputy Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2016-2879-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition No. 23 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

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.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by adopting the attached Mitigation Monitoring Program of ENV-2016-2879-MND.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 74268, 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 Vesting Tentative Tract Map was prepared in conformance with the requirements of Section 17.06-B of the Los Angeles Municipal Code ("LAMC"), including being stamped by a Registered Professional Engineer and containing the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC.

The subject property is located within the adopted the Wilshire Community Plan which designates the subject property for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3 and RAS4 zones.

The property contains 28,896 square feet of lot area (including half the alley) and is zoned C2-1VL-O, which would allow for a by-right density of 72 dwelling units (1 dwelling unit per 400 square feet of lot area) or 144 guest rooms (1 guest room per 200 square feet of lot area). The applicant is proposing to develop 80 residential dwelling units including both Senior Independent Housing and Assisted Living Care Housing units, and 20 guest rooms for memory care (Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing) as part of the development.

The applicant has requested an Eldercare Facilities Unified Permit under concurrent Case No. ZA-2016-2878-ELD-SPR to permit 80 residential dwelling units and 20 guest rooms. The proposed development is contingent upon approval of Case No. ZA-2016-2878-ELD-SPR.

The Subdivision Map Act requires the Advisory Agency find that the proposed map be consistent with the General Plan, which includes Urban Form and Neighborhood Design (Chapter 5 of the General Plan Framework Element). Upon approval of Case No. ZA-2016-2878-ELD-SPR, the project's density, height, setbacks, and massing will be consistent with the zoning regulations, and Chapter 5 of the General Plan Framework Element.

The subdivision will result in a five-lot subdivision, including one (1) commercial airspace lot, two (2) residential airspace lots with 80 residential dwelling units including Senior Independent Housing and Assisted Living Care Housing units, and 20 guest rooms for memory care (Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing), one (1) parking airspace lot and one (1) religious/institutional airspace lot, as planned for under the Neighborhood Commercial General Plan Land Use Designation.

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).

As such, the Advisory Agency concludes that the proposed tract map is consistent with the intent and purpose of the General Plan.

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

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-

way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. 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 tentative map.

The design and layout of the tentative map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the originally-submitted map. The Bureau of Engineering provided comments that have been included as conditions of approval. In addition, the project will be required to comply with providing necessary public access to the on-site easements.

The adopted Wilshire Community Plan designates the subject property for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3 and RAS4 zones. The project site is zoned C2-1VL-O, consistent with the range of zones permitted on the site, per the community plan. The applicant has requested an Eldercare Facilities Unified Permit under Case No. ZA-2016-2878-ELD-SPR to permit 80 residential dwelling units including both Senior Independent Housing and Assisted Living Care Housing units, and 20 guest rooms for memory care (Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing). The proposed development is contingent upon approval of Case No. ZA-2016-2878-ELD-SPR.

Therefore, as conditioned, the design and improvement of the proposed subdivision are 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 site is a flat parcel containing 28,896 square feet (including half the alley) in the Wilshire Community Plan Area. A mix of single-family residential and commercial uses make up the general character of the surrounding neighborhood. The surrounding properties consist of Low Residential and Neighborhood Office Commercial land uses and are zoned R1V3 and C2-1VL. Surrounding properties are developed with one- and two-story single-family dwellings, one- and two-story commercial buildings and a hotel.

The proposed project is considered an infill development in a neighborhood that is currently developed with residential and commercial uses.

The applicant has requested an Eldercare Facilities Unified Permit under concurrent Case No. ZA-2016-2878-ELD-SPR to permit 80 residential dwelling units including both Senior Independent Housing and Assisted Living Care Housing units, and 20 guest rooms for memory care (Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing).

The proposed development is contingent upon approval of Case No. ZA-2016-2878-ELD-SPR.

The property is located within a Methane Hazard Site (Methane Zone), 2.6 kilometers to the nearest fault (Hollywood Fault) and a Liquefaction Zone.

The property is not located within an Airport Hazard area, Coastal Zone, Urban and Built-up Land, Very High Fire Hazard Severity Zone, Fire District No. 1, Flood Zone, Watercourse, Hazardous Waste/Border Zone Properties, High Wind Velocity Areas, Special Grading Area (BOE Basic Grid Map A-13372), Oil Wells, Alquist-Priolo Fault Zone, Landslide area, Preliminary Fault Rupture Study Area or Tsunami Inundation Zone.

Therefore, as conditioned, the site is physically suitable for the proposed type of development.

