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CITY PLANNING

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: August 7, 2023

110 South Boyle, L.P. (A)
c/o Many Mansions
1259 E. Thousand Oaks Blvd.
Thousand Oaks, CA 91362

City of Los Angeles (O)
Los Angeles Housing Department
c/o Ann Sewill
1200 West 7th Street, 1st Floor
Los Angeles, CA 90017

Mosun Mah (R)
Many Mansions
1259 E. Thousand Oaks Blvd.
Thousand Oaks, CA 91362

Vesting Tentative Map No. VTT-82765-M1
Address: 100, 110, 114 South Boyle Avenue
and 1800 East First Street
Related Case: CPC-2018-998-DB-CU
Community Plan: Boyle Heights
Zone: C2-1-RIO-CUGU, [Q]C2-1-RIO-
CUGU
District Map: 129A221
Council District: 14 – de Leon
CEQA No.: ENV-2018-999-EIR, Addendum
(January 2019) to Adelante Eastside
Redevelopment Project EIR; SCH No.
1997061065
Legal Description: Lots: FR 9, FR 10, and
FR 11; Block: None; and Tract: Workman
and Hollenbeck Tract

Last Day to File and Appeal: August 17, 2023

LETTER OF MODIFICATION

On January 22, 2020 and in accordance with provisions of Sections 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract Map No. VTT-82765, composed of 3 lots, located at 110 South Boyle Avenue for a maximum of **1 master ground lot and 4 airspace lots** for a maximum of **44 residential apartment units and 7,500 square feet of ground floor commercial**, as shown on map stamp-dated August 29, 2019. On February 21, 2023, the applicant filed for a Tract Map Modification, Case No. VTT-82765-M1, requesting that the Advisory Agency modify the Lot Lines for Lot 2, Lot 3 and Lot 4.

The applicant communicated that the modifications to the Lot Lines were a result based on revisions to architectural floor plans requested during the Building and Safety plan check process. The architectural changes resulted in three reductions: 1) the proposed commercial floor area, from 7,500 square feet in the original approval, to 6,821 square feet; 2) a Floor Area Ratio (FAR) from the previously approved FAR of 2.72:1, to FAR of 2.68:1; and 3) a reduction in the provided parking spaces from 45 spaces to 40 spaces.

A revised tract map stamped dated **March 3, 2023**, was distributed to City Departments for review and comment. Department comments were received from the following City Departments: Los Angeles Department of Building and Safety (LADBS) Grading, Los Angeles Department of

Building and Safety Zoning and Bureau of Engineering (BOE). LADBS Grading, LADBS Zoning and BOE did not submit new or modified conditions. In an email to Department of City Planning (DCP) dated March 6, 2023, BOE confirmed that their original recommended conditions have not changed and remain as listed in the original tract map approval. As part of this Modification case, the DAA considered the applicant's request to modify the Lot Lines for Lot 2, Lot 3 and Lot 4 and after careful review of this modification request, the Advisory Agency finds that modifications of the original Vesting Tentative Tract Map is adequate and is in compliance with the Los Angeles Municipal Code and the California Subdivision Map Act. The Advisory Agency is not modifying conditions. Therefore, pursuant to Section 17.03 and 17.11 of the LAMC, the Advisory Agency hereby approves **Revised Map stamp-dated March 3, 2023** and approves the subject **MODIFICATION** request as follows:

(Note: Grant and findings have been updated as listed below. Text that is **underlined and in bold** indicates the new language added to the finding. Text that is crossed out indicates text that has been deleted.)

MODIFY GRANT as follows:

The Advisory Agency approves Vesting Tentative Tract Map No. VTT-82765 composed of 3 lots, located at 110 South Boyle Avenue for a maximum of 1 master ground lot and 4 airspace lots for a maximum of 44 residential apartment units and ~~7,500~~ **6,821** square feet of ground floor commercial.

MODIFY FINDING OF FACT (a, b, c, d) as follows:

In connection with the approval of Vesting Tentative Tract Map No. VTT-82765 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. Pursuant to LAMC Section 17.05 C, tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Boyle Heights Community Plan, which designates the site with a Neighborhood Office Commercial land use designation. The land use designation lists the C1, C2, C4, RAS3 and P Zones as corresponding zones. The project site consists of three contiguous lots with two zoning designations, [Q]C2-1-RIO-CUGU (Lot FR 9) and C2-1-RIO-CUGU (Lots FR 10 and FR 11). The project site's zones, [Q] C2-1-RIO-CUGU and C2-1-RIO-CUGU, are consistent with the Neighborhood Office Commercial land use designation. Lot FR 9 is subject to Qualified "Q" Conditions pursuant to Ordinance No. 153,152, which

requires a building height not to exceed two-stories or 30 feet, a minimum setback of 15 feet from Boyle Avenue, a development that is in substantial conformance with Case No. CPC-28312, a 15-foot landscape buffer along Boyle Avenue with specific dimensions for tree planting, limitations on the types of signs allowed and limitations on the type of on-site lighting. The development limitations placed on Lot FR 9 are site specific to the development of a one-story laundromat facility. In 1981, a building permit and certificate of occupancy was issued for a new laundromat on Lot FR 9 and an associated surface parking lot on Lots FR 10 and 11.

On August 11, 2015, Mobility Plan 2035 an Element of the General Plan, was adopted by City Council. The Mobility Plan 2035 re-designated each of the City's arterial streets included in the General Plan Circulation System Maps from the 1999 Transportation Element to reflect the new arterial types included in the Street Standard Plan S-470.

First Street is classified as an Avenue II, which requires a 28-foot half-width roadway within a 43-foot half-width right-of-way. Currently, along the project frontage, First Street has a 35-foot half-width roadway within a 45-foot half-width right-of-way, which is 7 feet more roadway than what is otherwise required. The project proposes to reduce the roadway width on First Street by 7 feet resulting in a 28-foot half-width roadway and a 15-foot wide sidewalk for a total 43-foot half-width right-of-way.

Boyle Avenue is classified as a Modified Avenue II, which requires a 26-foot half-width roadway within a 43-foot half-width right-of-way. Currently, along the project frontage, Boyle Avenue has a 35-foot half-width roadway within a 45-foot half-width right-of-way, which is 9 feet more roadway than what is otherwise required. The project proposes to reduce the roadway width on Boyle Avenue by 9 feet resulting in a 26-foot half-width roadway and a 17-foot wide sidewalk for a total 43-foot half-width right-of-way.

The Bureau of Engineering states in their letter dated November 21, 2019 that the letter provided by the Department of Transportation dated November 18, 2019 satisfies the approval of the roadway narrowing along Boyle Avenue and First Street adjoining the tract as shown on the Vesting Tentative Tract Map stamp dated August 29, 2019. However, the Bureau of Engineering has required a condition of approval that the Department of Transportation determine in a letter to the City Engineer that the merger area on First Street and Boyle Avenue is not necessary for a Public Street. With compliance of the conditions of approval, the Vesting Tentative Tract Map will allow the roadway narrowing and excess 2 feet of the 5-foot easement to be merged with the subject site in compliance with the Mobility Plan 2035.

The project site has approximately 16,550 square feet of gross lot area. With the grant to merge 2 feet of a previously dedicated 5-foot easement along First Street and Boyle Avenue back into the project site, the project site will have approximately 15,136 square feet of net lot area. The site's [Q] C2-1-RIO-CUGU and C2-1-RIO-CUGU Zones permit a maximum of 38 dwelling units on a 15,136 net square-foot site. Per LAMC 12.22 C.16, one-half width of an abutting alley may be assumed to be a portion of the lot when computing the number of dwelling units allowed by the minimum lot area per dwelling unit requirements. The project site abuts a 16-foot wide alley, of which 8 feet can qualify toward the lot area for the purpose of computing the number of dwelling units allowed by the minimum lot area per dwelling unit. The half-width of the alley results in 1,290 square feet of area for a total lot area of 16,426 square feet, which allows 41 dwelling units.

On March 14, 2019, the Los Angeles City Planning Commission (CPC) approved Case No. CPC-2018-998-DB-CU allowing the construction, of a five-story, 44-unit affordable

housing development (of which 100 percent of the residential units will be restricted affordable units except for one manager's unit), 7,500 **6,821** square feet of ground floor commercial/retail and café/restaurant space and 45 **40** parking spaces (28 residential spaces and 17 commercial spaces) in a ground level parking garage and subterranean parking level **on site with a buildable area of 14,600 square feet. On February 3, 2020, the Advisory Agency approved a 2-foot merger along First Street and Boyle Avenue which increased the previously referenced buildable area from 14,600 square feet to 15,136 square feet. Under the requested modification,** the project measures 68 feet in height and contains 39,650 **40,552** square feet of floor area **and a buildable area of 15,136 square feet,** for a total Floor Area Ratio (FAR) of 2.72 **2.68:1**. In conjunction with the aforementioned project, the CPC approved a 10 percent Density Bonus for a project totaling 44 residential units reserving 15 percent, or 6 units, for Very Low Income Households, one On-Menu Incentive to allow an increase in the Floor Area Ratio (FAR), two Off-Menu Incentives to allow an increase in height up to 68 feet and a rear yard reduction to 10 feet, six Waivers of Development Standards to allow a loading space in the alley, a reduction in residential parking and number of compact stalls, and deviations from [Q] Conditions in Ordinance No. 153,152 for front yard setback, conformance with Exhibit A-1 attached to Case No. CPC-28312, and landscape requirements. Also approved was a Conditional Use to deviate from operating hours for commercial corner developments.

~~The applicant is requesting a~~ **On February 3, 2020, the Advisory Agency approved a** Vesting Tentative Tract Map for the merger and resubdivision of three (3) lots into a five (5) lot subdivision – one (1) ground lot and four (4) air space lots. Lot 1 is the master/ground lot. Lot 2 is an air space lot that will include one (1) commercial condominium unit with a total of 7,500 **6,821** square feet of commercial space that is located on the ground floor and fronts onto Boyle Avenue and First Street. Lot 3 is an air space lot that will include 44 residential apartment units located on floors 2 through 5 including residential open space amenities. Lot 4 is an air space lot that will include vehicle parking spaces for commercial uses located on the ground floor and subterranean parking garage level. Lot 5 is an air space lot that will include vehicle parking spaces for residential uses located in the subterranean parking garage level. As shown on the **modified** Vesting Tentative Tract Map, the project proposes to subdivide the project site into a five-lot subdivision that includes one (1) master ground lot and four (4) air space lots, which is consistent with the density permitted by the zone as approved by CPC.

Pursuant to LAMC Section 17.06 B, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, and 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. The project site is zoned [Q] C2-1-RIO-CUGU and C2-1-RIO-CUGU, which permits a maximum of 41 dwelling units on an approximately 16,426 square-foot site inclusive of the half-width of the alley. As the map is proposed for a five-lot subdivision that includes one (1) master ground lot and four (4) air space lots, it is consistent with the density permitted by Case No. CPC-2018-998-DB-CU and approved by CPC on March 14, 2019.

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 First Street and Boyle Avenue, consistent with the standards of the Mobility Element. The Bureau of Engineering states in their letter dated November 21, 2019 that the letter provided by the Department of Transportation dated November 18, 2019 satisfies the approval of the roadway narrowing along Boyle Avenue and First Street adjoining the tract as shown on the Vesting Tentative Tract Map stamp dated August 29, 2019. However, the Bureau of Engineering has required a condition of approval that the Department of Transportation determine in a letter to the City Engineer that the merger area on First Street and Boyle Avenue is not necessary for a Public Street. With compliance of the conditions of approval, the Vesting Tentative Tract Map will allow the roadway narrowing and excess 2 feet of the 5-foot easement to be merged with the subject site in compliance with the Mobility Plan 2035.

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 2010. The Bureau of Street Lighting recommends no street lighting improvements if no street widening per the Bureau of Engineering. Otherwise relocate and upgrade two (2) street lights on Boyle Avenue and two (2) street lights on First Street.

The applicant has requested a modification of the Advisory Agency's original tract map approval to allow a revision to the lot line configurations for Lot 2, Lot 3 and Lot 4 based on updates to architectural floor plans during the Building and Safety plan check process. The architectural changes resulted in a minor reduction in FAR, from the previously approved FAR of 2.72:1, to a new FAR of 2.68:1, and a reduction in the provided parking spaces from 45 spaces to 40 spaces. The reduction of FAR is mainly a result of a reduction in proposed commercial floor area, from 7,500 square feet in the original approval, to 6,821 square feet.

The purpose of the requested modification is to modify the proposed lot lines only to reflect these changes to the approved housing development. Planning staff has previously reviewed and approved these minor architectural changes to the Project itself as in substantial conformance with the original approval. No changes to the conditions of approval to case no. VTT- 82765 are required or requested. The design and layout of the Vesting Tract Map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the

Los Angeles Municipal Code. Thus, the requested modification is reasonably necessary and in conformity with the intent of the project's original approvals by the City Planning Commission and Advisory Agency, and with LAMC Article 7 and the Subdivision Map Act. Therefore, 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 consists of three (3) contiguous lots with two zoning designations, [Q]C2-1-RIO-CUGU (Lot FR 9) and C2-1-RIO-CUGU (Lots FR 10 and FR 11) that are designated for Neighborhood Office Commercial land use in the Boyle Heights Community Plan area. The project site consists of 16,550 gross square feet of lot area and 15,136 net square feet of lot area. The project site is a vacant site.

On March 14, 2019, the CPC approved Density Bonus On-Menu Incentives, Off-Menu Incentives, Waivers of Development Standards, and a Conditional Use to allow the construction, use and maintenance of a five-story, 100% affordable housing development containing 44 residential units, ~~7,500~~ **6,821** square feet of ground floor commercial space and ~~45~~ **40** parking spaces in a ground level parking garage and subterranean parking garage. The residential units are comprised of 33 Extremely Low Income units, 10 Very Low Income units and one manager's unit. The proposed project is 68 feet in height and contains 39,650 square feet of floor area, for a total Floor Area Ratio (FAR) of ~~2.72~~ **2.68**:1. The project consists of 6,821 square feet of ground floor commercial with four (4) levels above of residential units and amenities. The project provides a total of 5,469 square feet of usable open space, consisting of a 3,210 square-foot courtyard, a 300 square-foot deck, a 1,137 square-foot community room, and an 822 square-foot deck. The project's pedestrian entrance for residential units is located on First Street, providing access to the residential lobby, mailroom and elevator. The project's pedestrian entrances for the ground floor commercial is located along First Street and Boyle Avenue. The project provides two vehicular entrances, a driveway entrance from the adjacent 16-foot alley providing access to the 11 commercial parking spaces in the ground level parking garage and a driveway entrance from Boyle Avenue providing access to the 34 residential and commercial parking spaces in the subterranean level.

The project site is located within 1.65 km (1.02 miles) from the Upper Elysian Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area, high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. However, the site is located within the BOE Special Grading Area and will be required to comply with all applicable regulations as it pertains to development within the BOE Special Grading Area. 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.

On February 1, 2018, the Los Angeles Fire Department (LAFD) referred the project site to the State Regional Water Quality Control Board for further action because the analytical results from the soil vapor and soil samples identified Volatile Organic Compounds (VOCs) at various locations that exceeded the Los Angeles Regional Water Quality Control Board (LARWQCB) and the LAFD action levels. On February 1, 2018, the site was listed on GeoTracker (Case No. 900330470). On February 6, 2019, the Bureau of Engineering, Geotechnical Division on behalf of the CRA/LA – DLA submitted a Remedial Action Plan (RAP) to the LARWQCB. The project is required to mitigate and remove the toxic soils to the satisfaction of the LARWQCB prior to obtaining building permits as a mitigation measure.

The site is within Flood Zone Type X, which denotes areas with a minimal risk of flood. 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 applicant has requested a modification of the Advisory Agency's approval to revise the lot line configurations of Lot 2, Lot 3 and Lot 4 based on revisions to architectural floor plans required during the Building and Safety plan check process. The architectural changes resulted in a minor reduction in FAR, from the previously approved FAR of 2.72:1, to a new FAR of 2.68:1, and a reduction of provided parking spaces from 45 spaces to 40 spaces. The reduction of FAR is mainly a result of a reduction in proposed commercial floor area, from 7,500 square feet in the original approval, to 6,821 square feet.

The tract map 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. The Department of Building and Safety, Grading Division has reviewed the soils report prepared by Geocon West, Inc., dated May 3, 2019, and has issued a Soils Approval Letter dated September 16, 2019, Log No. 109815. Therefore, the site will be physically suitable for the proposed type of development.

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

The project site is located in an area surrounded by a mix of land uses, which includes multi-family residential, commercial uses, and a Metro Rail Station, as follows:

North: Property to the north, across First Street, is zoned C2-1-RIO-CUGU and developed with the Metro Gold Line Mariachi Plaza Station.

