

**DEPARTMENT OF
CITY PLANNING**

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(213) 978-1300

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CITY OF LOS ANGELES

CALIFORNIA



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EXECUTIVE OFFICES

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

VINCENT P. BERTONI, AICP
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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

June 9, 2022

Owner

600 San Pedro, L.P.
566 South San Pedro Street
Los Angeles, CA 90013

Applicant

Weingart Center Association
566 South San Pedro Street
Los Angeles, CA 90013

Representative

Weingart Center Association
Kevin Murray
566 South San Pedro Street
Los Angeles, CA 90013

RE: Vesting Tentative Tract Map No. 74864

Related Case: CPC-2017-589-GPA-VZC-HD-
SPR

Address: 600 South San Pedro Street (600-628
South San Pedro Street, 611-615 South Crocker
Street, 518-522 East 6th Street)

Community Plan: Central City

Council District: 14 – Kevin De Leon

Existing Zone: M2-2D

Proposed Zone: [T][Q]C2-4D

CEQA: ENV-2017-615-SCEA

EXTENSION OF TIME

On November 8, 2019, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 74864 for the merger and re-subdivision of the site into one master ground lot and up to 15 commercial condominiums located at 600 South San Pedro Street, for a maximum of 302 residential dwelling units and 10,230 square feet of commercial floor area, as shown on the map stamp-dated July 5, 2019, and based on the requested C2 Zone within the Central City Community Plan.

On February 12, 2020, the City Council approved the demolition and removal of existing structures, and the construction, use, and maintenance of 302 residential dwelling units (298 Restricted Affordable units and four manager units), with a total proposed floor area of 222,574 square feet for the properties located at 554-562 South San Pedro Street and 555-561 South Crocker Street under related Case No. CPC-2017-589-GPAJ-ZCJ-HD-SPR, for which the final Ordinance No. 186544 became effective on April 6, 2020.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. 74864.

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VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: November 8, 2019

Appeal Date: November 18, 2019

Weingart Center Association (O)(A)
566 South San Pedro Street
Los Angeles, CA 90013

Jim Ries (R)
Craig Lawson & Co, LLC
3221 Hutchison Avenue, Suite D
Los Angeles, CA 90034

Andrew Willrodt, PE No. C49881 (E)
Fuscoe Engineering
600 Wilshire Blvd, Suite 1470
Los Angeles, CA 90017

Re: Vesting Tentative Tract Map No. 74864
Related Case: CPC-2017-589-GPAJ-ZCJ-
HD-SPR
Address: 600 South San Pedro Street (600-
628 S. San Pedro St, 611-615 S. Crocker
St, 518-522 E. 6th St.
Central City Community Planning Area
Zone: M2-2D
District Map: 127-5A213
Council District: 14 - Huizar
CEQA No.: ENV-2017-615-SCEA and
Addendum
Legal Description: Lots 14-16 and 21-31,
Block 21, Wolfskill Orchard Tract

In accordance with the provisions of Public Resource Code (PRC) Section 21155.2, the Advisory Agency finds based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Sustainable Communities Environmental Assessment (SCEA), Case No. ENV-2017-615-SCEA, dated September 2018, and Errata, dated October 22, 2018, adopted by the City Council on October 26, 2018 (CF 18-0889), and pursuant to California Environmental Quality Act (CEQA) Guidelines 15162 and 15164, as supported by the Addendum dated November 2019, no major revisions are required to the SCEA and no subsequent SCEA is required for approval of the Project. In accordance with provisions of Section 17.01 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract No. 74864 for the merger and re-subdivision of the site into **one (1) master ground lot and up to 15 commercial condominiums** located at 600 South San Pedro Street for a maximum of 302 residential dwelling units and 10,230 square feet of commercial floor area, as shown on the map stamp-dated July 5, 2019, in the Central City Community Plan. This unit density is based on the requested C2 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.

1. That a 3-foot wide strip of land be dedicated along 6th Street adjoining the subdivision to complete a 43-foot wide half public street right-of-way in accordance with **Avenue II Standards of LA MOBILITY PLAN** including a 15-foot by 15-foot property line cut corner or a 20-foot radius property line return at the intersection with San Pedro Street. In the event the Community Plan Update covering this site has been approved by the City Council prior to the final map recordation of this tentative map then the applicant has the option to comply with the modified street designations or area zoning proposed under the new Community Plan.
2. That a 4-foot wide strip of land be dedicated along Crocker Street adjoining the subdivision to complete a 34-foot wide half public street right-of-way in accordance with **Industrial Collector Street Standards of LA Mobility Plan**. In the event the Community Plan Update covering this site has been approved by the City Council prior to the final map recordation of this tentative map then the applicant has the option to comply with the modified street designations or area zoning proposed under the new Community Plan.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

3. 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 Eric Wong at (213) 482-6876 to schedule an appointment.

4. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide a copy of CPC case CPC-2017-589-GPAJ-VZCJ-HD-MSC-SPR. Show compliance with all the conditions/ requirements of the CPC case as applicable.
 - b. Zone Change must be recorded prior to obtaining Zoning clearance.
 - c. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s). In the Greater Downtown Housing Incentive Area, the area used for computing the allowable floor area of a residential (including Apartment Hotel or mixed-use) building shall be the lot area including any land to be set aside for street purposes (LAMC Sec. 17.05 C).

Notes:

The existing or proposed building plans have not been checked for and shall comply with

Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

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

DEPARTMENT OF TRANSPORTATION

5. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

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

6. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 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. 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.
 - h. 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.
 - 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)
 - (1) 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.
 - (2) 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.
 - (3) 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 150 feet 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 20 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- n. The width of private roadways for general access use and fire lanes shall not be less than 20 feet and the fire lane must be clear to the sky.
- o. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- p. Submit plot plans indicating access road and turning area for Fire Department approval.
- q. 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.
- r. 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.
- s. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- t. 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.

- u. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- v. 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.
- w. Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing pads are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing pad.
- x. Each standpipe in a new high-rise building shall be provided with two remotely FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.
- y. During demolition, the Fire Department access will remain clear and unobstructed.

