

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

Honorable Members:

SEP 23 2010

C.D. No. 14

SUBJECT:

Final Map of Tract No. 71078

RECOMMENDATIONS:

Approve the final map of Tract No. 71078, located at 1105-1125 South Boyle Avenue, lying westerly of Boyle Avenue and northerly of Pomona Freeway.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$9,322.00 for the processing of this final tract map pursuant to Section 19.02(A) (2) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

- 1 Map of Tract No. 71078.
2. Unnumbered file for Tract No. 71078.

DISCUSSION:

The Advisory Agency conditionally approved the tentative map of Tract No. 71078 on March 25, 2010, for a maximum 2 Lot Subdivision project including a maximum 8-units industrial condominium on Lot 1.

The Advisory Agency has determined that this project will not have a significant effect on the environment.

The conditions of approval for the tract map have been fulfilled. Upon approval by the Council the tract map will be transmitted to the County Engineer for filing with the County Recorder.

The expiration date of the tentative map approval is March 25, 2013.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider:

Dynamic Builders, Inc.
2114 South Hill Street
Los Angeles, Ca 90007

Engineer / Surveyor:

Gilbert Engineering Company
2028 E. Route 66, #203
Glendora, Ca 91003

Report prepared by:
Land Development Group

Respectfully submitted,

Joseph Gnade
Civil Engineer
Phone: 213-202-3493


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

GLM/EY/rcsc
Tr. 71078

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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Decision Date: March 25, 2010

Appeal Period Ends: April 5, 2010

Ramon Bonin (A)(O)
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Los Angeles, CA 90007

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Barry Segal (R)
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P.O. Box 6108
Altadena, CA 91003

RE: Revised Tentative Tract Map No. 71078-CN
Address: 1105 and 1125 S. Boyle Street
Community Plan: Boyle Heights
Existing Zone: MR-2
Council District: 14
CEQA No.: ENV-2009-1700-MND-REC1

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Revised Tentative Tract Map No. 71078-CN composed of two-lots, located at 1105 and 1125 S. Boyle Avenue for a maximum **8-unit industrial condominium and an approximately 72,894 square-foot building** as shown on map revised stamp-dated February 25, 2010 in the Boyle Heights Community Plan. (Verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Subdivision Counter call (213) 978-1362. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That the tentative tract No.71103 be **Received and Filed** prior to the recordation of this tentative tract satisfactory to the Planning Department.
2. That any fee deficit under Work Order No. EXT 00394 expediting this project be paid.
3. 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.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 977-6331.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

5. Provide a copy of affidavit AFF-011734456, AFF-11734457 and OB-1467-A. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
6. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Required setbacks shall be re-check after street dedication.
7. Show all oversized building yards on site plans as applicable. Oversized buildings may require yards or other fire safety measures as specified in Division 5 of the Building Code. Revise the submitted Map to show the required open yards on the same parcel as the building for which they are required. Existing "Maintenance of Building" affidavits may need to be terminated and new covenants recorded, where applicable.
8. Show location of building approved under Permit No. 08010-10000-01823/2008LA29519 on map.

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

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

DEPARTMENT OF TRANSPORTATION

9. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure the following: (MM)
 - a. A minimum of 40-foot reservoir space be provided between any security gate(s) and the property line.
 - b. Driveways and vehicular access to projects shall be provided from Opal Street.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. For an appointment, call (213) 482-7024.

FIRE DEPARTMENT

10. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following (MM):
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Any required Fire Annunciator panel or Fire Control Room shall be located within 50-ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
 - c. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.
 - d. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

- e. Adequate public and private fire hydrants shall be required.
- f. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF SANITATION

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

INFORMATION TECHNOLOGY AGENCY

- 13. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, (213) 922-8363.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

- 14. 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 2 lots, including "Lot 1" with 8 industrial condominium units (approximately 9,000 square feet of building area for each unit); and "Lot 2" with a building containing approximately 72,894 square feet of building area.

- b. Provide a minimum of one off-street parking space for each 500 square feet of combined floor area, contained within all the office, business, commercial, research and development buildings, and manufacturing or industrial buildings on any lot, including one parking space for each 500 square feet of floor area are required for the first 10,000 square feet and only one parking space need be provided for each 5,000 square feet in excess of the first 10,000 square feet contained in such warehouse.