Northwest: Properties to the northwest, across First Street, are zoned R3-1-RIO-CUGU and developed with a four-story mixed-use building designated as a Historic Cultural Monument (HCM) No. LA-891, which contains ground floor commercial and 31 affordable housing units above and a related building of new construction that is a four-story affordable housing development with 20 affordable units and 21 parking spaces.

West: Properties to the west, across First Street, are zoned C2-1-RIO-CUGU and [Q]R4-1-RIO-CUGU and developed with a four-story affordable housing development and one- to two-story multi-family residences.

East: Properties to the east, across the 16-foot wide public alley, are zoned C2-1-RIO-CUGU and developed with one- to two-story mixed-use buildings or commercial structures.

South: Properties to the south are zoned [Q]R4-1-RIO-CUGU and developed with one- to two-story multi-family residences.

Southeast: Properties to the southeast are zoned RD1.5-1-RIO-CUGU and developed with one- to two-story multi-family residences.

The project proposes to construct a 100% affordable housing development containing 44 residential units, 7,500 **6,821** square feet of ground floor commercial space and parking

spaces in a ground level parking garage and subterranean parking garage that is five stories and a maximum height of 68 feet. As approved by the City Planning Commission on March 14, 2019, the density and height is consistent with the zone and land use designation.

The tract map 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. The Department of Building and Safety, Grading Division has reviewed the soils report prepared by Geocon West, Inc., dated May 3, 2019, and has issued a Soils Approval Letter dated September 16, 2019, Log No. 109815. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

All other conditions and findings of Vesting Tentative Tract No VTT-82765 shall remain as originally written.

VINCENT P. BERTONI, AICP
Advisory Agency

Deborah Kahen
DEBORAH KAHEN, AICP
Deputy Advisory Agency

DK:CD:mr

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has

established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to Forms for In-
Person Appeal Filing

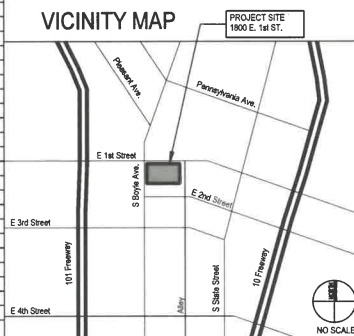


QR Code to BuildLA Appointment Portal
for Condition Clearance

CPC - 2018 - 998 - DB - CU

[illegible]

EXTERIOR LIGHTING
ANY NEW ONSITE LIGHTING SHALL BE SO ARRANGED AS TO PREVENT GLARE OR DIRECT ILLUMINATION ON ADJACENT RESIDENTIAL PROPERTIES. ALL OUTDOOR LIGHTING MUST BE SHIELDED.



SHEET NO.

A-001



1

The above drawings, specifications, ideas, designs and arrangements represented thereby and the shall remain the property of the Architect (YMA Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (YMA Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. All dimensions shall be taken from all dimensions and annotations on the job, and this office must be notified of any variances from the dimensions, and conditions, shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Y&M Architects

724 S. Spring Street #304, Los Angeles, CA 90014 Tel. 213 623 2107 www.ymorch.com

PROJECT COVER SHEET
SHEET INDEX, PROJECT INFORMATION

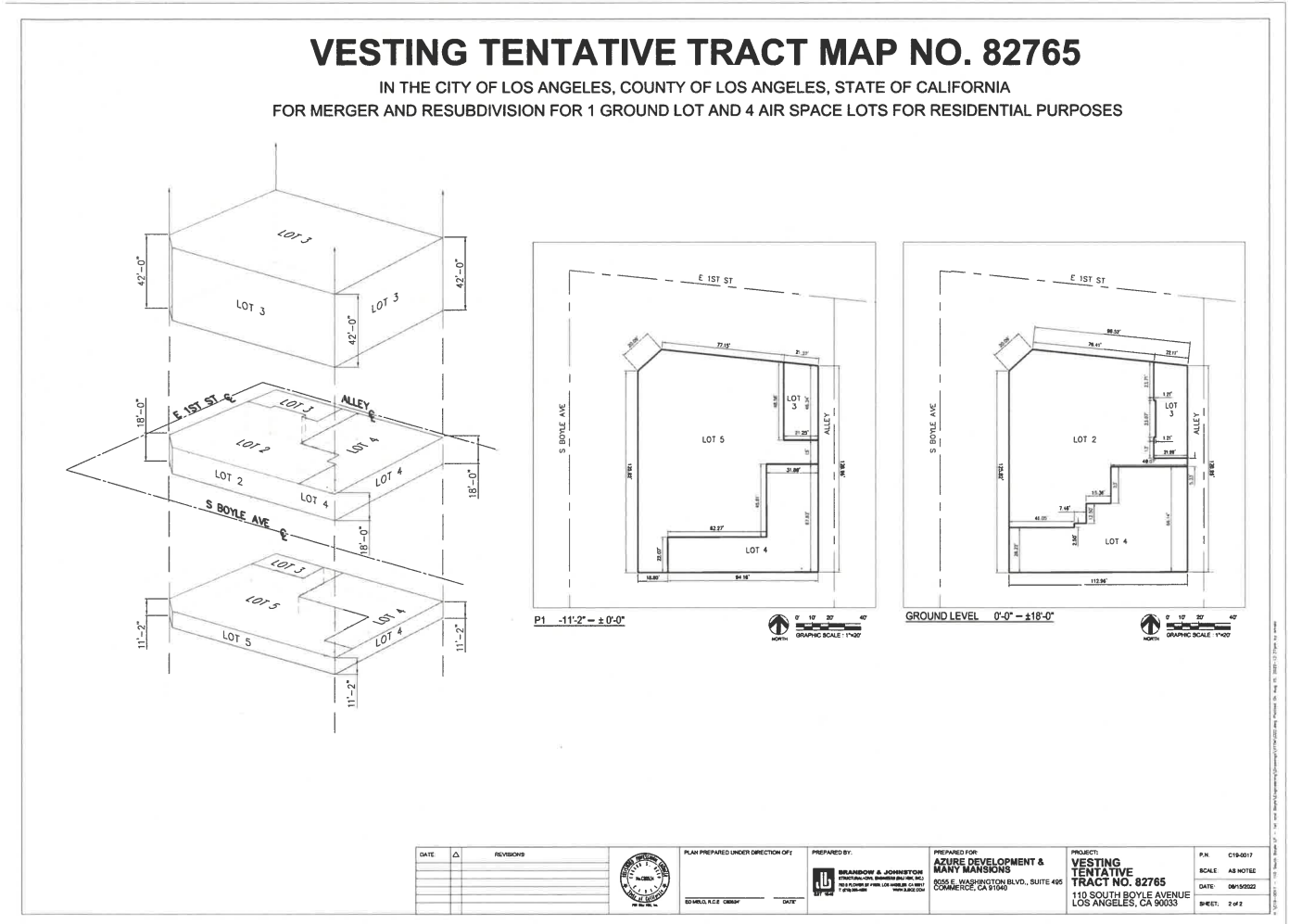
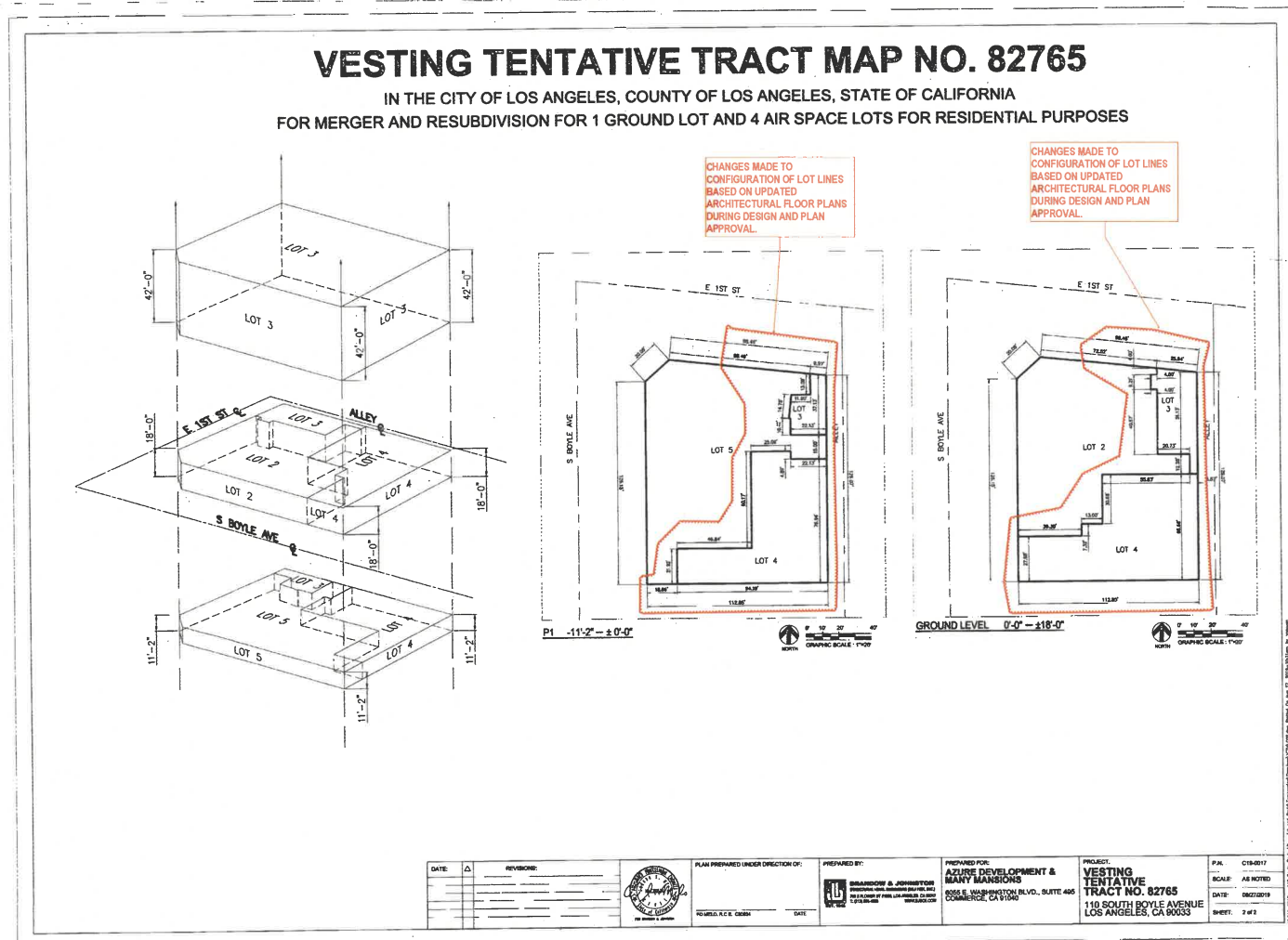
La Guadalupe
44 AFFORDABLE APARTMENTS, MIXED USE DEVELOPMENT
1800 E. 1st ST., LOS ANGELES, CA 90033
AZURE DEVELOPMENT & MANY MANIONS, L.P.
8055 WASHINGTON BLVD, SUITE 495, LOS ANGELES CALIFORNIA 91040
TELEPHONE: (323) 477-1100

REVIEWS	
PLANCHECK SUBMITTAL 11/19/2019	MEP PLANCHECK VERIFICATION 3/22/2020
PLANCHECK VERIFICATION 02/19/2020	FOR CONSTRUCTION 9/26/2021
PRICING PLAN 02/27/2020	
PLANCHECK VERIFICATION 10/16/2020	
PLANCHECK VERIFICATION 12/05/2020	

PLOTTED 11/19/19	SHEET NO.
SCALE AS NOTED	A-001
DRAWN RGP	
JOB no.	
SHEETS	

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11/22/2021 1:24 PM

VTT-82765-M1



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

MAR 03 2023

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

ORIGINAL

VESTING TENTATIVE TRACT MAP NO. 82765

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR MERGER AND RESUBDIVISION FOR 1 GROUND LOT AND 4 AIR SPACE LOTS FOR SUBDIVISION PURPOSES



VICINITY MAP
N.T.S.

GENERAL MAP NOTES:

1. MIXED-USE WITH 8,589 SF GROUND FLOOR RETAIL AND 44 RENTAL UNITS, 40 PARKING SPACES
2. A.P.N. 5174-018-900
3. THOMAS GUIDE: PAGE 634, J-4
4. EXISTING ZONING: C2-1-RIO-CUGU AND [Q]C2-1-RIO-CUGU
5. PROPOSED ZONING: C2-1-RIO-CUGU AND [Q]C2-1-RIO-CUGU
6. COMMUNITY REDEVELOPMENT AREA: BOYLE HEIGHTS
7. COUNCIL DISTRICT: CD 14 - KEVIN DE LEON
8. EXISTING LAND USE DESIGNATION: COMMERCIAL AND RESIDENTIAL MULTIPLE FAMILY
9. PROPOSED LAND USE DESIGNATION: NO CHANGE
10. DISTRICT MAP: 129A221
11. FLOOD HAZARD ZONE: FLOOD ZONE "X"
12. HILLSIDE GRADING AREA: YES
13. HILLSIDE ORDINANCE AREA: NO
14. COMMUNITY PLAN: BOYLE HEIGHTS
15. NO OAK TREES, WESTERN SYCAMORE, CALIFORNIA BAY, AND/OR CALIFORNIA BLACK WALNUT ON SITE
16. PROJECT IS NOT IN A METHANE ZONE
17. ADJACENT LAND USE: COMMUNITY COMMERCIAL & RESIDENTIAL
18. TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS: 44 MAX
19. PROPOSED TOTAL FLOOR AREA: APPROXIMATELY 40,552 SF
20. PROPOSED BUILDING HEIGHTS: NOT TO EXCEED 48'-0"
21. ALL PUBLIC UTILITIES ARE AVAILABLE WITHIN PUBLIC AND PRIVATE STREETS ADJACENT TO SUBDIVISION
22. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS AND/OR GEOLOGICAL HAZARD AREAS ON SITE
23. STREET DESIGNATION & CONDITION:
SOUTH BOYLE - MODIFIED AVENUE II
1ST STREET - AVENUE II
24. PROPOSED HIGHWAY DEDICATIONS/MERGERS:
A. 3'-0" DEDICATION ALONG SOUTH BOYLE AVENUE
B. 3'-0" DEDICATION ALONG 1ST STREET
C. 4'-0" DEDICATION ALONG PUBLIC ALLEY
25. PARKING: RESIDENTIAL AND COMMERCIAL PER CASE NO. CPC-2018-998-DB-CU
26. REQUEST TO MERGE EXCESS PUBLIC R/W ALONG BOYLE AND 1ST AS SHOWN ON THE MAP

LEGAL DESCRIPTION

LOTS 9, 10, AND 11 OF THE WORKMAN AND HOLLENBECK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGES 426 AND 427 MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 11, CONDEMNED BY THE CITY OF LOS ANGELES FOR WIDENING FIRST STREET, BY DECREE OF CONDEMNATION RECORDED IN BOOK 4427, PAGE 146 OF DEEDS CASE NO. 67319 SUPERIOR COURT.