DEPARTMENT OF WATER AND POWER

- 7. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

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

BUREAU OF SANITATION

- 9. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated August 1, 2019. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

- 10. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated

response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

12. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: Removal of planting of any tree in the public right-of-way requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information. CEQA document must address parkway tree removal.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, and can be requested at planning.lacity.org.

13. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 302 residential dwelling units and 10,230 square feet of commercial floor area.
 - b. Residential and Commercial parking shall be provided as required by LAMC Section 12.21 A,4. In the event that Case No. CPC-2017-589-GPA-ZCJ-HD-SPR is approved with the requested incentives to reduce parking, parking may then be provided in conformance with the approval of the incentive.
 - d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - g. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held

under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

14. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. CPC-2017-589-GPAJ-ZCJ-HD-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. CPC-2017-589-GPAJ-ZCJ-HD-SPR is not approved, the subdivider shall submit a tract modification.
15. Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider to the following haul route conditions:
 - a. Streets to be used are limited to East 6th Street, South Crocker Street, East 5th Street, State Route 110/I-110 Freeway, East 7th Street, South San Pedro Street, I-10 Freeway.
 - b. Hours of operation shall be from 7:00 a.m. to 6:00 p.m.
 - c. Days of the week shall be Monday to Saturday.
 - d. Total trips per day shall be 120.
 - e. Duration of project shall be 8 days
 - f. Trucks shall be restricted to 10-wheel dump trucks or smaller for streets with a width of 25 feet or less. Eighteen-wheel dump trucks are permitted on streets with a width greater than 25 feet. **There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets.**
 - g. The Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department shall be notified prior to the start of hauling (213) 486-0777.
 - h. Streets shall be cleaned of spilled materials at the termination of each work day.
 - i. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
 - j. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - k. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
 - l. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - m. All trucks are to be watered at the job site to prevent excessive blowing dirt.

- n. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- o. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.
- p. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- q. A Truck Crossing warning sign shall be placed 300 feet in advance of the exit in each direction.
- r. One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of Work Area Traffic Control Handbook.
- s. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary No Parking signs posted along the route.
- t. Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting Street Services Investigation and Enforcement Division at (213) 847-6000 before the change takes place.
- u. The permittee shall notify Street Services Investigation and Enforcement Division, (213) 847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- v. A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Central Los Angeles District Engineering Office, 201 N. Figueroa Street, Land Development Section, Suite 1150, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 202-3495.

OR

A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Valley District Engineering Office, 6262 Van Nuys Blvd, Suite 251, Van Nuys CA, 91401. Further information regarding the bond may be obtained by calling (818) 374-5082.

- 16. Prior to the recordation of the final map, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 298 units of the development available for rental or sale solely to very low- income households, at a rental or sales price determined to be affordable to very low- or moderate- income households by HCIDLA, for a period of 55 years. Said units shall be comparable in size, number of bedrooms, distribution, and amenities to the non-income-restricted units in the development.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

- 17. That prior to recordation of the final map, the subdivider shall prepare and execute a

Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No(s). 18 and 19 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) 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.

18. Prior to the recordation of the final map, the subdivider will 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 Where an inconsistency with the adopted general plan is identified at the proposed Project location, determine if the environmental, social, economic, and engineering benefits of the Project warrant a variance from adopted zoning or an amendment to the general plan.

19. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or 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:

CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

CM-2 Prior to Project construction, the prime contractor and any subcontractor(s) shall be advised of the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other cultural materials from the Project Sites. In addition, in the event that buried archaeological resources are exposed during Project construction, work within 50 feet of the find shall stop until a professional archaeologist, meeting the standards of the Secretary of the Interior, can identify and evaluate the significance of the discovery and develop recommendations for treatment. Construction activities could continue in other areas of the Project Sites. Recommendations could include preparation of a Treatment Plan, which could require recordation, collection and

analysis of the discovery; preparation of a technical report; and curation of the collection and supporting documentation in an appropriate depository. Any Native American remains shall be treated in accordance with state law.

- CM-3 Before ground disturbance, field observations regarding the geo-archaeological setting shall be conducted by a qualified archaeologist to determine the presence of undisturbed sediments capable of preserving archaeological remains, and the depth at which these sediments would no longer be capable of containing archaeological material. An archaeological monitor shall be present during initial excavation activities. The duration and timing of the monitoring shall be determined by the qualified archaeologist in consultation with the Department of City Planning and the Project Applicant. The qualified archaeologist may designate an archaeologist to conduct the monitoring under their direction.
- CM-4 Prior to Project construction, the prime contractor and any subcontractor(s) shall be advised of the legal and/or regulatory implications of knowingly destroying paleontological or unique geologic resources or sites from the Project Sites. In addition, in the event that paleontological resources or sites, or unique geologic features are exposed during Project construction, work within 50 feet of the find shall stop until a qualified paleontologist, can identify and evaluate the significance of the discovery and develop recommendations for treatment. Construction activities could continue in other areas of the Project Sites. Recommendations could include a preparation of a Treatment Plan, which could require recordation, collection, and analysis of the discovery; preparation of a technical report; and curation of the collection and supporting documentation in an appropriate depository. Any paleontological resources or sites, or unique geologic features shall be treated in accordance with state law.
- CM-5 During excavation of Site 1 for the subterranean parking garage and prior to issuance of a Building Permit, if a UST is encountered, the Project Applicant shall procure a Division 5 Permit from the Los Angeles Fire Department for removal of a UST and shall comply with the requirements of the permit.
- CM-6 All diesel-powered construction vehicles shall be equipped with exhaust mufflers or other suitable noise reduction devices capable of achieving a sound attenuation of at least 3 dBA.
- CM-7 Temporary sound barriers capable of achieving a sound attenuation of at least 10 dBA shall be erected along the Project's boundaries.
- CM-8 Prior to issuance of a Certificate of Occupancy, the Project Applicant shall provide the Central Area Commanding Area Officer with diagrams of each portion of the Project Sites. The diagrams shall include access routes and additional information that might facilitate police response.

DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

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

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for

approval by the Development Services Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.
- In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.
- C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment/commercial building. However, prior to issuance of a building permit for apartments/commercial building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

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

- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Construct new pedestrian lights: five (5) on San Pedro Street, four (4) on 6th Street, and two (2) on Crocker Street. If no street widening per BOE improvement conditions, relocate and upgrade street lights: two (2) on San Pedro Street and two (2) on 6th Street.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 1990 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) Improve Crocker Street being dedicated and adjoining the subdivision by the construction of the following:
 - a. A concrete curb, a concrete gutter, and a 10-foot full width concrete sidewalk with tree well.
 - b. Suitable surfacing to join the existing pavements and to complete a 24-foot half roadway in accordance with Industrial Collector Standards of LA Mobility Plan.

- c. Any necessary removal and reconstruction of existing improvements.
 - d. The necessary transitions to join the existing improvements.
 - e. In the event the Community Plan Update covering this site has been approved by the City Council prior to the final map recordation of this tentative map then the applicant has the option to comply with the modified street designations or area zoning proposed under the new Community Plan.
- (2) Improve 6th Street being dedicated and adjoining the subdivision by the construction of a new full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements. In the event the Community Plan Update covering this site has been approved by the City Council prior to the final map recordation of this tentative map then the applicant has the option to comply with the modified street designations or area zoning proposed under the new Community Plan.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

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

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

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

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

FINDINGS OF FACT (CEQA)

The City of Los Angeles, as the Lead Agency, prepared a Sustainable Communities Environmental Assessment (SCEA), Case No. ENV-2017-615-SCEA, for the proposed Projects consisting of the development of Site 1 located at 554-562 South San Pedro Street and 555-561 South Crocker Street with 382 residential dwelling units, 2,250 square feet of commercial floor area, 32 vehicular parking spaces, and associated ancillary philanthropic institutional uses and open space and the development of Site 2 located at 600-628 South San Pedro Street, 611-615 South Crocker Street, and 518-522 East 6th Street with 303 residential dwelling units, 3,200 square feet of commercial floor area, 17,100 square feet of office, 212 vehicular parking spaces,

and 33,000 square feet of open space. Of the total proposed 685 residential dwelling units on Sites 1 and 2, 676 dwelling units will be set aside for Very-Low Income Households and nine as manager's units. At its meeting on October 26, 2018 (CF 18-0889), after conducting a public hearing on October 23, 2018 and consideration of all comments received regarding the SCEA and the Project, the City Council adopted the SCEA and Errata dated October 22, 2018, pursuant to Public Resources Code (PRC) Section 21155.2(b)(6) finding that the Projects are a "transit priority project" as defined by PRC Section 21155 and that the SCEA incorporates all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040 RTP/SCS EIR SCH No. 20150311035; finding that all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; finding that with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

Subsequent to the adoption of the SCEA, the applicant submitted a revised project for Site 2, which includes the reduction of the residential dwelling units from 303 to 302 and the reduction of office space from 17,100 square feet to 7,030 square feet. Pursuant to CEQA Guidelines Section 15162 and 15164, an Addendum, dated November 2019, was prepared to analyze the proposed changes and found that the changes to the project were not substantial and that no major revisions are required to the SCEA and no subsequent SCEA is required.

Pursuant to CEQA and the CEQA Guidelines, the Advisory Agency has considered the previously adopted SCEA, the Errata, the Addendum dated November 2019, and all comments on the SCEA and the Project received during and after the public review process and responses thereto, including after the City Council's adoption of the SCEA, and other pertinent evidence in the record, and in its independent judgement, finds that the SCEA properly identifies all potential impacts of the Projects, including all potential construction and operational noise impacts of the Projects on adjacent noise sensitive uses consistent with the City's CEQA Thresholds Guide and that those impacts have been mitigated, that the Project Sites are located within a Transit Priority Area as defined by Public Resource Code (PRC) Section 21099(a)(7) and that pursuant to PRC Section 21099(d)(1) "parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment", and properly identifies all potential construction and operational traffic- and access-related impacts of the Project and that those impacts have been mitigated; find that the mitigation measures have been incorporated as enforceable conditions of the Project, and the previously adopted Mitigation Monitoring Program, to mitigate or avoid significant effects of the proposed Project on the environment and to ensure compliance during Project implementation; and find that none of the information submitted after the City Council's adoption of the SCEA, including but not limited to testimony at the public hearings on the Project, constitutes significant new information and that any such information or testimony does not constitute substantial evidence of a significant impact, or a feasible mitigation measure not already included in the previously adopted SCEA.

The Advisory Agency finds, based on substantial evidence found in the administrative record of the SCEA, Case No. ENV-2017-615-SCEA, and the Errata, dated October 22, 2018, including but not limited to oral and written testimony at the public hearings, that the SCEA previously adopted by the City Council is adequate under CEQA and that pursuant to CEQA Guidelines Section 15162 and 15164 and as supported by the Addendum dated November 2019, no major revisions are required to the SCEA and no subsequent SCEA is required for the Advisory Agency to approve the requested discretionary actions, Case No. VTT-74864, for the Project; and incorporates the CEQA Findings made pursuant to PRC Section 21081 and Mitigation Monitoring Program adopted by the City Council on October 26, 2018 by reference. Consistent with the PRC

Section 21081.6(a)(2), the records upon which this decision is based are located in the Department of City Planning offices at 200 North Spring Street, Room 621, Los Angeles, California 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 74864 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically, Section 17.05 C requires that the vesting tentative tract map be designed in compliance with the zoning regulations applicable to the project site. The project site is located within the Central City Community Plan, which designates the site with a Light Manufacturing land use designation. The land use designation lists the MR2 and M2 Zones as the corresponding zones. The Project Site is zoned M2-2D, which is consistent with the land use designation. The site is subject to Development "D" Limitations contained within Ordinance No. 164,307 Subarea 1580, which limits the development to a maximum of three times the buildable area of the lot. Additional floor area may be permitted subject to certain regulations as identified in the ordinance. As the tract map is to merge and re-subdivide the lot for the purposes of construction residential dwelling units, the applicant has requested an incidental amendment, Case No. CPC-2017-589-GPAJ-ZCJ-HD-SPR, to the General Plan Land Use Designation and a Zone and Height District Change from M2-2D to C2-4D. Approval of the General Plan Amendment and Zone Change would permit the development of the site with the proposed 302 residential dwelling units. Approval of the requested Height District Change would permit a maximum Floor Area Ratio of 4.45:1. The tract map is approved contingent upon the approval and adoption of the General Plan Amendment and the Zone and Height District Change. In the event that the incidental case is disapproved or modified, the applicant would be required to submit a revised tract map that is consistent with the determination of Case No. CPC-2017-589-GPA-ZCJ-HD-SPR.

