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CITY PLANNING
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AND
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VAN NUYS, CA 91401

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INFORMATION
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Decision Date: December 30, 2014

Appeal Period Ends: January 9, 2015

San Pedro Investors, LLC (A)(O)
1880 Century Park East, Suite 714
Los Angeles, CA 90067

Dominic Hong (R)
23679 Calabasas Road #1061
Calabasas, CA 91302

Fusco Engineering (E)
600 Wilshire Boulevard, Suite 1470
Los Angeles, CA 90017

RE: Vesting Tentative Tract Map No. VTT-
72810-SL
Address(s): 255 – 295 West 8th Street
Related Case(s): APCH-2014-1879-HD
Planning Area: San Pedro
Zone : RD1.5-1XL / (T)(Q)RAS3-1L
D. M. : 015B201
C. D. : 15
CEQA : ENV-2014-1880-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 72810-SL, located at 255 – 295 West 8th Street for a maximum of twenty-four (24) **small lot single-family lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated May 28, 2014 in the San Pedro Community Plan. This unit density is based on the RD1.5-1L. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 2-foot wide public street right-of-way be dedicated along Centre Street adjoining the tract including a 15-foot radius property line return at the intersection with 8th Street to complete a 32-foot wide half-right-of-way in accordance with Collector Street standards.
2. That upon the submittal of a survey verifying the availability of a 20-foot wide alley measured from the proposed alley merger area to the existing staircase along the southerly side of the alley then 5-foot and variable width portion of the alley adjoining the tract property 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. That consents to the alley 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 public utility agencies maintaining existing facilities within the area being merged.

Note: The Advisory Agency hereby finds that the dedications to be merged are unnecessary for present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.

3. That any surcharge fee in conjunction with the alley merger request be paid.
4. That any fee deficit under Work Order No. EXT00566 expediting this project be paid.
5. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
6. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
7. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
8. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

9. That the following requirements in connection with grading and construction in and adjacent to public right-of-way or private streets be complied with:
- a. Fill slopes of approved compacted artificial fill shall be reviewed and approved by the geotechnical engineer and engineering geologist of record and shall be no steeper than 2:1 (H:V). Cut slopes shall be reviewed and approved by the geotechnical engineer and engineering geologist of record and shall be no steeper than 1.5:1 (H:V) when in competent bedrock.
 - b. The toes and crests of all cut and fill slopes shall be located on private property and shall be set back a minimum of 2 and 3 feet, respectively, from the property line.
 - c. Where a fill slope overlies a cut slope, the fill shall be keyed horizontally into bedrock a minimum of 12 feet or the slope shall be overexcavated a minimum of 12 feet and replaced as a compacted fill slope.
 - d. Where expansive soils are determined to underlie proposed improvements on/adjacent to public property and private streets, the consulting soils engineer and geologist shall provide methods for mitigation. Prior to the approval of plans, the City Engineer must approve the proposed method.
 - e. All streets shall be founded upon approved firm natural materials or properly compacted fill. Any existing loose fill, loose soil, or organic material shall be removed prior to the placement of engineered fill.
 - f. Fill material shall be compacted to a minimum of 90 percent relative compaction (95% for granular soils) as defined in Section 300 of the Standard Specifications for Public Works Construction. Fill shall be benched into competent material and bench drains shall be placed in accordance with the City of Los Angeles Grading Code.
 - g. All slopes shall be planted and an irrigation system installed as soon as possible after grading to alleviate erosion.
 - h. Adequate perforated pipe and gravel subdrain systems approved by the City Engineer shall be placed beneath canyon fills, behind retaining walls and additionally at locations called out by the consulting engineer and geologist of record.
 - i. Slopes that daylight adversely dipping bedding, and are not demonstrated per grading code to have strength characteristics sufficient to produce a stable slope, shall be supported by either a retaining wall or a designed buttress fill.
 - j. Where not in conflict with the above, the recommendations contained in the following Geocon West, Inc. report "Updated Geotechnical

Investigation, Proposed Multi-Family Residential Development , 255-295 West 8th Street, San Pedro District of Los Angeles, California, Tract: Peck and Kerckhoff's Subdivision of Block 55 San Pedro (RF 188), Lots: 1 through 7, " dated April 16, 2014, by certified engineering geologist Susan F. Kirkgard (CEG 1754) and geotechnical engineer Neal D. Berliner (GE 2576), shall be implemented.

Note: 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) 202-3484.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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 Inter-Departmental Letter dated July 7, 2014, Log No. 84568 and attached to the case file for Vesting Tentative Tract No. 72810-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

11. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain approval to deviate from the Entitlement Conditions in existing (Q) to allow for the proposed 24 Small Lot Subdivision.

Approval to deviate from the (Q) Conditions pursuant to Ordinance 179442 shall not be required provided that the (Q) Conditions have not been vested and the proposed 24 Small Lot Subdivision is in compliance with the underlying RD1.5 Zone and approval of APCH-2014-1879-HD.
 - b. Provide a copy of APCH-2014-1879-HD. Show compliance with all the conditions/requirements of the APCH case as applicable.
 - c. The Advisory Agency may require guest parking spaces to be provided for any small lot subdivision with over 10 small lots. Revise and resubmit the Map to show the locations of required guest parking spaces.
 - d. Show all street and alley dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be re-checked as per net lot area after street dedications. Front yard requirement shall be required to comply with current code as measured from new property lines after dedication.

- e. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress, utilities, drainage, and back up space, and guest parking space area on the final map. Separate easement covenant shall be recorded with City Planning if the easement is not shown on the final map prior map recordation.