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

- c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - d. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures (MM).
 - e. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material (MM).
15. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
 16. That the subdivider shall make suitable arrangements for clearance with the Community Redevelopment Agency for the Adelante Eastside Redevelopment Project area.
 17. That the subdivider by way of covenant and agreement, make suitable arrangements to provide off street parking as required and deemed necessary by Building and Safety, Zoning.
 18. Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider of exporting of approximately 3,130 cubic yards of soil, a total of 96 trips per day for a duration of 3 days, in addition to the following haul route conditions: (MM)
 - a. Streets to be used are limited to Boyle Avenue, Olympic Boulevard, Grande Vista Avenue, and Washington Boulevard.

- b. Hauling hours of operation shall be from 7:00 a.m. to 3:00 p.m. Monday through Friday. Trucks shall not arrive at the construction site before the prescribed start time.
- c. Trucks shall be restricted to bottom dump trucks or smaller.
- d. All staging shall be on-site. Alternatively, an off-site location shall be selected and trucks radioed into site.
- e. The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213.485.3106).
- f. Streets shall be cleaned of spilled materials at the termination of each work day.
- g. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- h. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- i. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- j. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- k. All trucks are to be watered at the job site to prevent excessive blowing dirt.
- l. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- m. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.
- n. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- o. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.

- p. One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."
- q. The City of Los Angeles, Department of Transportation, telephone 213.485.2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- r. Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Use Inspection Division at 213.485.3711 before the change takes place.
- s. The permittee shall notify the Street Use Inspection Division, (213) 485-3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.

A surety bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Central District Engineering Office, 201 N. Figueroa Street, Room 770, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling 213. 977.6039.

19. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

20. Prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 9, 10, 14d, 14e, 21, and 22 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

21. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- MM-1 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
 - MM-2 A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.
 - MM-3 The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. Automatic irrigation plan shall be approved by the City Planning Department.
 - MM-4 Palm trees shall not be considered in meeting this requirement.
 - MM-5 The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to the City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.
 - MM-6 Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
 - MM-7 The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91.8104.15.
 - MM-8 An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 13, to the satisfaction of the Department of Building and Safety.
 - MM-9 The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

- MM-10 Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- MM-11 The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- MM-12 Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- MM-13 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- MM-14 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- MM-15 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- MM-16 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- MM-17 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- MM-18 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- MM-19 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- MM-20 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- MM-21 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.

- MM-22 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- MM-23 The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- MM-24 Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- MM-25 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- MM-26 Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- MM-27 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- MM-28 Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- MM-29 Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- MM-30 All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- MM-31 Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.

- MM-32 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rates for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- MM-33 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- MM-34 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- MM-35 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- MM-36 Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- MM-37 Promote natural vegetation by using parking lot islands and other landscaped areas.
- MM-38 Cover loading dock areas or design drainage to minimize run-on and run-off of stormwater.
- MM-39 Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
- MM-40 Repair/maintenance bays must be indoors or designed in such a way that doesn't allow stormwater run-on or contact with stormwater runoff.
- MM-41 Design repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a standard sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required, obtain an Industrial Waste Discharge Permit.
- MM-42 Vehicle/equipment wash areas must be self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to the sanitary sewer.
- MM-43 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.

- MM-44 The following activities are to be conducted under proper cover with drain routed to the sanitary sewer.
- Storage of industrial wastes
 - Handling or storage of hazardous wastes
 - Metal fabrication or Pre-cast concrete fabrication
 - Welding, Cutting or Assembly
 - Painting, Coating or Finishing
- MM-45 Store above ground liquid storage tanks (drums and dumpsters) in areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, dikes, liners, vaults, and double-wall tanks. Where used oil or dangerous waste is stored, a dead-end sump should be installed in the drain.
- MM-46 Toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters both under cover and with drains routed to the sanitary sewer or use non-leaking and water-tight dumpsters with lids. Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.
- MM-47 Reduce and recycle wastes, including: paper; glass; aluminum; oil; and grease.
- MM-48 Reduce the use of hazardous materials and waste by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.
- MM-49 Convey runoff safely from the tops of slopes and stabilize disturbed slopes.
- MM-50 Utilize natural drainage systems to the maximum extent practicable.
- MM-51 Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable.
- MM-52 Stabilize permanent channel crossings.
- MM-53 Protect slopes and channels and reduce run-off velocities by complying with Chapter IX, Division 70 of the Los Angeles Municipal Code and utilizing vegetation (grass, shrubs, vines, ground covers, and trees) to provide long-term stabilization of soil.