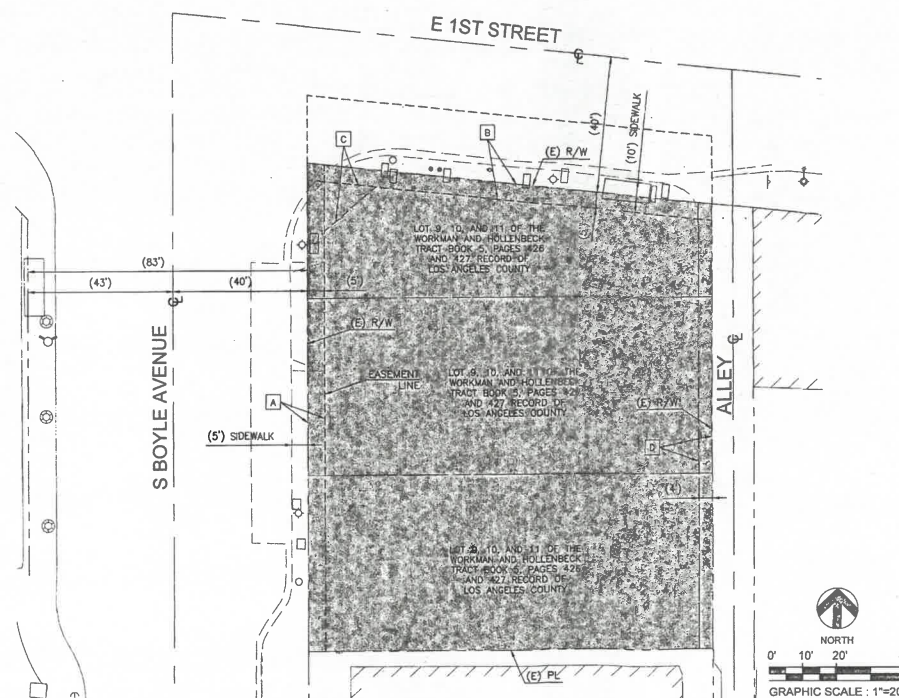
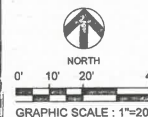
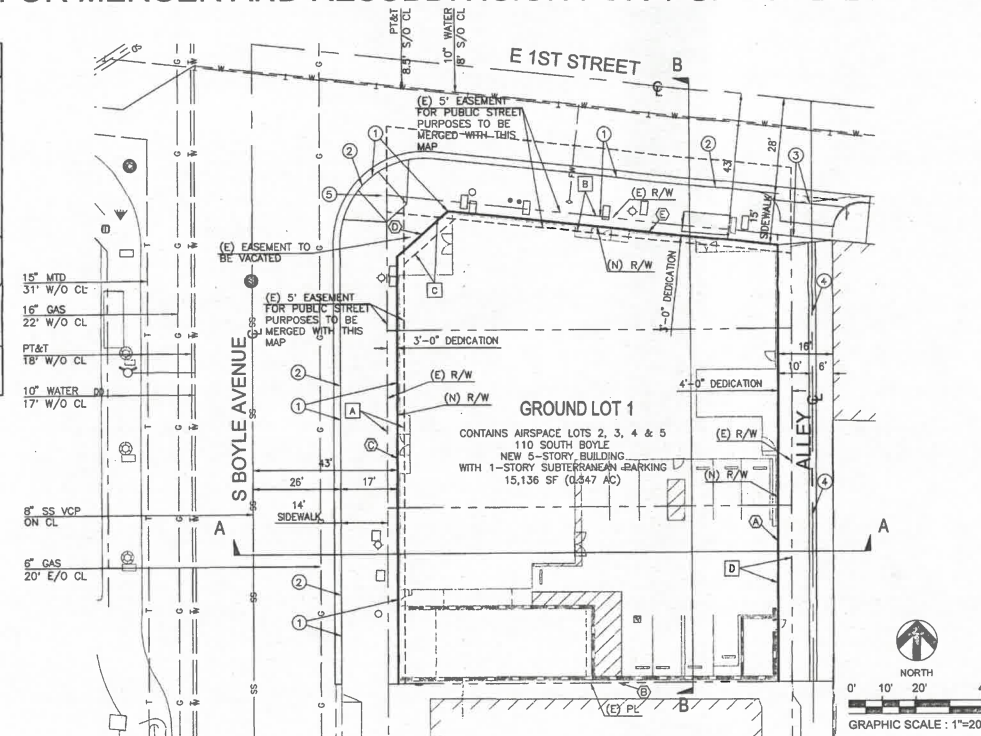
EXCEPTION ALL OIL, GAS AND OTHER HYDROCARBONS, GEOTHERMAL RESOURCES AS DEFINED IN SECTION 6903 OF THE CALIFORNIA PUBLIC RESOURCES CODE AND ALL OTHER MINERALS WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT WITHIN OR THAT MAY BE PRODUCED FROM SAID REAL PROPERTY.

AND FURTHER EXCEPTING THE SOLE AND EXCLUSIVE RIGHT FROM TIME TO TIME TO DRILL AND MAINTAIN WELLS OR OTHER WORKS INTO OR THROUGH SAID REAL PROPERTY AND THE ADJOINING STREETS, ROADS AND HIGHWAYS BELOW A DEPTH OF FIVE HUNDRED (500) FEET AND TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SUCH WELLS OF WORKS, OIL, GAS, WATER AND OTHER SUBSTANCES OF WHATEVER NATURE, INCLUDING THE RIGHT TO PERFORM BELOW SAID DEPTHS ANY AND ALL OPERATIONS DEEMED NECESSARY OR CONVENIENT FOR THE EXERCISE OF SUCH RIGHTS.

THE RIGHTS HEREINAFORE EXCEPTED DO NOT INCLUDE ANY RIGHT TO USE THE SURFACE OF SAID REAL PROPERTY OR THE FIRST FIVE HUNDRED (500) FEET BELOW SAID SURFACE OR TO CONDUCT ANY OPERATIONS THEREON OR THEREIN, AS RESERVED IN A DEED RECORDED MARCH 22, 1979 AS INSTRUMENT NO. 79-315200, OF OFFICIAL RECORDS.

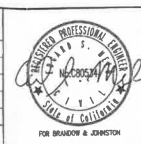
EASEMENTS:

- A. AN EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, FOR PUBLIC STREET AND ALLEY PURPOSES BY DOCUMENT RECORDED OCTOBER 29, 1981 AS INSTRUMENT NO. 81-1069223, OF OFFICIAL RECORDS.
- B. AN EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, FOR PUBLIC STREET AND ALLEY PURPOSES BY DOCUMENT RECORDED OCTOBER 29, 1981 AS INSTRUMENT NO. 81-1069223, OF OFFICIAL RECORDS.
- C. AN EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, FOR PUBLIC STREET AND ALLEY PURPOSES BY DOCUMENT RECORDED OCTOBER 29, 1981 AS INSTRUMENT NO. 81-1069223, OF OFFICIAL RECORDS.
- D. AN EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, FOR PUBLIC STREET AND ALLEY PURPOSES BY DOCUMENT RECORDED OCTOBER 29, 1981 AS INSTRUMENT NO. 81-1069223, OF OFFICIAL RECORDS.



EXISTING CONDITION

DATE:	REVISIONS:



PLAN PREPARED UNDER DIRECTION OF:

ED MELO, R.C.E. C80534

PREPARED BY:

BRANDON & JOHNSTON
STRUCTURAL-CIVIL ENGINEERS (S&J) INC.
700 S. FLOWER ST. #1000, LOS ANGELES, CA 90017
T: (213) 596-4500
WWW.B&JENGINEERS.COM
EST. 1946

ENGINEER

NAME: ED MELO, PE
BRANDON & JOHNSTON
ADDRESS: 700 S. FLOWER STREET, SUITE 1800
CITY: LOS ANGELES, CALIFORNIA 90017
PHONE: (213) 596-4550

PREPARED FOR:

AZURE DEVELOPMENT & MANY MANSIONS
6055 E. WASHINGTON BLVD., SUITE 495
COMMERCIAL, CA 91040

PROJECT:

**VESTING
TENTATIVE
TRACT NO. 82765**
110 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033

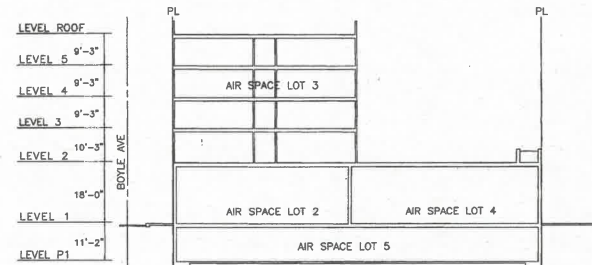
P.N.

C19-0017

SCALE: AS NOTED

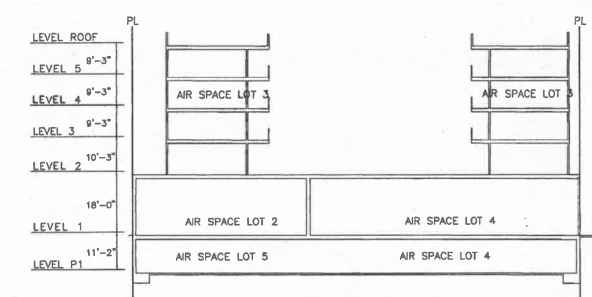
DATE: 08/27/2019

SHEET: 1 of 2



SECTION A-A

N.T.S.



SECTION B-B

N.T.S.

LOT SUMMARY

LOT 1 - GROUND LOT (15,136 SF OR 0.348 AC)
CONTAINS AIR SPACE LOT 2 (COMMERCIAL),
CONTAINS AIR SPACE LOT 3 (RESIDENTIAL),
CONTAINS AIR SPACE LOT 4 (COMMERCIAL PARKING),
CONTAINS AIR SPACE LOT 5 (RESIDENTIAL PARKING)
PRE-DEDICATED LOT AREA = 16,550 SF (0.380 ACRES)
POST-DEDICATED LOT AREA = 15,136 SF (0.348 ACRES)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF BOYLE AVENUE, PER RECORD OF SURVEY FILED IN BOOK 237, PAGES 8 THROUGH 13, INCLUSIVE, LOS ANGELES COUNTY RECORDS, SAID BEARING BEING N01°34'08"W.

CONSTRUCTION NOTES

1. NEW CONCRETE SIDEWALK
2. NEW 6" CONCRETE CURB & 2'-0" GUTTER PER CITY OF LA STD PLAN S-410-2
3. NEW DRIVEWAY PER CITY OF LA STD PLAN S-440-4
4. NEW CONCRETE V-GUTTER
5. NEW CURB RAMP PER CITY OF LA STD PLAN S-442-3.

LINE TABLE

LINE	LENGTH	BEARING
A	129.06'	N01°34'12"W
B	112.85'	N88°15'48"E
C	126.15'	N01°34'12"W
D	20.08'	N46°24'18"E
E	98.46'	N85°37'12"W

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR REVIEW
TENTATIVE MAP
AUG 29 2019

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

CITY OF LOS ANGELES MAP/PLAN REFERENCES

SUBSTRUCTURE MAP 483C
SEWER WYE MAP 129A221
DRAINAGE MAP 515
SEWER PROFILE 15175
DISTRICT MAP 129A221

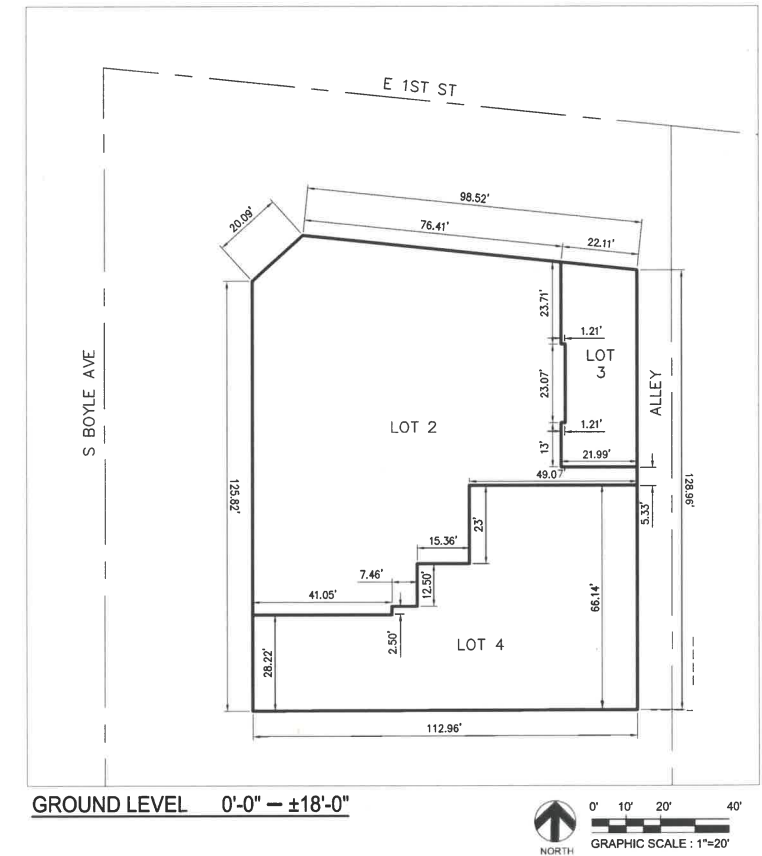
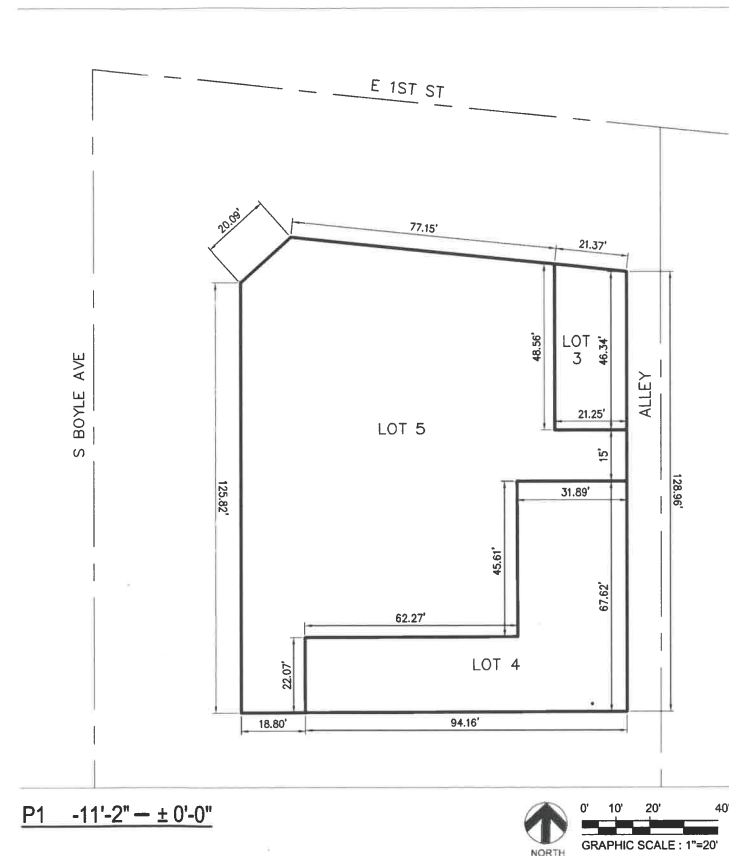
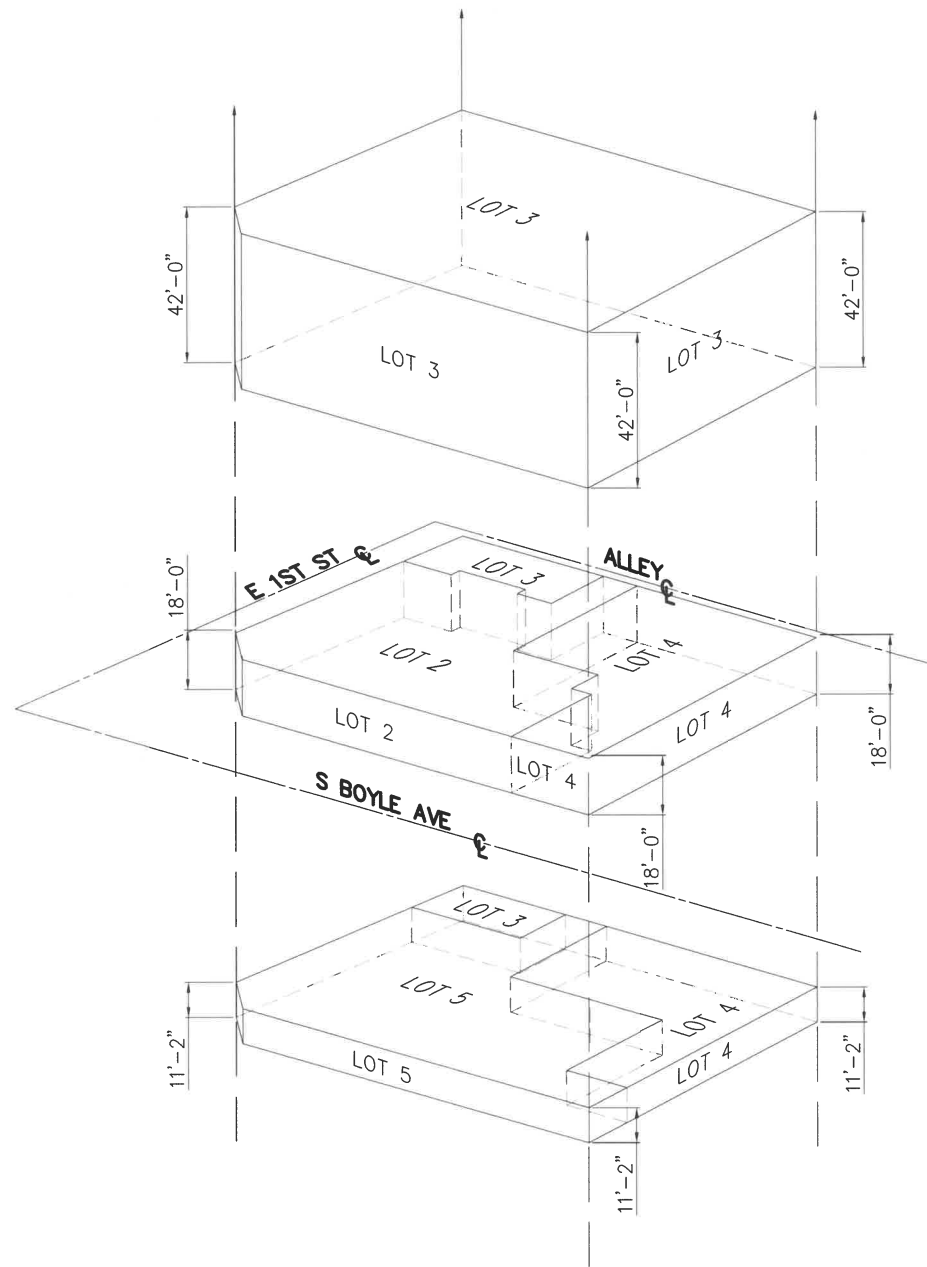
RECORD OWNER & SUBDIVIDER