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

The adopted Wilshire Community Plan designates the subject property for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3 and RAS4 zones. The project site is zoned C2-1VL-O, which would allow for 72 dwelling units (1 dwelling unit per 400 square feet of lot area) or 144 guest rooms (1 guest room per 200 square feet of lot area). The applicant has requested an Eldercare Facilities Unified Permit under Case No. ZA-2016-2878-ELD-SPR to permit 80 residential dwelling units including both Senior Independent Housing and Assisted Living Care Housing units, and 20 guest rooms for memory care (Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing). The proposed development is contingent upon approval of Case No. ZA-2016-2878-ELD-SPR.

A mix of single-family residential and commercial uses make up the general character of the surrounding neighborhood. The surrounding properties consist of Low Residential and Neighborhood Office Commercial land uses and are zoned R1V3 and C2-1VL. Surrounding properties are developed with one- and two-story single-family dwellings, one- and two-story commercial buildings and a hotel.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The site is not within a very high fire hazard severity, toxic waste area, landslide area, or a preliminary fault rupture study area. The subject site is not located in a slope stability study area, high erosion hazard area, or Alquist-Priolo Fault Zone. The project has been approved contingent upon compliance with any requirements of the Department of Building and Safety, Grading Division.

Upon approval of Case No. ZA-2016-2878-ELD-SPR, the proposed project with 80 residential dwelling units including both Senior Independent Housing and Assisted Living Care Housing units, and 20 guest rooms for memory care (Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing) complies with all L.A.M.C. requirements for density, parking, and yards. As conditioned, the proposed tract map is physically suitable for the proposed density of the 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 Department of City Planning issued Mitigated Negative Declaration No. ENV-2016-2879-MND on March 30, 2017. The Department found that potential negative impact could occur from the project's implementation due to pedestrian safety and fire flow.

The Deputy Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2016-2879-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition No. 23 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

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.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by adopting the attached Mitigation Monitoring Program of ENV-2016-2879-MND.

- (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 is not located on a hazardous materials site, flood hazard area, nor is it located on a site having unsuitable soil conditions. 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.

The area surrounding the property is fully developed with similar uses indicating that sewers and other services are available and adverse impacts to the public health or safety are not likely to occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to 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.

According to the Bureau of Sanitation, there are no easements on the project site. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract. The project site contains a legally recorded lot as identified by Assessor Parcel Nos. 5511-004-001, 5511-004-023 and 5511-004-024. The 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 officially recognized public recreation area. Necessary public access for 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.

- (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.

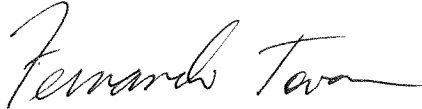
The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 74268.

Vincent P. Bertoni, AICP
Advisory Agency



Fernando Tovar
Deputy Advisory Agency

FT:HB:ON:bk

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

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

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

West Los Angeles Development
Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2598

Forms are also available on-line at <http://planning.lacity.org/>.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Development Services Center staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

VESTING TENTATIVE TRACT NO.74268

BEING A SUBDIVISION OF LOTS 10, 11, 12, 13 AND 14, OF BLOCK 4, OF TRACT NO. 7355, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79 PAGE 48-49 OF MAPS, AND LOTS 154, 155 AND 156 OF TRACT NO. 7944, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 86 PAGE 80-81 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR MIXED USE CONDOMINIUM PURPOSES

DATE OF MAP: DECEMBER 6, 2022

DATE OF FIELD SURVEY: NOVEMBER 10, 2015

SITE ADDRESS: 8052-8070 W. BEVERLY BOULEVARD; 148 N. CRESCENT HEIGHTS BOULEVARD, LOS ANGELES, CA 90048

PROJECT DESCRIPTION: A TENTATIVE TRACT MAP FOR THE PURPOSE OF CREATING A 6 LOT MIXED USE SUBDIVISION COMPRISED OF 1 MASTER GROUND LOT AND 5 AIRSPACE LOTS (1 COMMERCIAL AIRSPACE LOT, 3 RESIDENTIAL AIRSPACE LOTS AND 1 AIRSPACE LOT FOR INSTITUTIONAL/RELIGIOUS USE).