- MM-54 Cleaning of vehicles and equipment to be performed within designated covered or bermed wash area paved with Portland concrete, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis (at least twice a year) to remove any solids; and the oil absorbent pads must be replaced regularly, once in fall just before the wet season, and in accordance with manufacturer' specifications.
- MM-55 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- MM-56 Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- MM-57 Legibility of stencils and signs must be maintained.
- MM-58 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- MM-59 The storage area must be paved and sufficiently impervious to contain leaks and spills.
- MM-60 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- MM-61 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- MM-62 The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

MM-63 The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

MM-64 Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall install:

- High-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
- Restroom faucets with a maximum flow rate of 1.5 gallons per minute.

Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

MM-65 In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

- a. Weather-based irrigation controller with rain shutoff;
- b. Matched precipitation (flow) rates for sprinkler heads;
- c. Drip/microspray/subsurface irrigation where appropriate;
- d. Minimum irrigation system distribution uniformity of 75 percent;
- e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials; and
- f. Use of landscape contouring to minimize precipitation runoff.
- g. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 sf. and greater, to the satisfaction of the Department of Building and Safety.

MM-66 Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.

MM-67 To facilitate onsite separation and recycling of demolition and construction-related wastes, the contractor(s) shall provide temporary waste separation bins onsite during demolition and construction. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

22. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

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

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

CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

- CM-3. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-9. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-14. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.

- CM-15. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-16. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-17. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-18. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-19. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-20. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-21. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop cloths to catch drips and spills.

DEPARTMENT OF CITY PLANNING - STANDARD INDUSTRIAL CONDOMINIUM CONDITIONS

- IC-1. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

In the event the subdivider decides not to request a permit before the recordation of the final map, covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- IC-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 LAMC Section 64.11.2.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street(s), alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. That all improvements required under Tract No. 70020 be completed satisfactory to the Central Engineering District prior to the recordation of the final map.

NOTES:

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

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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

The final map must record within 48 months of this approval, unless a time extension is granted before the end of such period. The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

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

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2009-1754-MND on August 23, 2009 for TT-71078. The Committee found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (visual character, light);
- Air Quality (construction, operational);
- Geology and Soils (construction, seismic);
- Hydrology and Water Quality (stormwater);
- Land Use and Planning (Zoning Variance);
- Noise (construction, operational);
- Public Services (fire, street improvements);
- Transportation/Circulation (emergency access); and
- Utilities (solid waste).

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2009-1700-MND on August 23, 2009 for TT-71103. The Committee found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (visual character);
- Air Quality (construction, operational);
- Geology and Soils (construction, seismic, haul routes);
- Hydrology and Water Quality (stormwater);
- Noise (construction, operational);
- Transportation/Circulation (emergency access); and
- Utilities (solid waste, landscaping).

On February 25, 2010, the applicant filed a revised Tract Map No. 71078, merging TT-71203 with TT-71078. The stricter mitigation measures have been adopted as conditions of approval in this letter of decision.

On March 18, 2010, the Department of City Planning issued an addendum letter stating a change in the project description and the Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2009-1700-MND(REC1) reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. **9, 10, 14d, 14e, 21, and 22** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City

ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB-3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 20.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract Map No. 71078, 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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Boyle Heights Community Plan designates the subject property for Light Manufacturing land use with the corresponding zones of MR2, M2, and P. The property is located in the CRA's Adelante Eastside Redevelopment Project Area. The property contains approximately 5.65 net acres (approximately 246,189 net square feet after required dedication) and is presently zoned MR2-1. The proposed 2-lot subdivision includes "Lot 1" with 8 industrial condominium units (approximately 9,000 square feet of building area for each unit), and "Lot 2" with a building containing approximately 72,894 square feet of building area, is allowable under the current adopted zone and the land use designation.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

Boyle Avenue is a Secondary Class Highway dedicated to a variable 80 to 85-foot width at the project's street frontage. The Bureau of Engineering (BOE) has not required street dedications; however it is requiring drainage easements. In addition, BOE is requiring that all the improvement requirements under Tract No.