SUBDIVIDER: AZURE DEVELOPMENT & MANY MANSIONS
ADDRESS: 6055 E. WASHINGTON BLVD., SUITE 495
COMMERCIAL, CA 91040
PHONE: (323) 477-1160

ORIGINAL

VESTING TENTATIVE TRACT MAP NO. 82765

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR MERGER AND RESUBDIVISION FOR 1 GROUND LOT AND 4 AIR SPACE LOTS FOR RESIDENTIAL PURPOSES



DATE:	REVISIONS:



PLAN PREPARED UNDER DIRECTION OF:
ED MELO, R.C.E. C80534
DATE:

PREPARED BY:
BRANDOW & JOHNSTON
STRUCTURAL-CIVIL ENGINEERS (BAJ H&K, INC.)
700 S FLOWER ST #1800, LOS ANGELES, CA 90017
T: (213) 596-4500
WWW.BAJSC.COM

PREPARED FOR:
AZURE DEVELOPMENT & MANY MANSIONS
6055 E. WASHINGTON BLVD., SUITE 495
COMMERCE, CA 91040

PROJECT:
VESTING TENTATIVE TRACT NO. 82765
110 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033

P.N. C19-0017
SCALE: AS NOTED
DATE: 08/15/2022
SHEET: 2 of 2

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK
HELEN LEUNG
YVETTE LOPEZ-LEDESMA
KAREN MACK
DANA M. PERLMAN
RENEE DAKE WILSON

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

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

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

December 13, 2022

Owner

Los Angeles Housing Department
Ann Sewill
1200 West 7th Street, 1st Floor
Los Angeles, CA 90017

Applicant

110 South Boyle, L.P.
c/o Many Mansions
1259 East Thousand Oaks Boulevard
Thousand Oaks, CA 91362

Representative

Many Mansions
Mosun Mah
1259 East Thousand Oaks Boulevard
Thousand Oaks, CA 91362

RE: Vesting Tentative Tract Map No. 82765

Address: 100, 110, 114 South Boyle Avenue and
1800 East First Street

Community Plan: Boyle Heights

Council District: 14 – de Leon

Zone: C2-1-RIO-CUGU, [Q]C2-1-RIO-CUGU

CEQA: ENV-2018-999-EIR (SCH No.
1997061065)

EXTENSION OF TIME

On January 22, 2020, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 82765 composed of three lots, located at 110 South Boyle Avenue for a maximum of one master ground lot and four airspace lots for a maximum of 44 residential apartment units and 7,500 square feet of ground floor commercial, and to merge two feet of a previously dedicated five-foot easement along First Street and Boyle Avenue back into the project site, as shown on map stamp-dated August 29, 2019, in the C2-1-RIO-CUGU and [Q]C2-1-RIO-CUGU Zones, within the Boyle Heights Community Plan. 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. 82765. Therefore, the new expiration date for the subject map is **January 22, 2029**.

VINCENT P. BERTONI, AICP
Director of Planning

Mindy Nguyen
Deputy Advisory Agency
VPB:MN:SY

cc: Councilmember Kevin de Leon

TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles – Department of City Planning

1. TIME EXTENSION REQUEST

CASE #: VTT-82765 PROJECT ADDRESS: 1800 E. 1st Street, LA, CA 90033

DATE OF APPROVAL: 1.20.20 EFFECTIVE DATE OF APPROVAL: 2.3.20

2. JUSTIFICATION/REASON FOR TIME EXTENSION

The applicant must set forth the reasons for requesting the extension and provide sufficient factual material to support a finding that the subject project could not have a valid permit from LADBS issued, and that construction could not have begun and carried on diligently without suspension or abandonment of work; or in the case of an approval that does not require permits, that operations of the use could not have commenced.

BOE's permit case manager noted the following discrepancies b/w the approved VTTM82765 & the final
mylars, and requested we resubmit to DBS for approval. We respectfully request extension to complete.

1) Mylar Floor Portions 3, 4, & 5 from elevations 302.83' to 314.00' differ from VTTM.

2) Mylar Floor Portions 2, 3, & 4 from elevations 314.00' to 332.00' differ from VTTM.

3. ADDITIONAL INFORMATION/REQUIREMENTS

- Time extensions for approvals determined by the Director of Planning, the Zoning Administrator, or the Area/City Planning Commission can only be granted for cases filed on or prior to May 19th, 2012 (effective date of Multiple Approvals Ordinance – Ord. 182,106).
- By-Right Time Extensions per Ordinance 182,106 are not granted via this form. See the form titled “By-Right Time Extensions per Ordinance 182,106” (CP-7746.1) to effectuate by-right extensions.
- Tract Maps, Parcel Maps, Private Streets, and other approvals determined by the Advisory Agency are allowed a 6 year extension pursuant to LAMC Section 17.07 A2. An additional 1 year extension may be granted for approvals that were *already* granted a 5 year time extension pursuant to LAMC Section 17.07 A2, *prior* to the effective date of Ordinance 180,647, effective 04/30/09 (which extended the time extension life from 5 years to 6 years).
- Time extension application must be filed with a copy of the *final* Letter of Determination. If an application was approved after an appeal to the APC, CPC, or City Council, a copy of the Letter of Determination approved by that body must be filed.

4. OWNER/APPLICANT INFORMATION

Applicant: 110 South Boyle, L.P. Company: c/o Many Mansions
Address: 1259 E. Thousand Oaks Blvd. Telephone: 805-496-4948
Zip: Thousand Oaks, CA 91362 E-mail: Rick@manymansions.org

Property Owner: Ann Sewill, General Manager Company: Los Angeles Housing Department (LAHD)
Address: 1200 West 7th Street, 1st Floor Telephone: _____
Zip: Los Angeles, CA 90017 E-mail: ann.sewill@lacity.org

Representative: Mosun Mah Company: Many Mansions
Address: 1259 E. Thousand Oaks Blvd. Telephone: 213-716-0685
Zip: Thousand Oaks, CA 91362 E-mail: MosunM@manymansions.org

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

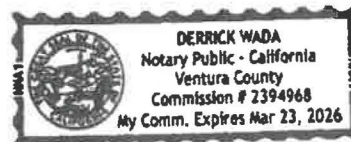
- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature:  Print: Rick Schroeder

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Ventura, On November 1, 2022 before me, Derrick Wada, Notary Public
(Insert Name of Notary Public and Title)
personally appeared Rick Schroeder, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

 (Seal)
Signature



Planning Staff Use Only

Amount 1250.91	Invoice No. 84357	Reviewed and Accepted by SHASHA YU	Date 11/14/22
----------------	-------------------	------------------------------------	---------------

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Ventura }

On November 1, 2022 before me, Derrick Wada, Notary Public
(Here Insert name and title of the officer)

personally appeared Rick Schroeder
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose
name~~(s)~~ is are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity~~(ies)~~, and that by
his/her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of
which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages Document Date

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary working and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: January 22, 2020

Appeal Date: February 3, 2020

City of Los Angeles (O)
Housing and Community Investment
Department
1200 West 7th Street, 8th Floor
Los Angeles, CA 90017

Vanessa Delgado (A)
Azure Development
6055 East Washington Boulevard,
Suite 495
Commerce, CA 90040

Alfred Fraijo Jr. (R)
Sheppard Mullin Richter & Hampton,
LLP
333 South Hope Street, 43rd Floor
Los Angeles, CA 90071

RE: Vesting Tentative Map No. VTT-82765
Address: 100, 110, 114 South Boyle Avenue
and 1800 East First Street
Related Case: CPC-2018-998-DB-CU
Community Plan: Boyle Heights
Zone: C2-1-RIO-CUGU, [Q]C2-1-RIO-
CUGU
District Map: 129A221
Council District: 14 – Huizar
CEQA No.: ENV-2018-999-EIR, Addendum
(January 2019) to Adelante Eastside
Redevelopment Project EIR; SCH No.
1997061065
Legal Description: Lots: FR 9, FR 10, and
FR 11; Block: None; and Tract: Workman
and Hollenbeck Tract

In accordance with provisions of Sections 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency found, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report, Case No. ENV-2018-999-EIR, SCH No. 1997061065; certified on September 17, 1998; and pursuant to CEQA Guidelines Section 15162 and 15164, and as supported by the Addendum dated January 2019 that no major revisions to the EIR are required and no subsequent EIR or negative declaration is required for approval of the project; and approves Vesting Tentative Tract Map No. VTT-82765 composed of 3 lots, located at 110 South Boyle Avenue for a maximum of **1 master ground lot and 4 airspace lots** for a maximum of **44 residential apartment units and 7,500 square feet of ground floor commercial**, and to merge 2 feet of a previously dedicated 5-foot easement along First Street and Boyle Avenue back into the project site, as shown on map stamp-dated August 29, 2019, in the Boyle Heights Community Plan. This unit density is based on the C2-1-RIO-CUGU and [Q] C2-1-RIO-CUGU Zones. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) 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

Contact Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or at (213) 808-8588.

1. That the **Central District Office** of City Department of Transportation in a letter to City Engineer shall determine that the merger area is not necessary for future Public Street.
2. That City Department of Transportation in a letter to City Engineer approve the proposed roadway narrowing along Boyle Avenue and First Street adjoining the tract as shown on the tentative tract map stamp dated August 29, 2019. **(DOT Letter dated November 18, 2019 in the City Engineer's tract file may be used to clear this condition).**
3. That the Department of the City Planning determine that the Proposed merger area is consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.
4. In the event that Department of Transportation and the City Planning Department have no objection to the street merger then a 2-foot wide existing public right-of-way (43-foot measured from centerline of **First Street** (excluding 15-foot by 15-foot property line corner cut)be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer: **A Certified Survey Plan shall be submitted showing exact area to be merged for the final map processing.**
 - a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all utility agencies maintaining existing facilities within the area being merged.
5. In the event that Department of Transportation and the City Planning Department have no objection to the street merger then a 2-foot wide existing public right-of-way (43-foot measured from centerline of **Boyle Avenue** (excluding a 15-foot by 15-foot property line corner cut)be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer: **A Certified Survey Plan shall be submitted showing exact area to be merged for the final map processing.**
 - a. That consents to the future street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have underlying or other certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all utility agencies maintaining existing facilities within the area being merged.

6. That any surcharge fee in conjunction with the street mergers requests be paid.
7. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewer in the area.
8. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
9. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.

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.

10. 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 Geology and Soils Report Approval dated September 16, 2019, Log No. 109815 and attached to the case file for Vesting Tentative Tract No. 82765.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Contact Eric Wong of the Department of Building and Safety Zoning Section at (213) 482-6876.

11. 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 affidavit AFF-28227. 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.
 - b. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

- c. Provide a copy of [Q] condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
- d. The submitted Map does not comply with the allowable maximum density (400 s.f. of lot area/dwelling unit) requirement of the C2-1-RIO-CUGU/[Q]C2-1-RIO-CUGU Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- e. The proposed floor area exceed the allowable floor area ratio in the requirement of the C2-1-RIO-CUGU/[Q]C2-1-RIO-CUGU Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- f. Submit a revised Map that dimensions each air space lot with the upper and lower elevations. The final Map shall be based upon a site plan which accurately describes the location of such lots.
- g. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes:

Each Air Space lot shall have access to a street by one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A.4(a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

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

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

DEPARTMENT OF TRANSPORTATION

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

Note:

Department of Transportation in a letter to City Engineer dated November 18, 2019 agreed to street mergers and roadway narrowing.

DEPARTMENT OF WATER AND POWER

13. 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).

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

BUREAU OF SANITATION

15. 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 September 18, 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

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 three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Please contact Park Fees staff at (213) 202-2682 or rap.parkfees@lacity.org for any questions or comments.

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

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

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at (213) 847-3077 for permit information.

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, which can be requested at planning.lacity.org.

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 of one (1) master ground lot and four (4) air space lots.
 - b. That the subdivider shall comply with [Q]/(Q) Conditions per Ordinance Nos. 153,152 and 166,585 except as otherwise granted or modified by Case No. CPC-2018-998-DB-CU.
 - c. 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.
 - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - e. 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.
 - f. **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.

- g. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.

20. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. CPC-2018-998-DB-CU shall be submitted to the satisfaction of the Advisory Agency.
21. 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 15 percent or 6 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 (lower- or 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

22. 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. 23** 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, post construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
23. 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. Aesthetics

- a. New development shall be reviewed by CRA to ensure adherence and implementation of all applicable Planning and Zoning Code provisions.
- b. Design standards shall be developed and adopted to assure compatibility between new and pre-existing development in forms of scale and appearance.
- c. New development along commercial corridors shall be coordinated with adjacent development by use of similar design treatments, streetscape improvements, and rehabilitation of adjacent structures.
- d. New development shall incorporate community focal points and neighborhood identity into building plans.
- e. To the extent feasible, existing urban design, architectural, historical resources shall be retained.
- f. Street trees shall be replaced on an at least 1:1 basis; new development shall adhere to the landscaping Ordinance.
- g. Off-street parking shall be incorporated into building plans.

- h. New industrial development shall be designed to harmonize with adjacent industrial uses and be enhanced with appropriate landscaping and design guidelines.
- i. Future development near Metro stations shall harmonize with adjacent land uses.
- j. Future development shall consider significant views and ensure they are protected.
- k. New development shall adhere to height district and building setback restrictions. New building designs shall harmonize with existing development patterns. Building setbacks should be considered in the design of new multi-story development adjacent to residences.
- l. New development shall adhere to lighting standards and requirements in the Zoning Code and Landscape Ordinance. New lighting shall avoid illumination of adjacent properties. Individual projects shall be evaluated on a case-by-case basis to ensure lighting and glare is not objectionable.

MM-2. Air Quality / Greenhouse Gas Emissions

- a. Contractors shall comply with SCAQMD regulations including Rules 402, 403, 1403, and 1113. Specific measures to be followed include:
 - Moisten soil/debris before grading.
 - Water exposed surfaces at least twice a day.
 - Treat area that will be exposed for extended periods.
 - Wash tires and under-carriages of departing trucks.
 - Street sweep as needed.
 - Securely cover trucks loaded with dirt.
 - Cease grading under windy conditions.
 - Seal graded areas as soon as possible.
 - Keep debris piles wet after demolition.
- b. Contractors shall:
 - Maintain equipment in peak condition.
 - Use low-sulfur diesel fuel in equipment.
 - Use electric equipment if possible.
 - Shut engines off when not in use.
 - Recommend that construction workers wear masks during demolition to avoid breathing lead particles.

MM-3. Cultural Resources / Tribal Cultural Resources

- a. Construction activity that involves major ground disturbance has the potential to disturb, scatter, or relocate archaeological or paleontological resources. Therefore, it is recommended that a Society of Professional Archaeologists-qualified archaeologist or qualified paleontologist, respectively, be contacted immediately should unanticipated archaeological or paleontological resources remain be encountered during development or construction-related activities within the limits of the proposed project area.

Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground

disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the Gabrieleno Band of Mission Indians-Kizh Nation. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources ("OHR").

The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and OHR.
2. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.

4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.

5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.

7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.

- b. To the extent feasible, historic resources shall be incorporated into future development and not be demolished.
- c. Rehabilitation of historic buildings shall meet the Secretary of the Interior's Standards.
- d. New developments greater than one story shall be set back from adjacent one-story historic buildings to reduce shade and shadow impacts.
- e. New developments adjacent to historic resources shall be compatible in size, scale, material, fenestration, and massing.
- f. The Bureau of Street Lighting, with assistance from project developers, shall consider retaining, upgrading, and refurbishing historic streetlamps.
- g. Vacant building reuse that could affect historic resources shall occur with careful consideration to compatible uses, protecting property setting integrity, and avoiding alteration to existing historic features.
- h. Document historic resource to be demolished, provide monetary contribution to preservation, or incorporate character defining historic feature into development.

MM-4. Geology and Soils

- a. Improperly abandoned oil wells shall be identified during the geotechnical investigations for project facilities and properly abandoned. If methane gas is present, its occurrence shall be monitored.
- b. The impacts of corrosive soils shall be mitigated by sampling and chemical testing of site soils by the geotechnical engineer. The geotechnical report shall include measures to protect cement and metal pipes and conduits from impacts of corrosive soils.
- c. Construction of new development shall conform to all applicable provisions of the Los Angeles Municipal Code, including the revised (1992 as amended) Division 23, Section 2312 of the Building Code. The information regarding ground motion and spectra response determined from the dynamics analysis shall be implemented in the seismic design of future buildings. Future construction shall conform to the Uniform Building Code's earthquake design criteria for Seismic Zone 4, as well as the 1990 Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.
- d. Appropriate mitigation, which could include the use of soil improvement techniques such as stone columns or dynamic compaction, or use of deep foundations, is dependent on site-specific conditions, which will be identified by geotechnical investigation.