A.P.N.: 5511-004-001, 5511-004-023 AND 5511-004-024
THOMAS GUIDE PAGE: 633-B-1

EXISTING LEGAL DESCRIPTION: LOTS 10, 11, 12, 13, AND 14 OF BLOCK 4, TRACT NO. 7355, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79, PAGES 48-49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOTS 154, 155 AND 156 OF TRACT NO. 7944, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 86 PAGES 80 AND 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA: 28,863 SQUARE FEET, 0.66 ACRES (EXISTING GROSS)

NET AREA: 28,686 SQUARE FEET, 0.66 ACRES (GROSS LESS PROPOSED ROADWAY DEDICATIONS)

EXISTING ZONING: C2-1VL-0
PROPOSED ZONING: RAS4-1L
COMMUNITY PLAN: WILSHIRE
AREA PLANNING COMMISSION: CENTRAL
NEIGHBORHOOD COUNCIL: MID CITY WEST
MAP SHEET: 138B177

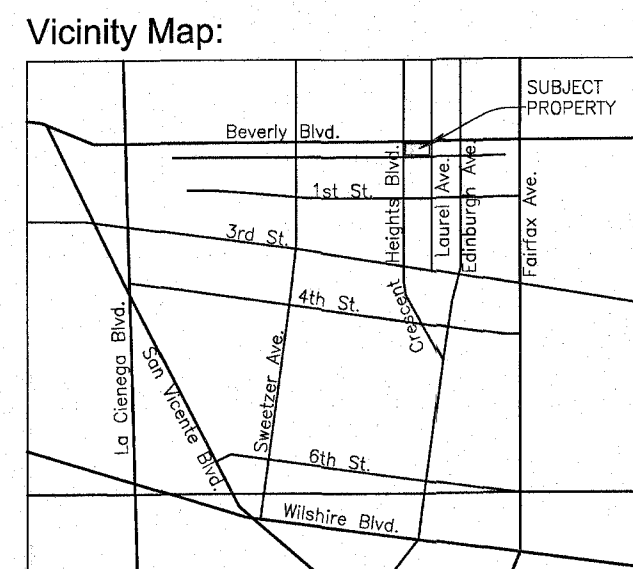
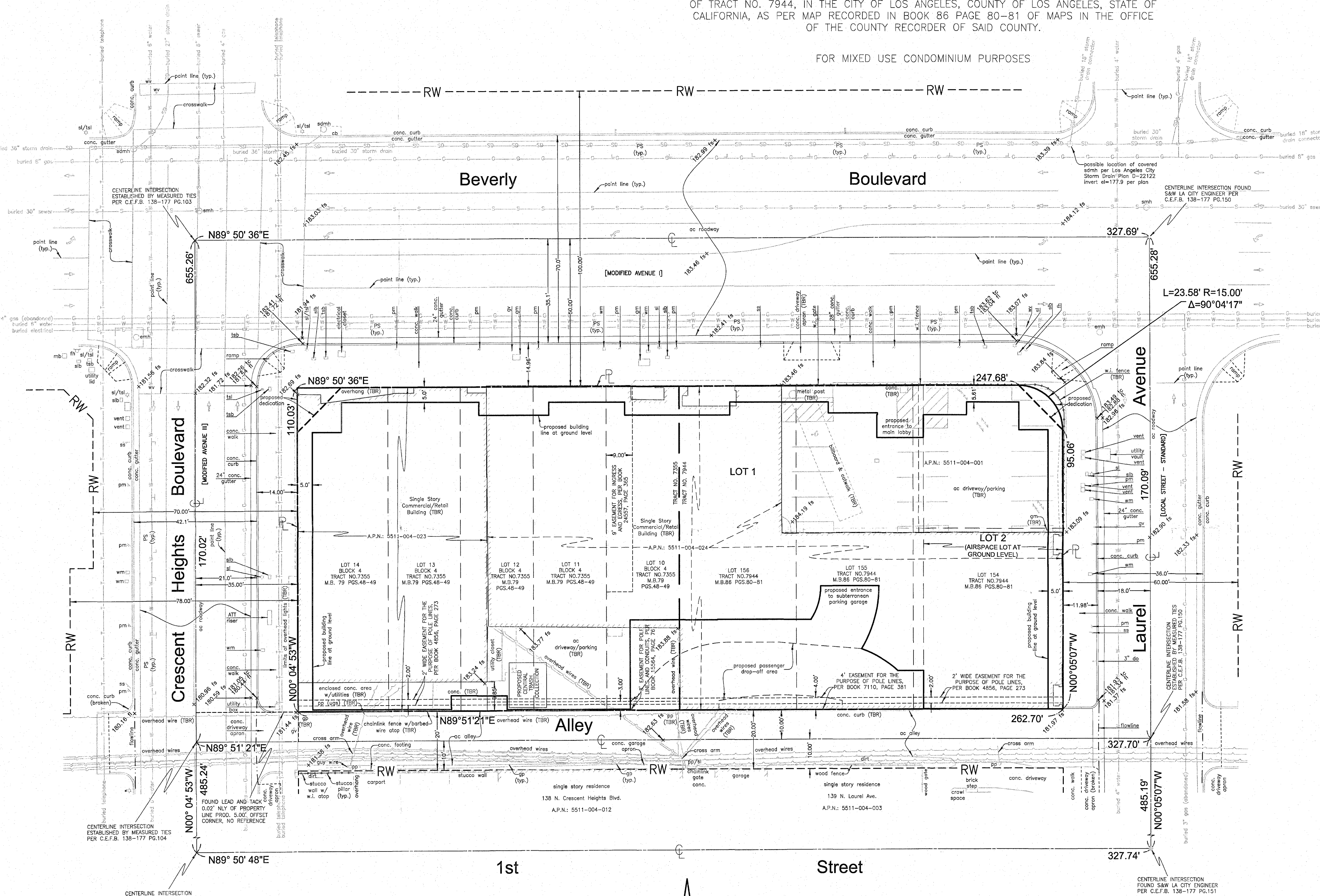
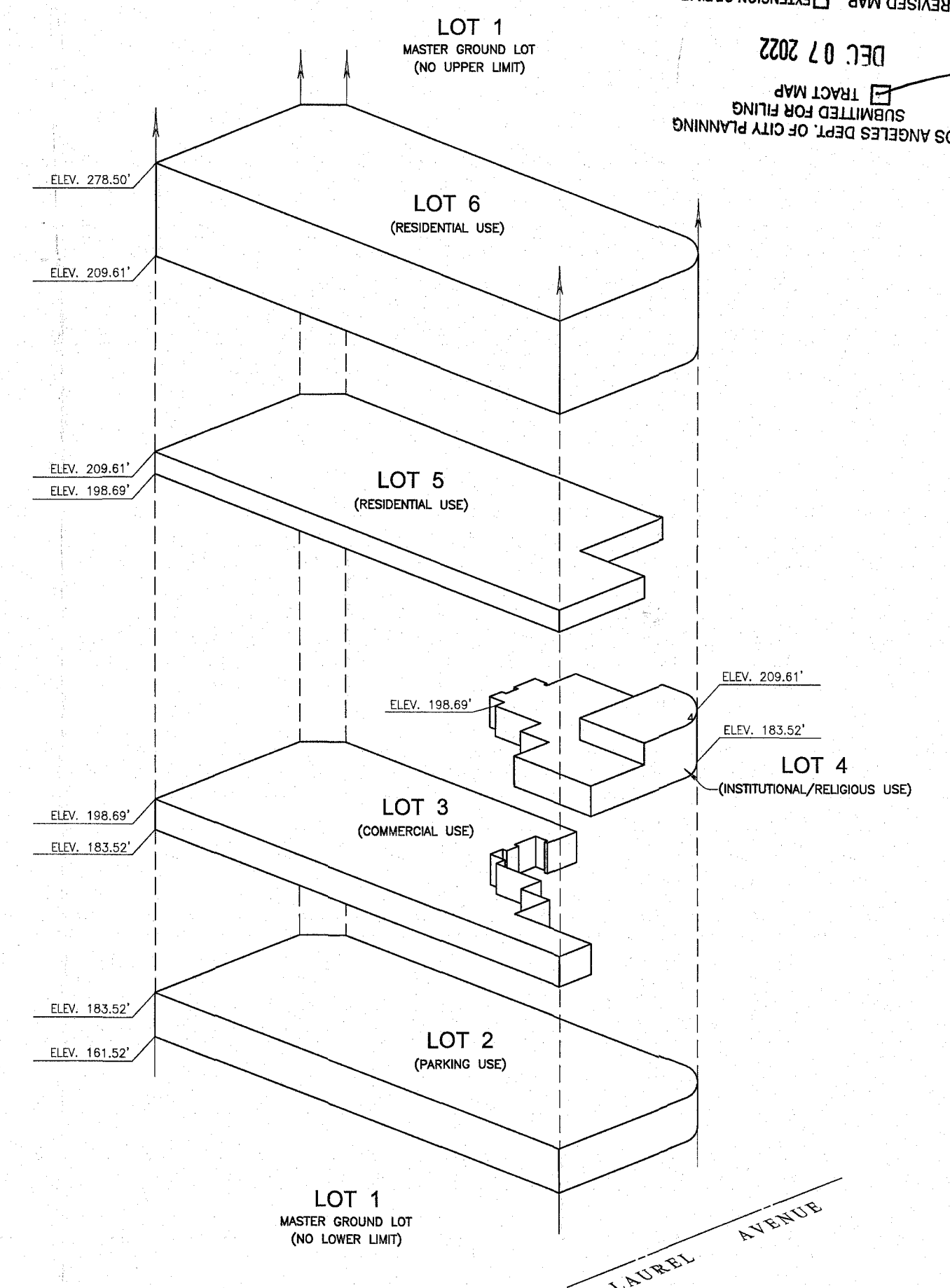
BENCHMARK: THE ELEVATION OF 182.26 ON BENCH MARK NO. 13-14535 (SPIKE EAST CURB CRESCENT HEIGHTS BLVD. 5.0 FEET SOUTH OF BCR BEVERLY BLVD.) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN THE CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS DATUM FOR THIS SURVEY.