70020 be completed satisfactory to the Central Engineering District prior to the recordation of the final map.

The project has been conditioned to provide LAMC Code required parking. Also, the parking layout will be reviewed by the Department of Transportation, Building and Safety Zoning, as well as the Fire Department to ensure the design and improvement of the subdivision is consistent with the General Plan.

The project is not subject to any Specific Plan however it is subject to the CRA's Adelante Eastside Redevelopment Project Area. As conditioned, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is currently under construction for industrial buildings. It is one of the few improved properties in the vicinity. The development of this tract is an infill of an otherwise mix-density mostly consisting of manufacturing uses.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The Department of Building and Safety, Grading Division, has not submitted a response memo and the proposed project is subject to Grading Regulations, Section 91.3000 of the LAMC, relative to Division 70 of the Building Code).

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

The subject property is bounded by 2 industrial parks and 3 major freeways. Adjacent land uses within 500-feet of the proposed site area are industrial parks, including warehouses to the north, south, east, and west all in the MR2-1 Zone. Further north the Santa Ana 5 Freeway and the Santa Monica 10 Freeway are located in the PF-1XL Zone; and further south the Pomona 60 Freeway is located in the PF-1XL Zone. The proposed project would provide an appropriate transitional development between the industrial uses to the north and south with the public transportation uses to the east and west.

The site is currently under construction and is composed of "Lot 1" (approximately 9,000 square feet of building area for each unit); and "Lot 2" with a building containing approximately 72,894 square feet of building area. The proposed project will comply with all LAMC requirements for parking, yards, and open space. After submitting a revised parking plan, and/or submitting a tract modification, and/or after the applicant files a parking covenant agreement to set aside 52 parking spaces for off-site parking for the adjacent property located at 1135 S. Boyle Avenue (TT-71077-CN), as conditioned, the proposed tract map will be physically suitable for the proposed density of the development.

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

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife. A Mitigated Negative Declaration ENV-2009-1700-MND-REC1 was prepared on March 18, 2009 for the subject project and identifies mitigation measures that will mitigate any impacts resulting from the project. These mitigation measures have been imposed as conditions of approval.

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

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is 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 AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

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

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

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

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

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

These findings shall apply to both the tentative and final maps for Revised Tentative Tract Map No. 71078-CN.

S. Gail Goldberg, AICP
Advisory Agency



JIM TOKUNAGA
Deputy Advisory Agency

JT:HC:HUL:jq

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

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
(213) 482-7077

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

Forms are also available on-line at www.lacity.org/pln.

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

If you have any questions, please call Subdivision staff at (213) 978-1362.

**DEPARTMENT OF
CITY PLANNING**
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
—
CITY PLANNING COMMISSION
WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
DIEGO CARDOSO
ROBIN R. HUGHES
FR. SPENCER T. KEZIOS
RICARDO LARA
CINDY MONTANEZ
MICHAEL K. WOO
—
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

RECEIVED
LAND DEVELOPMENT GROUP
09 JUN 18 PM 2:00

EXECUTIVE OFFICES
S. GAIL GOLDBERG, AICP
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TT FEE PAID
JUN 05 2009

Filing Notification and Distribution

<p>ADDRESS: 1115 S. Boyle Avenue</p> <p>COMMUNITY: Boyle Heights</p> <p>EXPEDITED PROCESSING SECTION</p>	<p>DATE OF FILING AND MAP STAMP DATE: 06-09-09</p> <p>TENTATIVE TRACT MAP NO: 71078-CN Related Cases: ENV-2009-1703-MND; ZA-2009-1755-ZV</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 06-16-09</p> <p>Hillside: () Yes (x) No</p>
<p>(X) COUNCIL DISTRICT NO: 14 (X) Neighborhood Planning (Check Office below)</p> <p>() Valley () West Los Angeles () Harbor (X) Metro E/S</p> <p>Department of Public Works (X) Bureau of Engineering (X) Bureau of Sanitation</p> <p>Department of Building and Safety (X) Grading Engineer (X) Zoning Engineer</p> <p>(X) Department of Transportation</p> <p>Department of Water and Power () Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire")</p>	<p>(X) Community Plan Revision (X) Department of Recreation and Parks (X) Department of Telecommunications (X) Bureau of Street Lighting (No. P.S.) (X) Community Redevelopment Agency-Adelante Eastside Community Redevelopment Project Area (See Counter Map) (No. P.S.)</p> <p>() Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.)</p> <p>() City of Beverly Hills (See Counter Map) (No P.S.) () Dan O'Connell (if Mulholland Scenic Corridor) (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Neighborhood Council- Boyle Heights</p>

The above tract has been filed with the Advisory Agency.