MM-5. Hazards and Hazardous Materials

- a. If there is a low potential for encountering hazardous waste, the following shall be performed: review available environmental records, complete a thorough historical land use assessment, and perform a site inspection. Results of the site inspection or sampling may lead to further site investigation and assessment.
- b. If there is a moderate potential for encountering hazardous waste, a site inspection shall be performed. Drilling test holes and collecting samples to confirm remediation should occur at leaking underground storage tank sites where new basements, subterranean parking, or deep (>5') foundation excavations are planned. Sites with underground storage tanks where the status and/or number of tanks is not reported should undergo further record review. In active underground storage tank site should be thoroughly evaluated. Development of sites with non-leaking underground storage tanks should include tank removal. Discovery of unknown contamination will prerequisite remedial plans.
- c. If there is a high potential for encountering hazardous waste, the following shall occur: research records, perform site inspection, and contact responsible party. Where practical, remediation may continue during planning or be included in the development plans. Abandoned sites or sites judged to be not fully characterized may require further investigation and preparation of remedial.

Prior to the issuance of building permits, with the exception of grading permits and permits necessary for site clean up, the Applicant shall complete site remediation under the oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB) through Case No. 900330470. The Applicant shall perform the remediation based on a LARWQCB approved Remedial Action Plan (RAP), or as amended by the LARWQCB.

Confirmation sampling shall be performed to measure its effectiveness under the oversight of the LARWQCB. The confirmation sampling plan consisting of soil

samples and soil gas samples as shown on Figure 3 shall be implemented, or as amended by the regulatory agency. Analysis of soil and soil gas samples shall be performed using EPA Method 8260B with oxygenates using DTSC HERO residential detection limits.

Based on the results of the confirmation sampling, a Human Health Risk Screen for the Site following the procedures outlined in the current edition of the DTSC Vapor Intrusion Screening-Level Model for Soil Gas shall be performed at the completion of remediation. Results of the confirmation sampling and Human Health Risk Screen shall be submitted to the regulatory agency. The applicant shall submit to the case file, CPC-2018-998-DB-CU, prior the issuance of building permits, evidence of case closure by the LARWQCB.

- d. Qualified personal shall perform all work related to hazardous materials.
- e. At sites where, underground storage tanks are suspected, the presence of such tanks must be proved.
- f. Prior to construction on a site, a developer must provide the Fire Department with a summary of all remediation activity.
- g. Monitor development sites during demolition and excavation.
- h. If excavation of contaminated soil is required, an Excavation management Plan shall be submitted to the SCAQMD and a permit shall be obtained.
- i. The Division of Oil, Gas, and Geothermal Resources must be contacted if any sites containing abandoned or plugged oil or gas wells will be modified.
- j. The use of transportation rights-of-way or agricultural land may require pesticide and herbicide characterization studies.
- k. The history of hazardous materials use on a site should be disclosed before the site is acquired.
- l. If unknown contamination at a site is encountered, the nature of the contamination should be determined, and possible remediation plans developed before work on the site is permitted to continue.
- m. A source control program for facilities handling hazardous materials shall be developed.

MM-6. Hydrology and Water Quality

- a. A hydrological assessment shall be prepared for all proposed projects in areas with a high groundwater table. This assessment shall assess effects on associated aquifers as well as pumping and dewatering requirements.
- b. If groundwater is encountered during construction, a dewatering system shall be installed and special shoring installation techniques implemented, as required by local building codes and regulations, to reduce the potential for the caving of sand soils. If high groundwater levels affecting foundations, basement walls, or floor slabs are encountered, special remedial measures should be incorporated as part of the project design in compliance with the requirements of local codes. The

hydrostatic design or subdrain system should be subject to review and approval by the Los Angeles Department of Building and Safety.

- c. State Water Resources Control Board Phase I storm water regulations require construction activities disturbing fewer than 5 acres that are part of a larger common plan of development to obtain a General Permit. Individual projects may be required to obtain a Phase II NPDES General Permit (Phase II General Permit). As a component of the Phase II General Permit, a Storm Water Pollution Prevention Plan shall specifically identify Best Management Practices to mitigate water quality impacts on receiving waters due to surface water runoff from the project site. The implementation of Best Management Practices or pollution and erosion control measures may include the placement of sandbags around basins, construction of a berm to keep runoff from flowing into the construction site, and keeping motor vehicles at a safe distance from the edge of excavation. Additional measures include the use of proper grading techniques; appropriate sloping, shoring, and bracing of the construction site; and covering or stabilizing topsoil stockpiles.

MM-7. Land Use Planning

- a. Design considerations such as screening, setbacks, landscaping, transitional building setbacks, the location of loading docks and delivery areas and appropriate improvements to selected intersection and roadway segments shall be incorporated in new commercial developments to minimize adverse effects and/or nuisances.
- b. Design considerations such as screening, setbacks, landscaping, transitional building setbacks, the location of loading docks and delivery areas, and appropriate improvements to selected intersections and roadway segments shall be incorporated in new industrial developments to minimize adverse effects and/or nuisances.
- c. Siting and design criteria shall be established for the location of residential uses in a commercial zone (e.g. in mixed-use situations).
- d. Submit development proposals to the Agency for determination of conformance with the Redevelopment Plan and to Building & Safety Department for land use/zoning consistency determination. New developments shall obtain the necessary zone changes, conditional use permits, use variances, or other actions as required by the City's Planning and Zoning Code.
- e. Truck routes shall be posted and trucks shall be prohibited from residential areas.
- f. The Agency shall coordinate with the County LARMP and Redevelopment Plan consistency.

MM-8. Noise

- a. The projects constructed within the proposed Project Area shall comply with applicable City noise regulations.
- b. For individual projects within the proposed Project Area, a procedure shall be established by the CRA to require notification of adjacent property owners and

tenants, particularly residences and schools, of time periods when there would be noisy construction activities. Appropriate mitigation would then be established.

- c. During construction, the contractors for projects within the proposed Project Area shall muffle and shield intakes and exhaust, shroud and shield impact tools, and use electric-powered rather than diesel-powered construction equipment, as feasible.
- d. During construction of projects within the proposed Project Area, truck haul routes (demolition waste, dirt, excavation, cement, materials delivery) shall be designated and approved by appropriate city and state bodies.
- e. Truck loading and trash pickup areas shall be located as far away as possible from adjacent residences. These facilities shall use screening walls or be enclosed.

MM-9. Population and Housing

- a. Displaced residential and business property owners and tenants shall receive assistance under established state and local relocation assistance procedures:
 - Provide the standard per-unit relocation assistance fee for private development.
 - Provide relocation assistance pursuant to the Uniform Relocation Act to residential and business occupants.
 - Provide assistance finding relocation housing and replacement sites for businesses displaced by CRA-assisted development.
- b. For individual projects within the proposed Project Area, a procedure shall be established by the CRA to require notification of adjacent property owners and tenants, particularly residences and schools, of time periods when there would be noisy construction activities. Appropriate mitigation would then be established.

MM-10. Public Services and Recreation

- a. Fire-flow levels shall be monitored closely by the Department of Water and Power to ensure that they do not fall below the minimum requirements. Improvements to the water system that may be required to provide adequate fire-flow levels may be charges to developers of individual projects within the area.
- b. Intersection improvement measures should be implemented as discussed in Section 3.6, Traffic and Circulation, to improve intersection traffic operations and thereby improve initial emergency response capabilities.
- c. New development shall comply with applicable fire regulations and codes for providing emergency access.
- d. New development shall comply with LAFD measures to reduce the impact on fire protection services.
- e. Intersection improvements should be implemented as discussed in Section 3.6, Traffic and Circulation.

- f. As the individual project development level, the project sponsor shall consult with the LAPD's Crime Prevention Unit on the design and implementation of a security plan for the development.
- g. Private security guards and video surveillance shall be employed as appropriate to provide additional security.
- h. All commercial and industrial buildings shall be equipped with robbery/burglar alarms which shall be monitored by a central receiving station.
- i. Parking areas shall be open to public view.
- j. Security lighting shall be full cutoff fixtures that minimize glare from the light source and provide light downward and inward to structures to maximize visibility.
- k. The following specific measures should be incorporated into proposed developments to strengthen crime prevention:
 - Video cameras and security guards should be used to patrol parking areas. A security guard to patrol office floors should also be considered.
 - Consultation with the Police Department's crime prevention unit concerning crime prevention features appropriate to the particular design of the project.
 - Control employee parking areas with an electronic card-key gate, in conjunction with a closed-circuit television system.
 - Provide sufficient off-street parking for all building employees and anticipated patrons and visitors.
- l. All businesses desiring to sell or allow consumption of alcoholic beverages within the proposed Project Area shall be reviewed by the LAPD per established or applicable regulations or procedures.
- m. All new developments shall provide the appropriate police division commanding officer with a detailed diagram of the project, which should include access routes, unit numbers, and any information that would facilitate police response.
- n. To minimize student safety concerns, construction vehicles shall not be parked or staged next to schools and, to the greatest extent feasible, haul trucks shall not be routed past District schools except when schools are not in session.
- o. Where feasible and appropriate, open space in existing public facilities, such as school grounds, should be available for after-hour recreational use.
- p. For commercial and industrial development in specific parts of the Project Area, design guidance should require some open space and/or recreational features to be included in landscaped areas.

MM-11. Transportation/Traffic

- a. Measures to reduce travel demand include (1) providing a DASH shuttle bus system during mid-day and morning and evening peak hours around each of the 3 Metro Rail Red Line station areas and to adjacent residential areas once the stations are in operation and (2) developing a Transportation Demand Management (TDM) program to reduce Average Vehicle Occupancy (AVO) and

Average Vehicle Ridership (AVR) in which large business owners and developers prepare, submit, and implement TDM plans.

- b. Measures to increase capacity shall be provided at affected intersections where physical improvements within the existing street right-of-way are feasible. Improvements should include street restriping to provide exclusive right- and/or left-turn lanes; revising on-street parking restrictions and/or removing some on-street parking spaces; and modifying signal phasing and adding new traffic signals.

MM-12. Utilities and Service Systems

- a. Individual developments may be required to make a fairshare contribution to replace and upgrade the water delivery infrastructure as determined by the Department of Water and Power.
- b. Any construction or development within Metropolitan Water District (Metropolitan) right-of-way shall comply with Metropolitan loading, tree planting, and other restrictions.
- c. Projects within the proposed Project Area shall satisfy and/or exceed water conservation measures mandated by Ordinance No. 166,080 and Ordinance No. 165,004.
- d. DWP recommends that automatic sprinklers irrigate during early morning hours; that irrigation systems be developed to accommodate future use of the reclaimed water; that individual developments comply with LAFD fire-flow requirements.
- e. All new development shall comply with the requirements of the City's Sewer Ordinance No. 166,060, Water Conservation Ordinances Nos. 165,004, 165,615, 166,808, and any related subsequent subordinances.
- f. For all new development, the Bureau of Engineering Planning and Scheduling Department shall send written confirmation regarding the availability of sewage treatment capacity to the Regional Water Quality Control Board. A copy of this letter must be sent to the Regional Board prior to the approval individual development projects, as required by law.
- g. At the time specific major development proposals for projects within the proposed Project Area are submitted, a detailed study of condition and capacity of local sewer lines and sewage increase due to the project(s) shall be prepared with assistance from the Bureau of Engineering.
- h. Storm water discharge shall meet requirements of National Pollution Discharge Elimination System permit requirements and requirements of the State Regional Water Quality Control board.
- i. Drainage plans shall be developed and approved by the City Engineer for large scale projects.
- j. In accordance with City's Solid Waste Management Plan, major new developments within the proposed Project Area shall prepare and submit a Source Reduction and Recycling Plan (SRRP) to the CRA and Department of City Planning.

- k. The SRRP at a minimum should include contracting with recycling firms; allowing for a waste separation; instituting an employee recycling program; displaying recycling machines for employee use; and implementing a recycling education program.
- l. To minimize construction waste, it is recommended that project developers submit a brief plan as part of the SRRP outlining how demolition and construction debris shall be recycled during the demolition and construction phase. This plan shall include a proposal layout for source separation of materials and recycling bins at the project site and shall identify one or more prospective contractors specializing in demolition and construction waste management to be responsible for maximizing the recycling of waste materials during the demolition and construction phase.
- m. During the design process, large-scale site developers shall consult with Department of Water and Power and Southern California Gas Company regarding possible energy conservation measures. Each large-scale site developer should incorporate measures which would exceed minimum Title XXIV standards.

DEPARTMENT OF CITY PLANNING - STANDARD COMMERCIAL CONDOMINIUM CONDITIONS

CC-1. 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, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
- b. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec. 12.40 G LAMC.)
- c. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- d. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

CC-2. In order to expedite the development, the applicant may apply for a building permit for a commercial/industrial building. However, prior to issuance of a building permit for a commercial/industrial 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 a commercial/industrial building 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 a commercial/industrial building 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) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on Boyle Avenue and two (2) on First 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 2010 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 First Street 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. **See roadway narrowing note below.**
 - (2) Improve Boyle Avenue 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. **See roadway narrowing note below.**
 - (3) Repair and replace any damaged/cracked section of the alley adjoining the tract in a manner satisfactory to the City Engineer.

Note to B-permit Section:

That proposed roadway narrowing B-permit plans along Boyle Avenue and First Street shall be reviewed and approved by Department of Transportation.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract map 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)

Adelante Eastside Redevelopment Plan Environmental Impact Report

Pursuant to the California Environmental Quality Act (CEQA), the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), as the lead agency, certified a Final Environmental Impact Report for the Adelante Eastside Redevelopment Project on September 17, 1998 (FEIR SCH No. 1997061065).

An Addendum to the Adelante Eastside Redevelopment Project EIR was prepared for the proposed project. The Addendum compares the environmental impacts of the Redevelopment Plan to the Proposed Project to determine if the Proposed Project would result in new significant environmental impacts or a substantial increase in the severity of significant impacts identified in the Certified EIR.

The Certified EIR includes analyses for three build-out scenarios that could occur under the Redevelopment Plan. The Minimum/Infill Development Alternative is intended to address the minimum probable level of change that would be necessary to support, stimulate, and result from reinvestment and revitalization in the proposed Redevelopment Plan Area. This alternative would provide a minimum amount of infill development on existing vacant residential, commercial, and industrial sites and reuse of a limited number of vacant commercial and industrial buildings. The Moderate Development Alternative is intended to address the probable level of development that could occur assuming a greater level of development on vacant sites and the reuse of more sites with vacant buildings than would occur under Alternative 1. The Maximum Probable Development Alternative is intended to address the maximum probable level of change that could be achieved within 10 to 15 years or by the year 2015 (build-out year for the Certified EIR).

As outlined in the Certified EIR, implementation of the Redevelopment Plan would result in potentially significant or significant impacts after mitigation associated with:

- Housing, Population, and Employment. Under the Certified EIR's Maximum Probable Development Alternative, displacement could include an estimated 65 residential units, 270 residents, 20,600 square feet of commercial space, 41 commercial jobs, 44,800 square feet of industrial space, and 149 industrial jobs. Additionally, under all alternatives, additional employment could create additional pressure on an already tight housing market.
- Cultural Resources. Under the Certified EIR's Maximum Probable Development Alternative, demolition of historic resources by new industrial development in Subareas 2 and 3 may result in the loss of significant historic resources.
- Traffic and Circulation. Under the Minimum/Infill Development Alternative there would be significant impacts to the levels of service at 9 of the 37 study intersection during one or both peak hour periods. Under the Moderate Development Alternative there would be significant impacts to the levels of service at 19 of the 37 study intersection during one or both peak hour periods. Under the Maximum Probable Development Alternative there would be significant impacts to the levels of service at 20 of the 37 study intersection during one or both peak hour periods.
- Air Quality. Under the worst-case scenario for each alternative (i.e., peak construction day occurring in the middle of the 15-year development period with 50% of

development occurring on 50% of acreage slated for development), constriction emissions would exceed the SCAQMD thresholds for NO_x and PM₁₀ under all three alternatives. Regional emissions due to new trips associated with the Redevelopment Plan could result in emissions that exceed SCAQMD thresholds for NO_x (all 3 alternatives) and CO and ROC (Moderate and Maximum alternatives).

Other potentially significant environmental impacts were identified in the Certified EIR; however, all of these impacts were determined to be reduced to less-than-significant levels with implementation of the mitigation measures. All of those adopted mitigation measures would be applied to the Proposed Project, as appropriate.