FLOOD ZONE: THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER OF 06037C1605F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE:

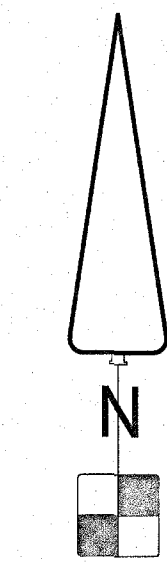
- MIXED USE SUBDIVISION IN THE C2-1VL ZONE WITH A ZONE CHANGE TO RAS4-1L
- BOUNDARY SHOWN HEREON IS PER FIELD MEASUREMENTS
- EXISTING SITE IMPROVEMENTS TBR
- PROPOSED STRUCTURES SHOWN HEREON ARE APPROXIMATE
- THERE ARE NO PROTECTED TREES ON THE SITE.
- FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A 5 LOT AIRSPACE TRACT MAP SUBDIVISION COMPRISED OF 1 MASTER LOT CONTAINING A 6-STORY MIXED USE BUILDING WITH THE UPPER 5 FLOORS BEING 41 RESIDENTIAL CONDOMINIUM UNITS, THE GROUND FLOOR BEING 1 COMMERCIAL CONDOMINIUM UNIT WITH 2 SUBTERRANEAN LEVELS BEING PARKING, IN ADDITION TO 1 AIRSPACE LOT FOR INSTITUTIONAL/RELIGIOUS USE.
- SEWERS ARE IN AND AVAILABLE
- CENTRAL ON-SITE TRASH COLLECTION
- UTILITY INFORMATION SHOWN HEREON IS PER RECORD DATA AND IS ONLY AS ACCURATE AS SAID DATA.
- NOT IN A HILLSIDE GRADING AREA
- NOT LOCATED IN A FLOOD HAZARD ZONE
- LOCATED IN A METHANE ZONE
- LOCATED IN A LIQUEFACTION ZONE

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TRACT MAP
DEC 07 2022
DEPUTY ADVISORY AGENCY
FINAL MAP UNIT
EXTENSION OF TIME

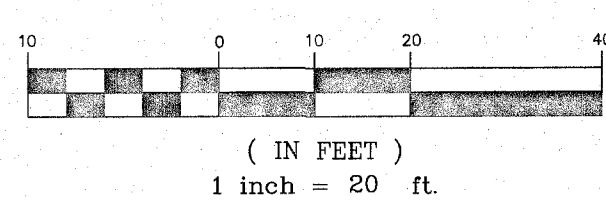


Legend:

ac = asphalt concrete
cb = catch basin
conc. = concrete
do = drain outlet
emh = electrical manhole
fh = fire hydrant
fs = finish surface
gm = gas meter
gp = guard post
gv = gas valve
mib = mail box
pm = parking meter
pp = power pole
PS = Painted Parking Space
sdmh = storm drain manhole
sl = street light
slb = street light box
smh = sewer manhole
ss = street sign
TBR = to be removed
tab = traffic signal box
tsl = traffic signal light
ugs = underground service
w.i. = wrought iron
wm = water meter
wv = water valve
h = handicap parking
P = property line
C = centerline
RW = right of way
o = overhead wires
o = refers to driving lane and direction of traffic



GRAPHIC SCALE

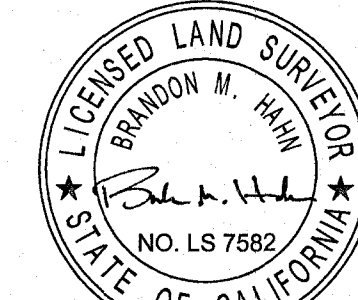


Owner:

JHLA-CBI, LLC
433 N. Camden Dr., Ste. 1070
Beverly Hills, CA 90210
(310) 278-5333

Prepared By:

Hahn and Associates, Inc.
28368 Constellation Rd. Suite 300
Santa Clarita, CA 91355
(661) 775-9500



DATE OF SIGNATURE: 12/06/2022.

HAHN
AND ASSOCIATES, INC.