In addition to LAMC Section 17.05 C, LAMC Section 17.06 B requires that the tract map be prepared by or under the direction of a licensed surveyor or registered civil engineer. The tract map was prepared by Andrew Jefferson Willrodt, No. C49881, and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, existing and proposed dedication, and improvements of the tract map. The tract map indicates the tract number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan.

(b) **THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS**

CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the site's existing Light Manufacturing land use designation and M2-2D Zone would not permit the construction of the proposed 302 residential dwelling units and 10,230 square feet of commercial floor area, the applicant has requested a General Plan Amendment and Zone and Height District Change, Case No. CPC-2017-589-GPAJ-ZCJ-HD-SPR, in conjunction with the requested tract map. The requested General Plan Amendment would amend the land use designation from Light Manufacturing to Regional Center Commercial. The requested Zone and Height District Change would change the existing M2-2D Zone to C2-4D. As discussed in Finding No. (a), the tract map is approved with the condition that the map is in compliance with the approvals of Case No. CPC-2017-589-GPAJ-ZCJ-HD-SPR. As such, the proposed density and uses would be consistent with the proposed land use designation, zone, and height district.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along 6th Street and Crocker Street, consistent with the standards of the Mobility Element. During the public hearing, the representative requested that the dedication and improvement conditions be modified to acknowledge the potential redesignation of the streets pending the ongoing Community Plan Update. The representative from the Bureau of Engineering stated that he understands the Department of City Planning is going through a Community Plan Update for the area which may change the land use designation and zoning to permit residential and commercial uses by right. As such, he revised the recommended language to include additional language stating that if the Community Plan Update is approved prior to the recordation of the final map the applicant would have the option to provide the dedication and improvements that are consistent with the surrounding area. The additional language has been added to Condition No. 1 and 2 and S-3(i)(1) and (2) of the Conditions of Approval. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990. The Bureau of Street Lighting has not required any new street lights; however, would require the relocation and upgrading of existing lights if widening is requiring by BOE. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is an irregularly shaped site that is comprised of approximately 48,816 square feet of lot area. The site is developed with a surface parking lot which will be demolished for the construction of 302 residential dwelling units and approximately 10,230

square feet of commercial floor area. The project site is located within the 1.1 km (0.7 miles) from the Puente Hills Blind Thrust Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a flood zone, landslide, liquefaction, methane, or tsunami inundation zone. The site is located within Fire District No. 1 and will be required to comply with all applicable regulations as it pertains to development within the fire district. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas minimal flooding. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

The Project Site and properties to north, east, and south have a land use designation of Light Manufacturing and are zoned M2-2D. To the west, across San Pedro Street, properties have a land use designation of High Medium Residential and are zoned [Q]R5-2D. The surrounding properties are improved with a variety of uses, which include homeless and residential support services, as well as commercial or warehouse uses. The property to the north, across East 6th Street, is developed with an existing 10-story residential building operated by the Weingart Center Association and Hope Row Resources Center. The property located at the southwest corner of the site is developed with a four (4) story building operated by the Skid Row Development Corporation. To the east, across Crocker Street, and to the south, the properties are developed with one- to two-story commercial/warehouse uses. To the west, across South San Pedro Street, the properties are developed with the Midnight Mission, a homeless services organization, and a five (5) story residential building with 115 affordable housing units. The Project Site is presently developed with a surface parking lot. In conjunction with the requested tract map, the applicant has requested a General Plan Amendment and Zone and Height District Change to permit the construction of 302 residential dwelling units and 10,230 square feet of commercial floor area. As the site and surrounding areas are located within the boundaries of the Greater Downtown Housing Incentive Area, the site would not be subject to a minimum lot area per dwelling unit calculation. As such the density would be limited by the maximum floor area permitted for the site. During the public hearing, the representative requested clarification regarding Condition No. 4 (c) under the Department of Building and Safety as the Site is located within the Greater Downtown Housing Incentive Area. Pursuant to Section 17.05 C, residential floor area may be calculated based off the pre-dedication lot area. The Deputy Advisory Agency held the case under advisement pending consultation with the Department of Building and Safety. On November 7, 2019, the Department of Building and Safety submitted a corrected recommendation letter with the additional language contained within Section 17.05 C. As proposed, the Project would have a maximum FAR of 4.45:1, which would be consistent with the requested Height District Change from 2-D to 4-D. The Project would be comprised of two (2) buildings, with one building having a height of 211 feet 4 inches and the second building having a height of 62 feet. As Height District No. 4 does not have a maximum height limitation, the proposed height would be consistent with the requested Height District Change as well. The tract has been approved contingent upon the

satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits.

- (e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site is currently developed with a surface parking lot, while there are no trees located on the site, there are four (4) trees located within the public right-of-way adjacent to the site which may be removed as part of the project. The tract map is conditioned to require the approval of the Board of Public Works prior to the issuance of any permits for the removal of the trees. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. On September 13, 2018, the City Planning Department issued Sustainable Communities Environmental Assessment (SCEA) Case No. ENV-2017-615-SCEA, which determined that the project would not result in significant impacts relating to biological resources. As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along South San Pedro Street, East 6th Street, and Crocker Street, which are public streets. The project site consists of a parcel identified as Lot Nos. 14-16 and 21-31, Block 21 of Wolfskill Orchard Tract and is identified by the Assessor Parcel Map No. 5147-026-033. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

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

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

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

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

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

These findings shall apply to both the tentative and final maps for Tract No. 74864.