As shown within the Addendum, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact for any of the environmental issues discussed within the Certified EIR and Addendum. Therefore, the proposed project would not result in new significant impacts. Additionally, the proposed project involves the construction and operation of a single development which is not capable of resulting in new cumulative impacts not previously evaluated in the Certified EIR. As such, the proposed project would not result in new significant environmental impact or a substantial increase in the severity of previously identified significant impact.

As detailed above, the proposed project would not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

The Certified EIR, as modified by the Addendum, may be used by the City of Los Angeles, acting as the Lead Agency under CEQA, in their consideration of the proposed project because:

1. The implementation of the Proposed Project would not result in new significant environmental impacts from those depicted in the Certified EIR. The differences between the impacts associated with the development envisioned in the Redevelopment Plan and the implementation of the Proposed Project do not constitute a "substantial change" that would require "major revisions" of the Certified EIR due to the involvement of new significant environment impacts or a substantial increase in the severity of previously identified significant impacts.
2. There is no substantial new information. The Proposed Project does not constitute substantial new information as defined in the CEQA Guidelines. Implementation of the Proposed Project would not result in additional significant impacts that were not discussed in the Certified EIR. Rather, all significant impacts that were disclosed in the Certified EIR remain the same or will be mitigated as outlined therein. Additionally, the intent of the mitigation measures remains unchanged and all applicable and relevant mitigation measures identified in the Certified EIR will be required for the Project (see Mitigation Monitoring Program).

NO SUPPLEMENTAL OR SUBSEQUENT REVIEW IS REQUIRED

Pursuant to CEQA Guidelines Section 15162, no supplemental or subsequent EIR is required for the amendment, as there are no significant changes in the Project, surrounding circumstances, or information that would trigger a need for additional environmental review, and that there is no basis for changing the City's conclusions that identified that the Project's benefits override the significant unavoidable impacts of the Project.

In connection with the amendment, the record has been considered to determine whether any of the following exists pursuant to CEQA Guidelines Section 15162:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As detailed in the Addendum, the proposed project would not fulfill any of the conditions outlined in CEQA Guidelines Section 15162. The Addendum provides the substantial evidence required by CEQA Guidelines Sections 15162 and 15164(e) to support the finding that a Subsequent EIR is not required and that an Addendum to the Certified EIR is the appropriate environmental document.

The findings in the Certified EIR would be applicable to the proposed project, and with implementation of the applicable and relevant mitigation measures identified in the Addendum, the proposed project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Accordingly, there is no basis for changing any of the impact conclusions referenced in the Certified EIR's CEQA Findings. Similarly, there is no basis for changing any of the mitigation measures referenced in the Certified EIR's CEQA Findings, all of which have been implemented as part of the project's conditions of approval. There is no basis for finding that mitigation measures or alternatives previously rejected as infeasible are instead feasible. There is also no reason to change the determination that the overriding considerations referenced in the Certified EIR's CEQA Findings, and each of them considered independently, continue to override the significant and unavoidable impacts of the project.

RECORD OF PROCEEDINGS

The record of proceedings for the decision includes the Record of Proceedings for the original CEQA Findings, including all items included in the amendment file, as well as all written and oral information submitted at the hearing on this matter. The documents and other materials that

constitute the record of proceedings on which the City of Los Angeles' CEQA Findings are based are located at the Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90021. This information is provided in compliance with CEQA Section 21081.6(a)(2).

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-82765 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. Pursuant to LAMC Section 17.05 C, tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Boyle Heights Community Plan, which designates the site with a Neighborhood Office Commercial land use designation. The land use designation lists the C1, C2, C4, RAS3 and P Zones as corresponding zones. The project site consists of three contiguous lots with two zoning designations, [Q]C2-1-RIO-CUGU (Lot FR 9) and C2-1-RIO-CUGU (Lots FR 10 and FR 11). The project site's zones, [Q] C2-1-RIO-CUGU and C2-1-RIO-CUGU, are consistent with the Neighborhood Office Commercial land use designation. Lot FR 9 is subject to Qualified "Q" Conditions pursuant to Ordinance No. 153,152, which requires a building height not to exceed two-stories or 30 feet, a minimum setback of 15 feet from Boyle Avenue, a development that is in substantial conformance with Case No. CPC-28312, a 15-foot landscape buffer along Boyle Avenue with specific dimensions for tree planting, limitations on the types of signs allowed and limitations on the type of on-site lighting. The development limitations placed on Lot FR 9 are site specific to the development of a one-story laundromat facility. In 1981, a building permit and certificate of occupancy was issued for a new laundromat on Lot FR 9 and an associated surface parking lot on Lots FR 10 and 11.

On August 11, 2015, Mobility Plan 2035 an Element of the General Plan, was adopted by City Council. The Mobility Plan 2035 re-designated each of the City's arterial streets included in the General Plan Circulation System Maps from the 1999 Transportation Element to reflect the new arterial types included in the Street Standard Plan S-470.

First Street is classified as an Avenue II, which requires a 28-foot half-width roadway within a 43-foot half-width right-of-way. Currently, along the project frontage, First Street has a 35-foot half-width roadway within a 45-foot half-width right-of-way, which is 7 feet more roadway than what is otherwise required. The project proposes to reduce the roadway width on First Street by 7 feet resulting in a 28-foot half-width roadway and a 15-foot wide

sidewalk for a total 43-foot half-width right-of-way.

Boyle Avenue is classified as a Modified Avenue II, which requires a 26-foot half-width roadway within a 43-foot half-width right-of-way. Currently, along the project frontage, Boyle Avenue has a 35-foot half-width roadway within a 45-foot half-width right-of-way, which is 9 feet more roadway than what is otherwise required. The project proposes to reduce the roadway width on Boyle Avenue by 9 feet resulting in a 26-foot half-width roadway and a 17-foot wide sidewalk for a total 43-foot half-width right-of-way.

The Bureau of Engineering states in their letter dated November 21, 2019 that the letter provided by the Department of Transportation dated November 18, 2019 satisfies the approval of the roadway narrowing along Boyle Avenue and First Street adjoining the tract as shown on the Vesting Tentative Tract Map stamp dated August 29, 2019. However, the Bureau of Engineering has required a condition of approval that the Department of Transportation determine in a letter to the City Engineer that the merger area on First Street and Boyle Avenue is not necessary for a Public Street. With compliance of the conditions of approval, the Vesting Tentative Tract Map will allow the roadway narrowing and excess 2 feet of the 5-foot easement to be merged with the subject site in compliance with the Mobility Plan 2035.

The project site has approximately 16,550 square feet of gross lot area. With the grant to merge 2 feet of a previously dedicated 5-foot easement along First Street and Boyle Avenue back into the project site, the project site will have approximately 15,136 square feet of net lot area. The site's [Q] C2-1-RIO-CUGU and C2-1-RIO-CUGU Zones permit a maximum of 38 dwelling units on a 15,136 net square-foot site. Per LAMC 12.22 C.16, one-half width of an abutting alley may be assumed to be a portion of the lot when computing the number of dwelling units allowed by the minimum lot area per dwelling unit requirements. The project site abuts a 16-foot wide alley, of which 8 feet can qualify toward the lot area for the purpose of computing the number of dwelling units allowed by the minimum lot area per dwelling unit. The half-width of the alley results in 1,290 square feet of area for a total lot area of 16,426 square feet, which allows 41 dwelling units.

On March 14, 2019, the Los Angeles City Planning Commission (CPC) approved Case No. CPC-2018-998-DB-CU allowing the construction, of a five-story, 44-unit affordable housing development (of which 100 percent of the residential units will be restricted affordable units except for one manager's unit), 7,500 square feet of ground floor commercial/retail and café/restaurant space and 45 parking spaces (28 residential spaces and 17 commercial spaces) in a ground level parking garage and subterranean parking level. The project measures 68 feet in height and contains 39,650 square feet of floor area, for a total Floor Area Ratio (FAR) of 2.72:1. In conjunction with the aforementioned project, the CPC approved a 10 percent Density Bonus for a project totaling 44 residential units reserving 15 percent, or 6 units, for Very Low Income Households, one On-Menu Incentive to allow an increase in the Floor Area Ratio (FAR), two Off-Menu Incentives to allow an increase in height up to 68 feet and a rear yard reduction to 10 feet, six Waivers of Development Standards to allow a loading space in the alley, a reduction in residential parking and number of compact stalls, and deviations from [Q] Conditions in Ordinance No. 153,152 for front yard setback, conformance with Exhibit A-1 attached to Case No. CPC-28312, and landscape requirements. Also approved was a Conditional Use to deviate from operating hours for commercial corner developments.

The applicant is requesting a Vesting Tentative Tract Map for the merger and resubdivision of three (3) lots into a five (5) lot subdivision – one (1) ground lot and four (4) air space lots. Lot 1 is the master/ground lot. Lot 2 is an air space lot that will include

one (1) commercial condominium unit with a total of 7,500 square feet of commercial space that is located on the ground floor and fronts onto Boyle Avenue and First Street. Lot 3 is an air space lot that will include 44 residential apartment units located on floors 2 through 5 including residential open space amenities. Lot 4 is an air space lot that will include vehicle parking spaces for commercial uses located on the ground floor and subterranean parking garage level. Lot 5 is an air space lot that will include vehicle parking spaces for residential uses located in the subterranean parking garage level. As shown on the Vesting Tentative Tract Map, the project proposes to subdivide the project site into a five-lot subdivision that includes one (1) master ground lot and four (4) air space lots, which is consistent with the density permitted by the zone as approved by CPC.

Pursuant to LAMC Section 17.06 B, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, and 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. The project site is zoned [Q] C2-1-RIO-CUGU and C2-1-RIO-CUGU, which permits a maximum of 41 dwelling units on an approximately 16,426 square-foot site inclusive of the half-width of the alley. As the map is proposed for a five-lot subdivision that includes one (1) master ground lot and four (4) air space lots, it is consistent with the density permitted by Case No. CPC-2018-998-DB-CU and approved by CPC on March 14, 2019.

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 First Street and Boyle Avenue, consistent with the standards of the Mobility Element. The Bureau of Engineering states in their letter dated November 21, 2019 that the letter provided by the Department of Transportation dated November 18, 2019 satisfies the approval of the roadway narrowing along Boyle Avenue and First Street adjoining the tract as shown on the Vesting Tentative Tract Map stamp dated August 29, 2019. However, the Bureau of Engineering has required a condition of approval that the Department of Transportation determine in a letter

to the City Engineer that the merger area on First Street and Boyle Avenue is not necessary for a Public Street. With compliance of the conditions of approval, the Vesting Tentative Tract Map will allow the roadway narrowing and excess 2 feet of the 5-foot easement to be merged with the subject site in compliance with the Mobility Plan 2035.

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 2010. The Bureau of Street Lighting recommends no street lighting improvements if no street widening per the Bureau of Engineering. Otherwise relocate and upgrade two (2) street lights on Boyle Avenue and two (2) street lights on First Street. 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 consists of three (3) contiguous lots with two zoning designations, [Q]C2-1-RIO-CUGU (Lot FR 9) and C2-1-RIO-CUGU (Lots FR 10 and FR 11) that are designated for Neighborhood Office Commercial land use in the Boyle Heights Community Plan area. The project site consists of 16,550 gross square feet of lot area and 15,136 net square feet of lot area. The project site is a vacant site.

On March 14, 2019, the CPC approved Density Bonus On-Menu Incentives, Off-Menu Incentives, Waivers of Development Standards, and a Conditional Use to allow the construction, use and maintenance of a five-story, 100% affordable housing development containing 44 residential units, 7,500 square feet of ground floor commercial space and 45 parking spaces in a ground level parking garage and subterranean parking garage. The residential units are comprised of 33 Extremely Low Income units, 10 Very Low Income units and one manager's unit. The proposed project is 68 feet in height and contains 39,650 square feet of floor area, for a total Floor Area Ratio (FAR) of 2.72:1. The project consists of 7,500 square feet of ground floor commercial with four (4) levels above of residential units and amenities. The project provides a total of 5,469 square feet of usable open space, consisting of a 3,210 square-foot courtyard, a 300 square-foot deck, a 1,137 square-foot community room, and an 822 square-foot deck. The project's pedestrian entrance for residential units is located on First Street, providing access to the residential lobby, mailroom and elevator. The project's pedestrian entrances for the ground floor commercial is located along First Street and Boyle Avenue. The project provides two vehicular entrances, a driveway entrance from the adjacent 16-foot alley providing access to the 11 commercial parking spaces in the ground level parking garage and a driveway entrance from Boyle Avenue providing access to the 34 residential and commercial parking spaces in the subterranean level.

The project site is located within 1.65 km (1.02 miles) from the Upper Elysian Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area, high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. However, the site is located within the BOE Special Grading Area and will be required to comply with all applicable regulations as it pertains to development within the BOE Special Grading Area. 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.

On February 1, 2018, the Los Angeles Fire Department (LAFD) referred the project site to the State Regional Water Quality Control Board for further action because the analytical results from the soil vapor and soil samples identified Volatile Organic Compounds (VOCs)

at various locations that exceeded the Los Angeles Regional Water Quality Control Board (LARWQCB) and the LAFD action levels. On February 1, 2018, the site was listed on GeoTracker (Case No. 900330470). On February 6, 2019, the Bureau of Engineering, Geotechnical Division on behalf of the CRA/LA – DLA submitted a Remedial Action Plan (RAP) to the LARWQCB. The project is required to mitigate and remove the toxic soils to the satisfaction of the LARWQCB prior to obtaining building permits as a mitigation measure.

The site is within Flood Zone Type X, which denotes areas with a minimal risk of flood. 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 map 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. The Department of Building and Safety, Grading Division has reviewed the soils report prepared by Geocon West, Inc., dated May 3, 2019, and has issued a Soils Approval Letter dated September 16, 2019, Log No. 109815. Therefore, the site will be physically suitable for the proposed type of development.

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

The project site is located in an area surrounded by a mix of land uses, which includes multi-family residential, commercial uses, and a Metro Rail Station, as follows:

North: Property to the north, across First Street, is zoned C2-1-RIO-CUGU and developed with the Metro Gold Line Mariachi Plaza Station.

Northwest: Properties to the northwest, across First Street, are zoned R3-1-RIO-CUGU and developed with a four-story mixed-use building designated as a Historic Cultural Monument (HCM) No. LA-891, which contains ground floor commercial and 31 affordable housing units above and a related building of new construction that is a four-story affordable housing development with 20 affordable units and 21 parking spaces.

West: Properties to the west, across First Street, are zoned C2-1-RIO-CUGU and [Q]R4-1-RIO-CUGU and developed with a four-story affordable housing development and one- to two-story multi-family residences.

East: Properties to the east, across the 16-foot wide public alley, are zoned C2-1-RIO-CUGU and developed with one- to two-story mixed-use buildings or commercial structures.

South: Properties to the south are zoned [Q]R4-1-RIO-CUGU and developed with one- to two-story multi-family residences.

Southeast: Properties to the southeast are zoned RD1.5-1-RIO-CUGU and developed with one- to two-story multi-family residences.

The project proposes to construct a 100% affordable housing development containing 44 residential units, 7,500 square feet of ground floor commercial space and parking spaces in a ground level parking garage and subterranean parking garage that is five stories and a maximum height of 68 feet. As approved by the City Planning Commission on March 14,

2019, the density and height is consistent with the zone and land use designation.

The tract map 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. The Department of Building and Safety, Grading Division has reviewed the soils report prepared by Geocon West, Inc., dated May 3, 2019, and has issued a Soils Approval Letter dated September 16, 2019, Log No. 109815. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

- (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 a vacant site. The applicant has provided a tree report prepared by James Komen, Class One Arboriculture Inc., dated June 19, 2019. The tree report states that there are a total of nine (9) trees on-site and in the parkway. Of the nine (9) trees, none are considered protected or native trees per Ordinance 177,404. Of the nine (9) trees, only one is located in the parkway along Boyle Avenue. The eight (8) on-site trees consist of species that include Crape Myrtle, Brush Cherry and Carrotwood that measure 1-inch to four inches in diameter. The street tree located in the parkway is a Trumpet Tree measuring 1.5 inches in diameter. The applicant is proposing the removal of the eight (8) on-site trees and the retention of the one (1) parkway tree.

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 March 14, 2019, the Los Angeles City Planning Commission, Found, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Adelante Eastside Redevelopment Project Environmental Impact Report (EIR), State Clearinghouse (SCH) No. 1997061065, certified on September 17, 1998; and as supported by the Addendum, dated January 2019, Case No. ENV-2018-999-EIR that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project located at 100-114 South Boyle Avenue and 1800 East First Street. 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 Boyle Avenue and First Street, which are public streets. The project site consists of parcels identified as Lot Nos.FR 9, Fr 10, and FR 11 of the Workman and Hollenbeck Tract and are identified by the Assessor Parcel No. 5174-018-900. On October 23, 1981, an Easement Deed (81-1069223) was recorded for a permanent easement and right-of-way for public street and alley purposes for the westerly 5 feet of Lots 9, 10, and 11 of the Workman and Hollenbeck Tract, the southerly 5 feet of Lot 11, and also a portion of Lot 11 beginning at the intersection of the easterly and westerly lines of said strip of land 5 feet wide southerly for 15 feet. Additionally, the Easement Deed (81-1069223) included an alley easement for the easterly 4 feet of Lots 9, 10, and 11 of the Workman and Hollenbeck Tract.