The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

S. Gail Goldberg
Director of Planning

Jim Tokunaga
Deputy Advisory Agency

EXPEDITED PROCESSING CASE

DUE DATE: 07/24/2009

Please forward reports to the following e-mail addresses:
Joni.Quinn@lacity.org
Jennifer.Joo@lacity.org

"REVISED" TENTATIVE TRACT NO. 71078

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 2 AND 3, TRACT NO. 70020, AS PER
MAP FILED IN BOOK 1355, PAGES 89 AND 90 OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

LOT 1 IS FOR CONDOMINIUM PURPOSES - 8 UNITS **REVISED**

GENERAL NOTES

1. PROPOSED 2 LOT SUBDIVISION
PROPOSED LOT 1 IS FOR 8 INDUSTRIAL CONDOMINIUM UNITS
2. LOT 1 ADDRESS: 1125 S. BOYLE AVENUE LOT 2 ADDRESS: 1165 S. BOYLE AVENUE
3. EXISTING AND PROPOSED ZONING: MR2-1 LIGHT MANUFACTURING
4. SITE AREA = 271,870 S.F. (GROSS) AND 245,189 S.F. (NET)
5. ALL PUBLIC UTILITIES ARE AVAILABLE TO THE SITE.
6. VEHICULAR ACCESS IS BY RECIPROCAL DRIVEWAY EASEMENTS FROM
BOYLE AVENUE PER TRACT NO. 70020



LOT 2
191,221 S.F. - NET

PROPOSED BUILDING
(259,000 S.F.)

NOTE: SITE IS VACANT - GRADED AS PART OF TRACT NO. 70020
IMPROVEMENTS SHOWN ARE PROPOSED

LOT 1
114,668 S.F. - NET

EXISTING BUILDING
(200,000 SF)

EXCEPT FOR UNCONSTRUCTED PARKING, LOCATED
BETWEEN PROPOSED LOT 2 AND BOYLE AVENUE,
IMPROVEMENTS SHOWN ARE EXISTING AND WILL REMAIN

NOTE: THIS SITE IS NOT IN A FLOOD HAZARD AREA, A SPECIAL
HAZARD AREA, A HILLSIDE AREA, A FLOODWAY OR A
MUD-PRONE AREA.

NOTE: THE FOLLOWING TREES ARE PROTECTED SPECIES

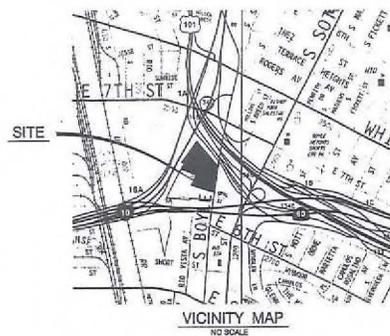
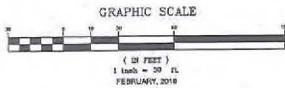
1. OAKS (QUERCUS SPP.) - DOES NOT INCLUDE SCRUB OAK
2. WESTERN SYCAMORE (PLATANUS RAEMOSUS)
3. CALIFORNIA BAY (UMBELLULARIA CALIFORNICA)
4. SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA)

NOTE: THERE ARE NO EXISTING PROTECTED
TREES ON THIS SITE

NOTE: THERE ARE NO REQUIRED STREET DEDICATIONS

OWNER & SUBDIVIDER:
DYNAMIC BUILDERS, INC.
2114 S. HILL STREET
LOS ANGELES, CA 90007
(213) 740-9820

NOTE: SEWER AND STORM DRAINAGE TO CONNECT TO EXISTING
SEWER AND STORM DRAINS CONSTRUCTED AS A PART
OF TRACT NO. 70020



PREPARED BY:
GILBERT ENGINEERING COMPANY, INC.
1008 E 42ND STREET, SUITE 200
GARDENA, CALIFORNIA 91748
(310) 822-1100
FAX (310) 822-1601
email - gilbert@gilberteng.com

109-7