VINCENT P. BERTONI, AICP
Advisory Agency



Kevin Golden
Deputy Advisory Agency



Jane J. Choi
Senior City Planner

KG:JJC:MS

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza

201 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

1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

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

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VESTING TENTATIVE TRACT MAP NO. 74864
FOR LOT MERGER, SUBDIVISION & CONDOMINIUM PURPOSES
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
600 S. SAN PEDRO STREET

WEINGART CENTER ASSOCIATION

566 S SAN PEDRO ST
LOS ANGELES, CA 92013
PHONE: 213-627-9000

600 SAN PEDRO, LP

1317 E 7TH ST
LOS ANGELES, CA 90021
PHONE: 213-627-9000

THE PROPOSED TRACT MAP IS TO MERGE AND RE-SUBDIVIDE ALL EXISTING LOTS INTO 1 LOT FOR A MIXED-USE PROJECT CONSISTING OF RESIDENTIAL APARTMENT UNITS AND COMMERCIAL USES. FOR INFORMATION ON THE NUMBER OF BUILDINGS, NUMBER OF STORIES, MAXIMUM HEIGHT, AND NUMBER OF RESIDENTIAL DWELLING UNITS, REFER TO CITY PLANNING CASE NUMBER: CPC-2017-589-GPAJ-VZCJ-HD-SPR.

SITE AREA (NET LAND BEFORE DEDICATION): 48,816 (SF)	1.121(AC)
SITE AREA (NET AFTER DEDICATION): 47,967 (SF)	1.101(AC)
SITE AREA (GROSS TO STREET CENTER LINE): 72,185 (SF)	1.657(AC)

LOT 1: GROUND LOT WITH AN ALLOCATION OF 15 COMMERCIAL CONDOMINIUMS. RESIDENTIAL APARTMENT UNITS WILL BE DEVELOPED, AND NO RESIDENTIAL CONDOMINIUM UNITS ARE PROPOSED.

FUSCOE ENGINEERING
600 WILSHIRE SUITE 1470
LOS ANGELES, CA 90017
TEL: 213-988-8802
FAX: 213-988-8803
CONTACT: ANDREW WILLRODT, PE #C49881

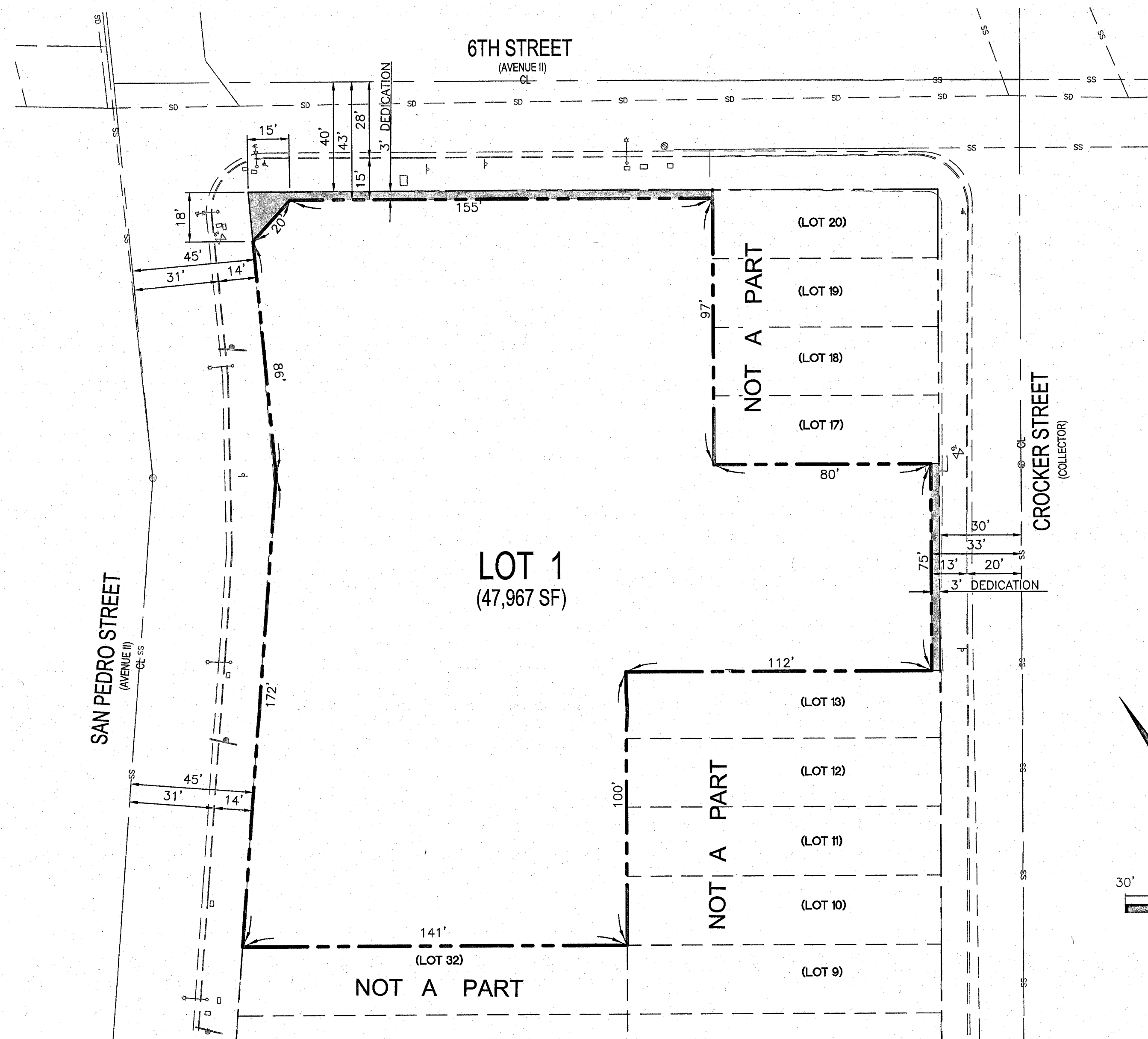
1. THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER, SEWER LINES AND STORM DRAIN(DRAINAGE) DIRECTLY ADJACENT TO THE PROPERTY.
2. ALL BOUNDARY MONUMENTS ARE TO BE SET WITHIN 24 MONTHS AFTER FINAL MAP RECORDATION, OR MONUMENTS WILL BE BONDED FOR.