The applicant has requested to merge 2 feet of the previously dedicated 5-foot easement (81-1069223) along First Street and Boyle Avenue back into the project site. On August 11, 2015, Mobility Plan 2035 an Element of the General Plan, was adopted by City Council. The Mobility Plan 2035 re-designated each of the City's arterial streets included in the General Plan Circulation System Maps from the 1999 Transportation Element to reflect the new arterial types included in the Street Standard Plan S-470.

First Street is classified as an Avenue II, which requires a 28-foot half-width roadway within a 43-foot half-width right-of-way. Currently, along the project frontage, First Street has a 35-foot half-width roadway within a 45-foot half-width right-of-way, which is 7 feet more roadway than what is otherwise required. The project proposes to reduce the roadway width on First Street by 7 feet resulting in a 28-foot half-width roadway and a 15-foot wide sidewalk for a total 43-foot half-width right-of-way.

Boyle Avenue is classified as a Modified Avenue II, which requires a 26-foot half-width roadway within a 43-foot half-width right-of-way. Currently, along the project frontage, Boyle Avenue has a 35-foot half-width roadway within a 45-foot half-width right-of-way, which is 9 feet more roadway than what is otherwise required. The project proposes to reduce the roadway width on Boyle Avenue by 9 feet resulting in a 26-foot half-width roadway and a 17-foot wide sidewalk for a total 43-foot half-width right-of-way.

The Bureau of Engineering states in their letter dated November 21, 2019 that the letter provided by the Department of Transportation dated November 18, 2019 satisfies the approval of the roadway narrowing along Boyle Avenue and First Street adjoining the tract as shown on the Vesting Tentative Tract Map stamp dated August 29, 2019. However, the Bureau of Engineering has required a condition of approval that the Department of Transportation determine in a letter to the City Engineer that the merger area on First Street and Boyle Avenue is not necessary for a Public Street. With compliance of the conditions of approval, the Vesting Tentative Tract Map will allow the roadway narrowing and excess 2 feet of the 5-foot easement to be merged with the subject site in compliance with the Mobility Plan 2035.

Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract 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.

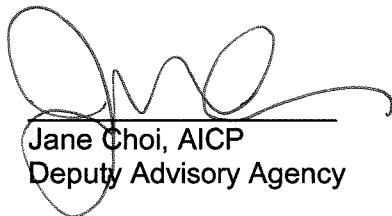
The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

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 Vesting Tentative Tract No VTT-82765

VINCENT P. BERTONI, AICP
Advisory Agency



Jane Choi, AICP
Deputy Advisory Agency

JC:JC:KG:MA

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 or 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

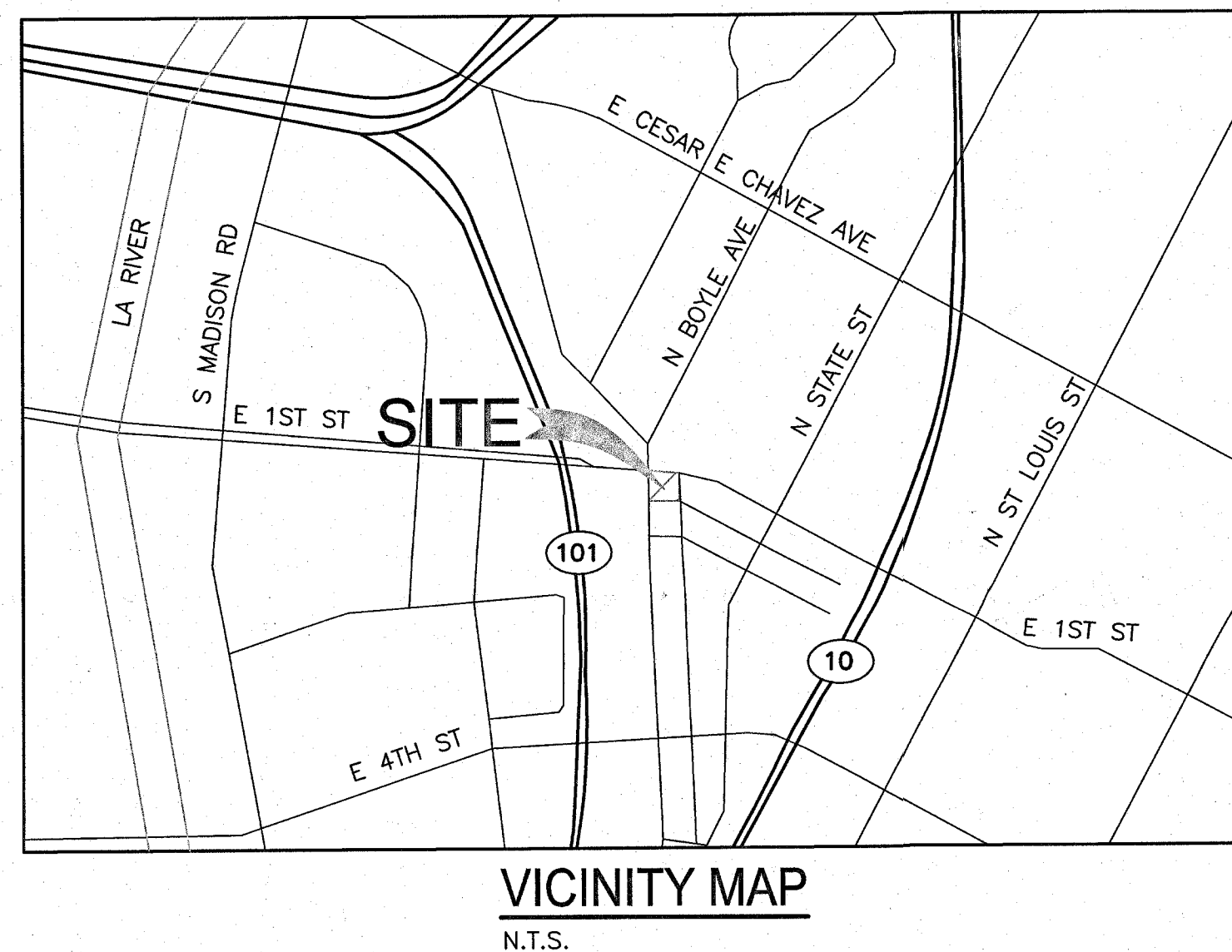
West Los Angeles
Development Services
Center 1828 Sawtelle
Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

Forms are also available on-line at <https://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. 82765

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR MERGER AND RESUBDIVISION FOR 1 GROUND LOT AND 4 AIR SPACE LOTS FOR SUBDIVISION PURPOSES



GENERAL MAP NOTES:

- MIXED-USE WITH 7,500 SF GROUND FLOOR RETAIL AND 44 RENTAL UNITS, 45 PARKING SPACES
- A.P.N. 5174-018-900
- THOMAS GUIDE: PAGE 634, J-4
- EXISTING ZONING: C2-1-RIO-CUGU AND [Q]C2-1-RIO-CUGU
- PROPOSED ZONING: C2-1-RIO-CUGU AND [Q]C2-1-RIO-CUGU
- COMMUNITY REDEVELOPMENT AREA: BOYLE HEIGHTS
- COUNCIL DISTRICT: CD 14 - JOSE HUIZAR
- EXISTING LAND USE DESIGNATION: COMMERCIAL AND RESIDENTIAL MULTIPLE FAMILY
- PROPOSED LAND USE DESIGNATION: NO CHANGE
- DISTRICT MAP: 129A221
- FLOOD HAZARD ZONE: FLOOD ZONE 'X'
- HILLSIDE GRADING AREA: YES
- HILLSIDE ORDINANCE AREA: NO
- COMMUNITY PLAN: BOYLE HEIGHTS
- NO OAK TREES, WESTERN SYCAMORE, CALIFORNIA BAY, AND/OR CALIFORNIA BLACK WALNUT ON SITE
- PROJECT IS NOT IN A METHANE ZONE
- ADJACENT LAND USE: COMMUNITY COMMERCIAL & RESIDENTIAL
- TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS: 44 MAX
- PROPOSED TOTAL FLOOR AREA: APPROXIMATELY 39,650 SF
- PROPOSED BUILDING HEIGHTS: NOT TO EXCEED 68'-0"
- ALL PUBLIC UTILITIES ARE AVAILABLE WITHIN PUBLIC AND PRIVATE STREETS ADJACENT TO SUBDIVISION
- THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS AND/OR GEOLOGICAL HAZARD AREAS ON SITE
- STREET DESIGNATION & CONDITION:
SOUTH BOYLE - MODIFIED AVENUE II
1ST STREET - AVENUE II
- PROPOSED HIGHWAY DEDICATIONS/MERGERS:
A. 3'-0" DEDICATION ALONG SOUTH BOYLE AVENUE
B. 3'-0" DEDICATION ALONG 1ST STREET
C. 4'-0" DEDICATION ALONG PUBLIC ALLEY
- PARKING: RESIDENTIAL AND COMMERCIAL PER CASE NO. CPC-2018-998-DB-CU
- REQUEST TO MERGE EXCESS PUBLIC R/W ALONG BOYLE AND 1ST AS SHOWN ON THE MAP

LEGAL DESCRIPTION

LOTS 9, 10, AND 11 OF THE WORKMAN AND HOLLENBECK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGES 426 AND 427 MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 11, CONDEMNED BY THE CITY OF LOS ANGELES FOR WIDENING FIRST STREET, BY DECREE OF CONDEMNATION RECORDED IN BOOK 4427, PAGE 146 OF DEEDS CASE NO. 67319 SUPERIOR COURT.

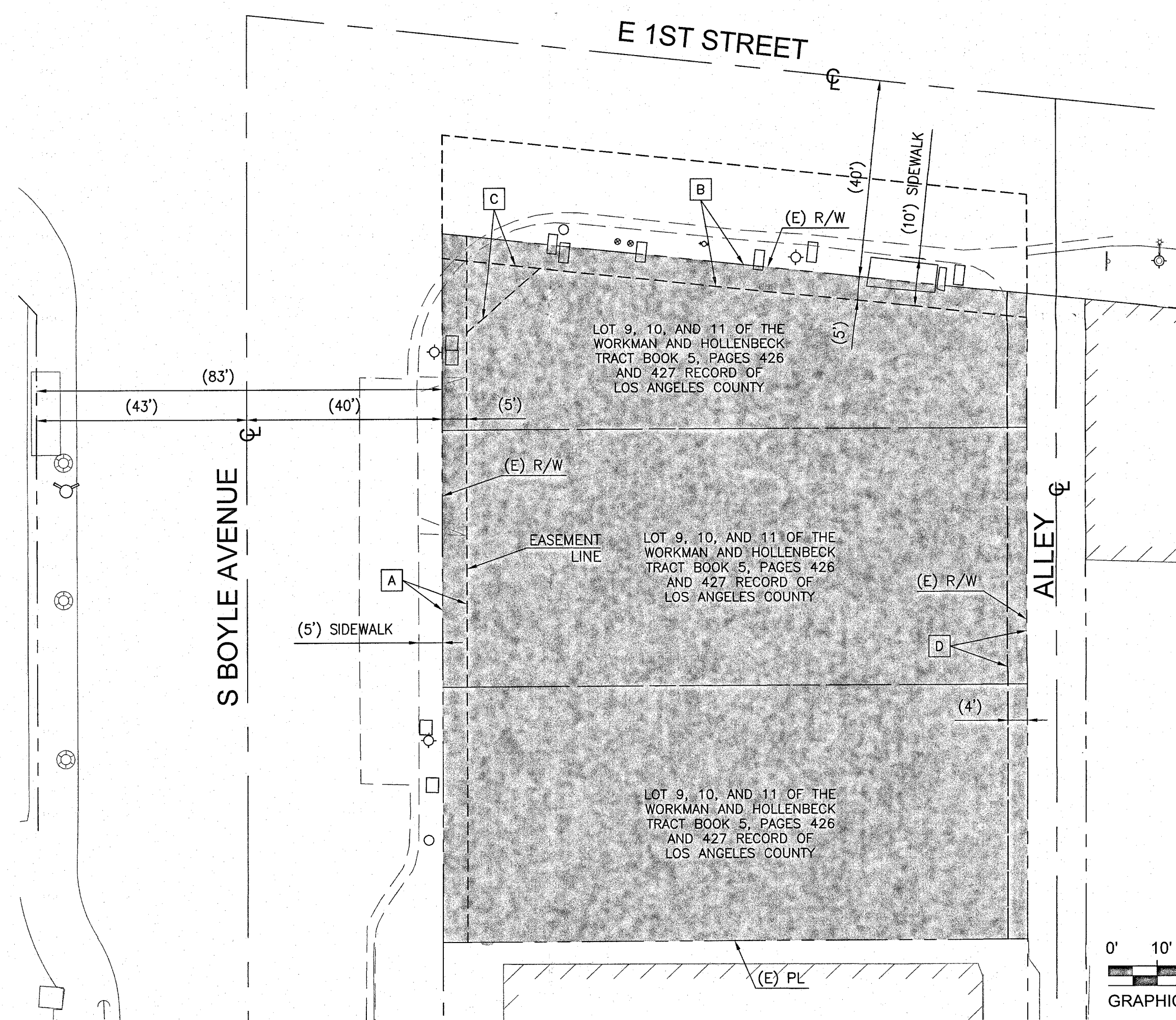
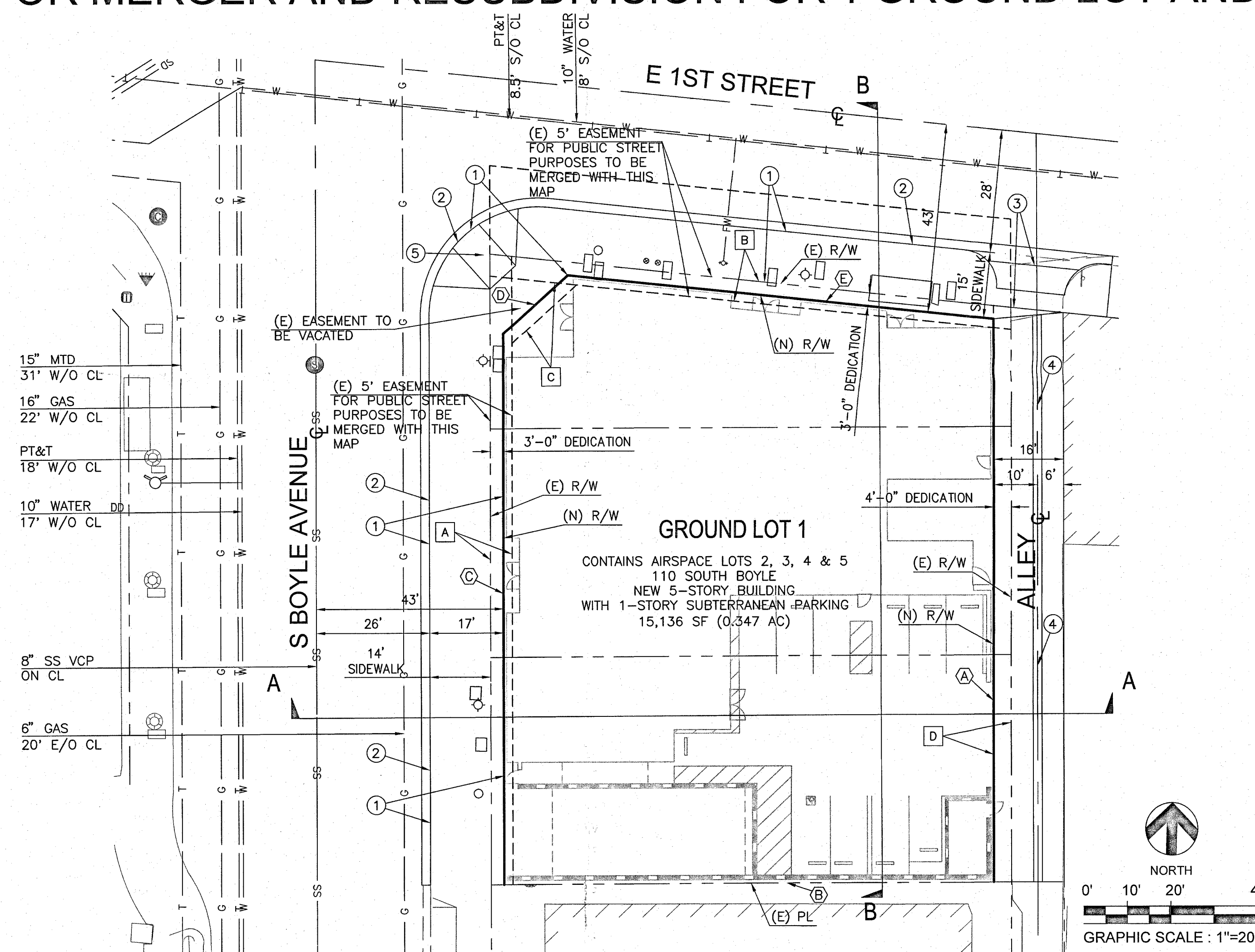
EXCEPTION ALL OIL, GAS AND OTHER HYDROCARBONS, GEOTHERMAL RESOURCES AS DEFINED IN SECTION 6903 OF THE CALIFORNIA PUBLIC RESOURCES CODE AND ALL OTHER MINERALS WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT WITHIN OR THAT MAY BE PRODUCED FROM SAID REAL PROPERTY.

AND FURTHER EXCEPTING THE SOLE AND EXCLUSIVE RIGHT FROM TIME TO TIME TO DRILL AND MAINTAIN WELLS OR OTHER WORKS INTO OR THROUGH SAID REAL PROPERTY AND THE ADJOINING STREETS, ROADS AND HIGHWAYS BELOW A DEPTH OF FIVE HUNDRED (500) FEET AND TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SUCH WELLS OF WORKS, OIL, GAS, WATER AND OTHER SUBSTANCES OF WHATEVER NATURE, INCLUDING THE RIGHT TO PERFORM BELOW SAID DEPTHS ANY AND ALL OPERATIONS DEEMED NECESSARY OR CONVENIENT FOR THE EXERCISE OF SUCH RIGHTS.

THE RIGHTS HEREINABOVE EXCEPTED DO NOT INCLUDE ANY RIGHT TO USE THE SURFACE OF SAID REAL PROPERTY OR THE FIRST FIVE HUNDRED (500) FEET BELOW SAID SURFACE OR TO CONDUCT ANY OPERATIONS THEREON OR THEREIN, AS RESERVED IN A DEED RECORDED MARCH 22, 1979 AS INSTRUMENT NO. 79-315200, OF OFFICIAL RECORDS.

EASEMENTS:

- AN EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, FOR PUBLIC STREET AND ALLEY PURPOSES BY DOCUMENT RECORDED OCTOBER 29, 1981 AS INSTRUMENT NO. 81-1069223, OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, FOR PUBLIC STREET AND ALLEY PURPOSES BY DOCUMENT RECORDED OCTOBER 29, 1981 AS INSTRUMENT NO. 81-1069223, OF OFFICIAL RECORDS.
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EXISTING CONDITION

DATE:	REVISIONS:



PLAN PREPARED UNDER DIRECTION OF:
ED MELO, R.C.E. C80534
DATE

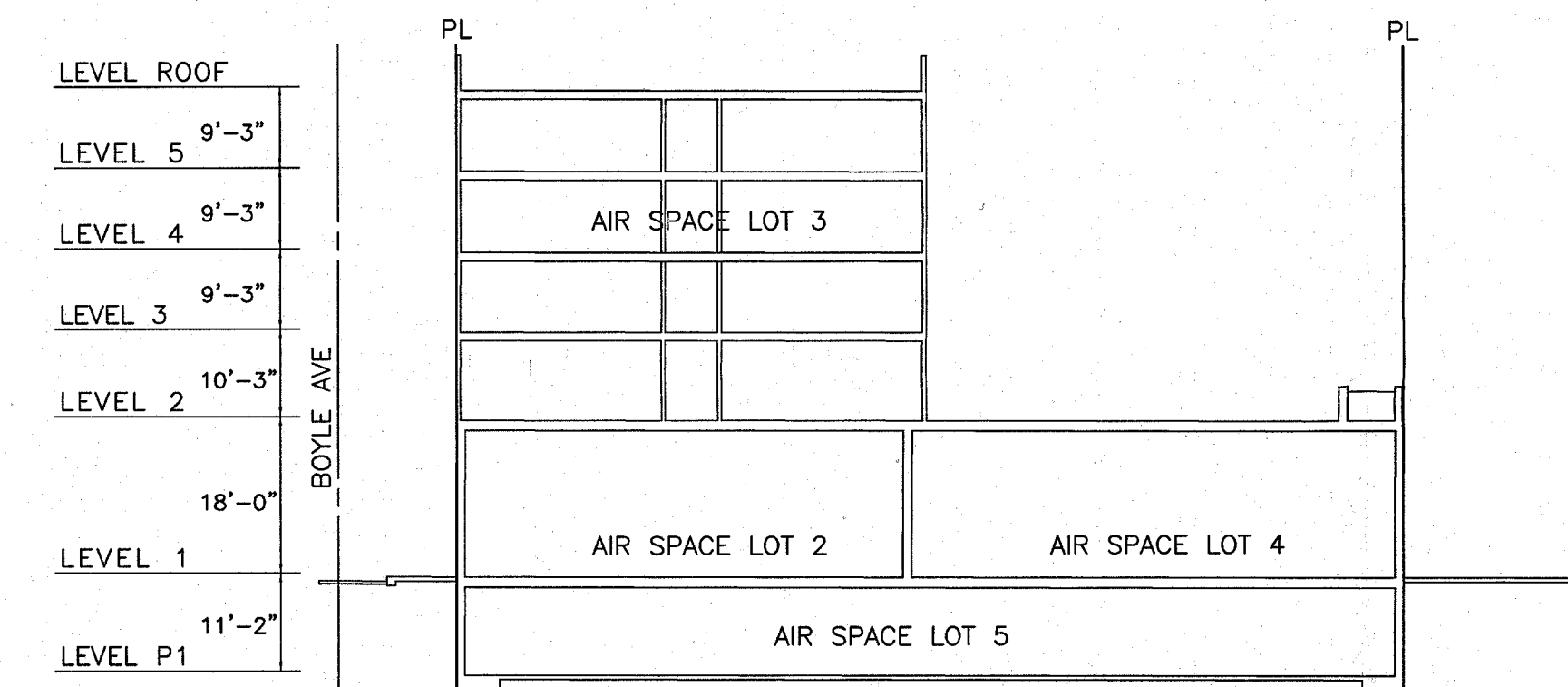
PREPARED BY:
BRANDOW & JOHNSTON
STRUCTURAL-CIVIL ENGINEERS (B&J H&K, INC.)
700 S FLOWER ST #1800, LOS ANGELES, CA 90017
T: (213) 596-4500 WWW.B&JH&K.COM

ENGINEER
NAME: ED MELO, PE
BRANDOW & JOHNSTON
ADDRESS: 700 S. FLOWER STREET, SUITE 1800
CITY: LOS ANGELES, CALIFORNIA 90017
PHONE: (213) 596-4550

PREPARED FOR:
AZURE DEVELOPMENT & MANY MANSIONS
6055 E. WASHINGTON BLVD., SUITE 495
COMMERCIAL, CA 91040

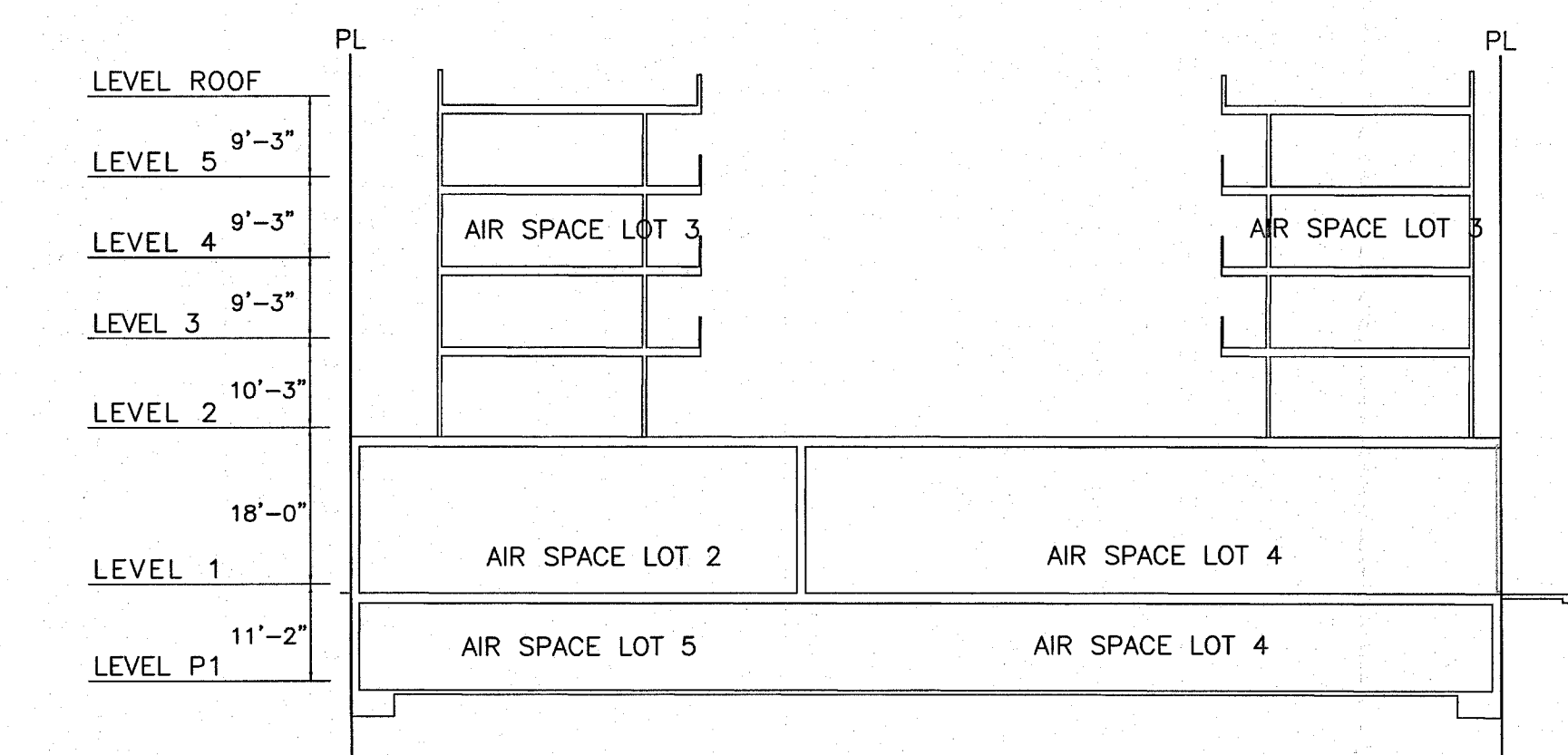
PROJECT:
VESTING TENTATIVE TRACT NO. 82765
110 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033

P.N. C19-0017
SCALE: AS NOTED
DATE: 08/27/2019
SHEET: 1 of 2



SECTION A-A

N.T.S.



SECTION B-B

N.T.S.

LOT SUMMARY

LOT 1 = GROUND LOT (15,136 SF OR 0.348 AC)
CONTAINS AIR SPACE LOT 2 (COMMERCIAL),
CONTAINS AIR SPACE LOT 3 (RESIDENTIAL),
CONTAINS AIR SPACE LOT 4 (COMMERCIAL PARKING),
CONTAINS AIR SPACE LOT 5 (RESIDENTIAL PARKING)

PRE-DEDICATED LOT AREA = 16,550 SF (0.380 ACRES)

POST-DEDICATED LOT AREA = 15,136 SF (0.348 ACRES)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF BOYLE AVENUE, PER RECORD OF SURVEY FILED IN BOOK 237, PAGES 8 THROUGH 13, INCLUSIVE, LOS ANGELES COUNTY RECORDS, SAID BEARING BEING N01°34'08"W.

CONSTRUCTION NOTES

- NEW CONCRETE SIDEWALK
- NEW 6" CONCRETE CURB & 2'-0" GUTTER PER CITY OF LA STD PLAN S-410-2
- NEW DRIVEWAY PER CITY OF LA STD PLAN S-440-4
- NEW CONCRETE V-GUTTER
- NEW CURB RAMP PER CITY OF LA STD PLAN S-442-3.

LINE TABLE

LINE	LENGTH	BEARING
(A)	129.06'	N01°34'12"W
(B)	112.85'	N88°15'48"E
(C)	126.15'	N01°34'12"W
(D)	20.08'	N46°24'18"E
(E)	98.46'	N85°37'12"W

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR REVIEW
☒ TENTATIVE MAP
AUG 29 2019

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

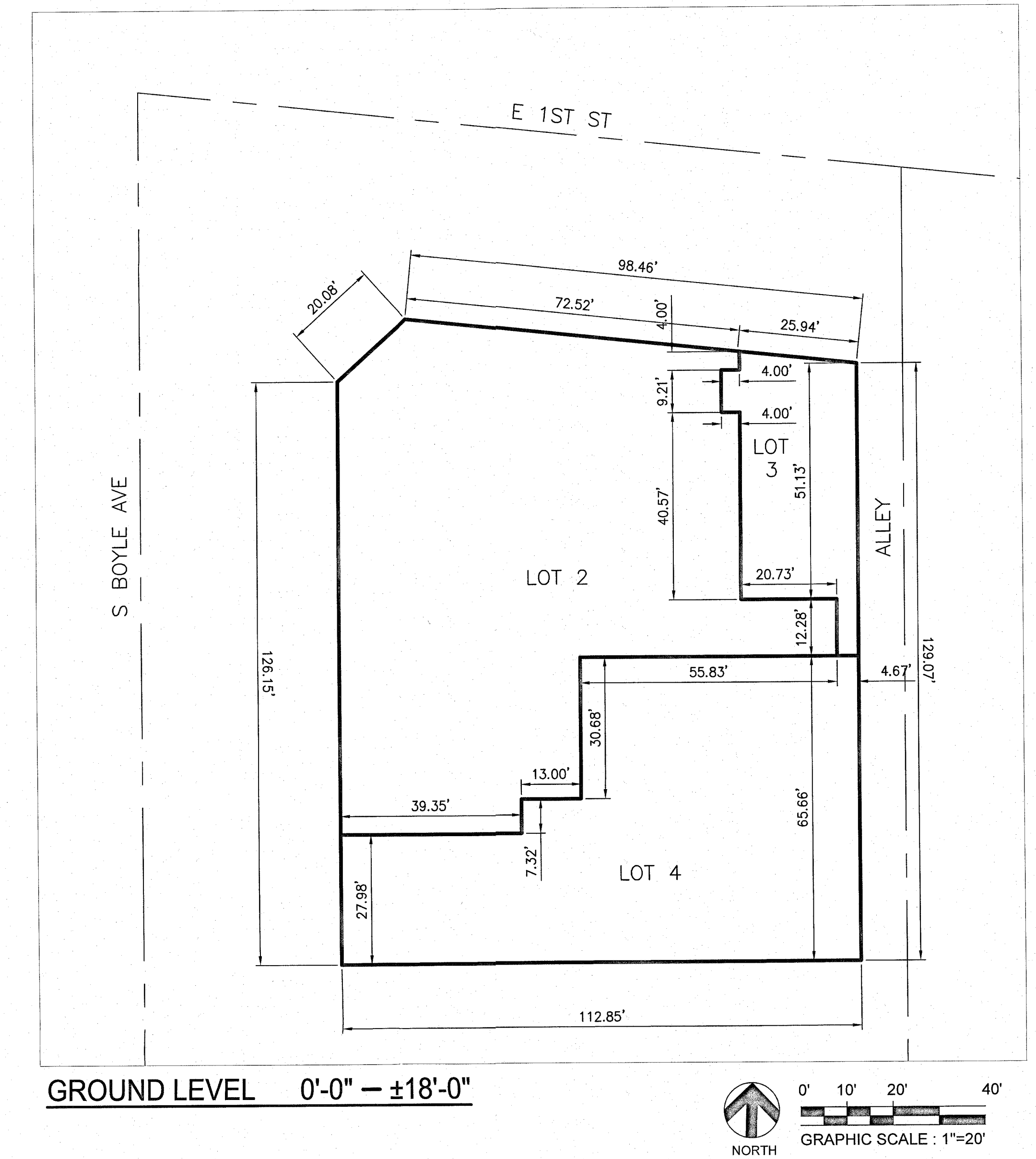
CITY OF LOS ANGELES MAP/PLAN REFERENCES

SUBSTRUCTURE MAP 483C
SEWER WYE MAP 129A221
DRAINAGE MAP 515
SEWER PROFILE 15175
DISTRICT MAP 129A221

RECORD OWNER & SUBDIVIDER

SUBDIVIDER: AZURE DEVELOPMENT & MANY MANSIONS
ADDRESS: 6055 E. WASHINGTON BLVD., SUITE 495
COMMERCIAL, CA 91040
PHONE: (323) 477-1160

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR MERGER AND RESUBDIVISION FOR 1 GROUND LOT AND 4 AIR SPACE LOTS FOR RESIDENTIAL PURPOSES

[illegible]