WATER, ELECTRIC, & STORM DRAIN: LA DEPARTMENT OF WATER AND POWER
4619 S. CENTRAL AVENUE
LOS ANGELES, CA 90011
(800)343-5397

SEWER: DEPARTMENT OF PUBLIC WORKS,
BUREAU OF SANITATION
1149 S. BROADWAY, 9TH FLOOR
LOS ANGELES, CA 90015
(800)773-2489

GAS: SOUTHERN CALIFORNIA GAS COMPANY
555 W 5TH ST
LOS ANGELES, CA 90013
(213)244-1200

- THERE IS ONE (1) TREE ONSITE THAT IS OF A UNPROTECTED SPECIES AND WILL BE REMOVED. REFER TO SHEET 2 FOR TREE LOCATION.
- THERE ARE FOUR (4) TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY (SIDEWALK OR CALLED A STREET TREE), ALL WHICH ARE UNPROTECTED AND WILL BE REMOVED AND REPLACED. REFER TO SHEET 2 FOR TREE LOCATIONS.



THE PROPOSED SITE IS A CUT SITE AND WILL REQUIRE APPROXIMATELY 26,095 CY OF EXPORTED MATERIAL. NOTE THAT THIS VALUE IS BASED ON PRELIMINARY DESIGN OF THE PROJECT AND WILL CHANGE AS DESIGN DEVELOPMENT PROGRESSES. AN EXCAVATION PLAN SHALL BE REQUIRED FOR SUBMITTAL TO OBTAIN A GRADING PERMIT FROM THE CITY OF LOS ANGELES. THE PROJECT ENTITLEMENT WOULD INCLUDE THE REQUEST OF A HAUL ROUTE PERMIT.

LIGHT MANUFACTURING (EXISTING)
REGIONAL COMMERCIAL (PROPOSED)

EXISTING:	M2-2D
PROPOSED:	C2-4D

PROPOSED VARIABLE WIDTH (3'-18') BY 170± LONG DEDICATION ALONG 6TH STREET (624 SF)
PROPOSED 3' WIDE BY 75' LONG DEDICATION ALONG CROCKER STREET (225 SF)

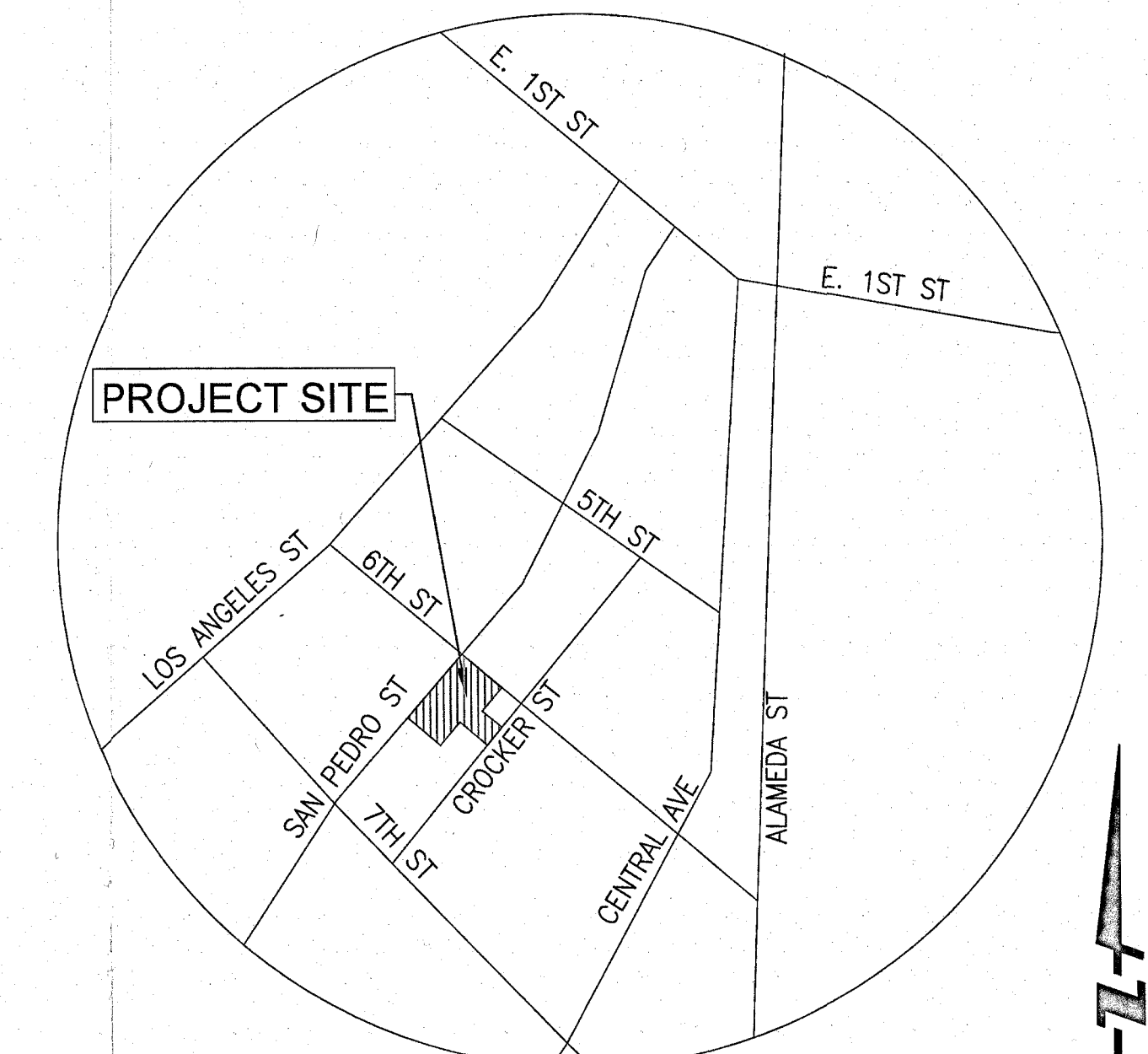
APN: 5147-026-033

1. PROJECT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
2. PROJECT IS NOT LOCATED WITHIN A TSUNAMI INUNDATION ZONE.
3. PROJECT IS NOT LOCATED WITHIN A HIGH WIND VELOCITY AREA.
4. PROJECT IS NOT LOCATED WITHIN THE HILLSIDE ORDINANCE AREA.
5. PROJECT IS NOT LOCATED WITHIN THE HILLSIDE GRADING AREA.
6. PROJECT IS NOT LOCATED WITHIN THE COASTAL ZONE.
7. PROJECT IS NOT A METHANE HAZARD SITE.
8. PROJECT IS LOCATED IN THE CENTRAL INDUSTRIAL CRA AREA.
9. PROJECT IS NOT LOCATED WITHIN A LIQUEFACTION ZONE.
10. PROJECT IS NOT LOCATED WITHIN MULHOLLAND SCENIC PARKWAY.

FOR LEGAL DESCRIPTION AND BENCH MARK INFORMATION
SEE SHEET 2

NOTES & LOT PLAN..... 1

NOTES & SURVEY SHEET..... 2



LEGEND

	CENTERLINE
	PROPERTY LINE/RIGHT-OF-WAY
	PROJECT PROPERTY LINE/RIGHT-OF-WAY
	LOT LINE
	EXISTING SEWER
	EXISTING STORM DRAIN
	PROPOSED RIGHT-OF-WAY DEDICATION
	CENTERLINE
	FIRE HYDRANT
	POWER POLE
	SEWER MANHOLE
	STREET LIGHT
	TRAFFIC SIGNAL LIGHT

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
VII 11 TRACT MAP

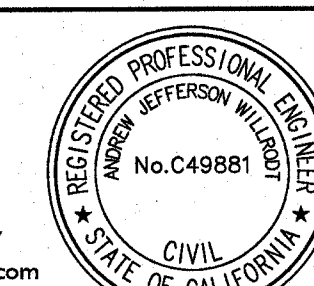
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

[illegible]

566 S. SAN PEDRO ST.
LOS ANGELES, CA 90013
PHONE: (213) 689-2183



FUSCOE
ENGINEERING
600 Wilshire, Suite 1470, Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com



**VESTING TENTATIVE TRACT MAP NO. 74864
FOR LOT MERGER, SUBDIVISION
& CONDOMINIUM PURPOSES
600 S. SAN PEDRO STREET
LOS ANGELES, CA 90013**

DRAWN:	KM
DESIGN:	KM
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	1423.03
DATE:	06/24/19
SHEET 1 OF 2	

VESTING TENTATIVE TRACT MAP NO. 74864
FOR LOT MERGER, SUBDIVISION & CONDOMINIUM PURPOSES
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
600 S. SAN PEDRO STREET

LEGAL DESCRIPTION:

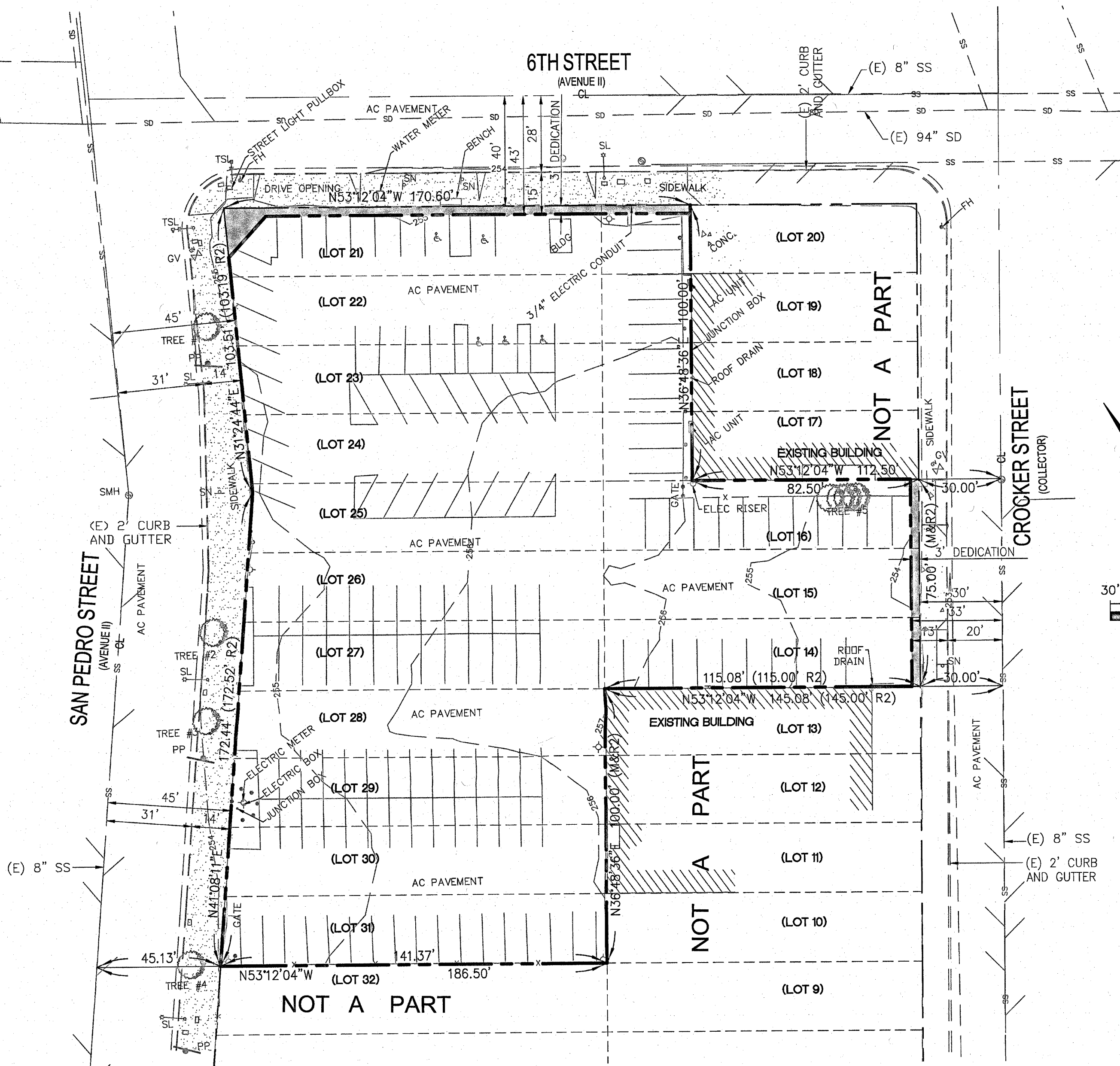
REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 14, 15, 16, 21 TO 31, NORTHWEST 5 FEET OF LOTS 17 TO 20, AND WESTERLY 27.5 FEET EASTERLY 110 FEET OF LOTS 17 TO 20, IN BLOCK 21 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THE RESERVING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER ALL OF THE ABOVE DESCRIBED REAL PROPERTY, BUT WITHOUT ANY RIGHT TO PENETRATE, USE OR DISTURB SAID PROPERTY WITHIN 500 FEET OF THE SURFACE THEREOF.

ALTA/NSPS TABLE A ITEMS:

- ITEM 1 MONUMENTS WILL BE SET AT A LATER DATE IN CORRELATION WITH THE RECORDATION OF THE PROPOSED RECORD MAP.
- ITEM 2 600 S. SAN PEDRO STREET, LOS ANGELES, CA
- ITEM 3 THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X" (UNSHADED) BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1636F, EFFECTIVE DATE SEPTEMBER 26, 2008.
- ITEM 4 THE GROSS LAND AREA IS: 48,816 S.F. / 1.121 ACRES
- ITEM 5 ITEM 5 - BENCHMARK:
BENCHMARK DESIGNATION: CITY OF LOS ANGELES BENCHMARK NO. 12-05832
ELEVATION = 255.089' (ADJUSTED: 2000)
DESCRIPTION: SPK 1.0FT W OF W CURB SAN PEDRO ST ; 3.5FT N OF BCR N OF 6TH ST ; S END CB
CONTOUR INTERVAL 1'
- ITEM 6(a) THE SUBJECT PROPERTY IS ZONED: LIGHT INDUSTRIAL ZONE (M2-2D) PER CITY OF LOS ANGELES ZIMAS WEBSITE.
NOTE: THE SURVEYOR HAS NOT RECEIVED A ZONING REPORT
- ITEM 7(a) THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY
- ITEM 8 SEE THE SURVEY PLAT FOR ANY SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- ITEM 9 THE SUBJECT PROPERTY CONTAINS:
128 REGULAR SPACES
5 HANDICAP SPACES
133 TOTAL SPACES
- ITEM 10 THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY
- ITEM 11 THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE CITY OF LOS ANGELES GIS SITE. NO ADDITIONAL UTILITY INFORMATION WAS AVAILABLE AT THE TIME THE SURVEY WAS ISSUED.
- ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.
- ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTION.
- ITEM 16 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK AND DEMOLITION WITHIN RECENT MONTHS.
- ITEM 17 PROPOSED CHANGES IN STREET RIGHT OF LINES ARE SHOWN PER INFORMATION PROVIDED BY THE CITY OF LOS ANGELES PLANNING DEPARTMENT. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THE SITE IS CURRENTLY IN THE PRELIMINARY STAGES OF PLANNING.
- ITEM 18 NO MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK INDICATING THE PROPERTY BEING LOCATED IN A WETLAND AREA.
- ITEM 19 THERE ARE NO OFFSITE EASEMENTS.
- ITEM 20 PROFESSIONAL LIABILITY INSURANCE POLICY TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.



LEGEND

—	CENTERLINE
—	PROPERTY LINE/RIGHT-OF-WAY
---	PROJECT PROPERTY LINE/RIGHT-OF-WAY
---	LOT LINE
SS	EXISTING SEWER
SD	EXISTING STORM DRAIN
---	PROPOSED RIGHT-OF-WAY DEDICATION
AC	ASPHALT CONCRETE
CB	CATCH BASIN
CL	CENTERLINE
(E)	EXISTING
SLT	STREET LIGHT
SN	SIGN
FH	FIRE HYDRANT
SMH	SEWER MANHOLE
SD	STORM DRAIN LINE
SN	SIGN
SS	SANITARY SEWER LINE
PP	POWER POLE
TSL	TRAFFIC SIGNAL LIGHT
GV	GAS VALVE
FH	FIRE HYDRANT
PP	POWER POLE
SMH	SEWER MANHOLE
SLT	STREET LIGHT
TSL	TRAFFIC SIGNAL LIGHT
TREE	TREE

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF 6TH STREET SHOWN AS BEING N53°12'04"W PER R.S.B. 129/10.

BENCHMARK

CITY OF LOS ANGELES BENCHMARK NO. 12-05832, ELEVATION = 255.089' (ADJUSTED: 2000). DESCRIPTION: SPIKE 1.0' WEST OF WEST CURB SAN PEDRO STREET; 3.5' NORTH OF BEGINNING OF CURB RETURN, NORTH OF 6TH ST; SOUTH END OF CATCH BASIN.

RECORD DATA NOTE:

- R1 INDICATES RECORD DATA PER R.S.B. 129/10.
R2 INDICATES RECORD DATA PER M.R. 30/9-13.
(M&R) INDICATES MEASURED AND RECORD.

TREE NOTE:

ALL TREES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY WILL NEED TO BE REPLACED AT A 2:1 RATIO.

SUMMARY OF TREES

TREE #	NAME	PROTECTED	DIAMETER	HEIGHT	CONDITION	REMOVE	REPLANTED
1	INDIAN LAUREL FIG (FICUS NITIDA)	NO	24.1"	35'	POOR	YES	YES
2	INDIAN LAUREL FIG (FICUS NITIDA)	NO	22.8"	38'	POOR	YES	YES
3	INDIAN LAUREL FIG (FICUS NITIDA)	NO	21.3"	38'	FAIR	YES	YES
4	INDIAN LAUREL FIG (FICUS NITIDA)	NO	19.5"	35'	FAIR	YES	YES
5	TREE OF HEAVEN (AILANTHUS ALTISSIMA)	NO	30.0"	30'	POOR	YES	-

NO.	REVISIONS	APP'D.	DATE

PREPARED FOR:

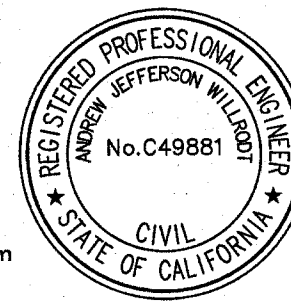
WEINGART CENTER ASSOCIATION

566 S. SAN PEDRO ST.
LOS ANGELES, CA 90013
PHONE: (213) 689-2183



FUSCOE

ENGINEERING
600 Wilshire, Suite 1470, Los Angeles, California 90017
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FOR LOT MERGER, SUBDIVISION
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DRAWN: KM
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SHEET 2 OF 2