Notes:

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

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

Backup space for parking space with less than 26'-8" shall provide sufficient garage door opening width to comply with the current Zoning Code requirement.

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

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

- 12. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 20-foot reservoir space should be provided between any security gate(s) and the property line.
 - b. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of 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.

Note: Please contact this section at (213) 482-7024 for any questions regarding the above.

FIRE DEPARTMENT

13. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Action.
 - b. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - c. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. 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.
 - f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - g. Submit plot plans indicating access road and turning area for Fire Department approval.
 - h. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
 - i. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
 - j. No proposed development utilizing cluster, group, or condominium design

of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

- k. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- l. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- m. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- n. 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.
- o. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- p. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
- q. Site plans shall include all overhead utility lines adjacent to the site.
- r. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

14. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction. The project site is located on the pedestrian and bus routes for students attending Port of Los Angeles High School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch, phone no. (213) 580-2944, and the principals or designees of Port of Los Angeles High School. (MM)

- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicular safety.
- b. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- c. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- d. The developer and contractors shall maintain ongoing contact with administrator of Port of Los Angeles High School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (213)580-2950 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- e. Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from campus.
- f. LADBS shall assign specific haul route hours of operation based upon Port of Los Angeles High School hours of operation.

DEPARTMENT OF WATER AND POWER

- 15. 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

- 16. If new street light(s) are required, then 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

17. 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

18. 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 RECREATION AND PARKS

19. That the Quimby fee be based on the RD ZONE. (MM)

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

20. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree, and to the satisfaction of the Advisory Agency. New, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements. (MM)

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. 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.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

21. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 24 lots.

- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

Approved Variations as follows:

Lot No.	Setbacks			
	Front Setback	Rear Setback	East Side Setback	West Side Setback
1	11.0'	11.5'	0.25'	9.29'
2	9.0'	11.5'	0.25'	0.25'
3	11.0'	11.5'	0.25'	0.25'
4	9.0'	11.5'	0.25'	0.25'
5	11.0'	11.5'	0.25'	0.25'
6	13.4'	11.5'	0.25'	0.25'
7	11.0'	11.5'	0.25'	0.25'
8	9.0'	11.5'	0.25'	0.25'
9	11.0'	11.5'	0.25'	0.25'
10	9.0'	11.5'	0.25'	0.25'
11	11.0'	11.5'	0.25'	0.25'
12	9.0'	11.5'	11.56'	0.25'
13	16.0'	10.5'	0.25'	9.25'
14	14.0'	10.5'	0.25'	0.25'
15	16.0'	10.5'	0.25'	0.25'
16	14.0'	10.5'	0.25'	0.25'
17	16.0'	10.5'	0.25'	0.25'
18	14.0'	10.5'	0.25'	0.25'
19	16.0'	10.5'	0.25'	0.25'
20	14.0'	10.5'	0.25'	0.25'
21	16.0'	10.5'	0.25'	0.25'
22	14.0'	10.5'	0.25'	0.25'
23	16.0'	10.5'	0.25'	0.25'
24	14.0'	10.5'	11.56'	0.25'

- d. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
- e. A Certificate of Occupancy (temporary or final) for the building(s) in Tract No. 72810-SL shall not be issued until after the final map has been recorded.
- f. 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. (MM)

No fence or gate shall be permitted within the common access driveway.

- g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - h. 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.
 - i. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. (MM)
 - j. A common, shared trash and recycling bin shall be maintained for all homeowners. A revised site plan shall show the location of the common, shared trash and recycling bins and be to the satisfaction of the Advisory Agency. Prior to recordation of the final map, the final map shall be revised as necessary to show an area designated for a common, shared trash and recycling bin.
 - k. A Maintenance Association shall be formed, 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 members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association 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.
 - l. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
22. 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 18,000 cubic yards of soil, a total of 14 trips per day for a duration of 70 days, in addition to the following haul route conditions: (MM)
- a. Streets to be used are limited to the following:

LOADED TRUCKS – Exit on Centre Street and head south on Centre Street, make a right on 9th Street, a right on Gaffey Street, head north and

merge on to the I-110 North on-ramp, Exit Anaheim Street, turn left onto Figueroa Street, turn left onto West Anaheim Street, turn left onto Palos Verdes Drive North, turn right onto Palos Verdes Drive East, and turn left to end at Chandler's Sand & Gravel, LLC

EMPTY TRUCKS – Exit Chandler's Sand & Gravel, LLC, turn right onto Palos Verdes Drive East, turn left onto Palos Verdes Drive North, turn right towards West Anaheim Street, turn right onto Figueroa Place, merge onto the I-110 South, Exit Gaffey Street/San Pedro, turn left onto Gaffey Street, turn left onto 9th Street, and left onto Centre Street and enter the Site on the right.

- b. Hauling hours of operation shall be from 7:00 a.m. to 3:00 p.m. Monday through Friday, or to the satisfaction of LADBS and LAUSD. Trucks shall not arrive at the construction site before the prescribed start time.
- c. Trucks shall be restricted to 10-wheel 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 310.732.4599, 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.
 - t. 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 Harbor District Engineering Office, 638 S. Beacon Street, 4th Floor, San Pedro, CA 90731. Further information regarding the bond may be obtained by calling 310.732.4677.
23. 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.
24. **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 relating to or 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

25. That 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. 10, 12, 14, 19, 20, 21.f, 21.i, 22, 26, and 27 of the Tracts 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.
26. 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 and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
 - MM-2. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.
 - MM-3. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
 - MM-4. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - MM-5. The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

- MM-6. Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
- MM-7. The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that incorporates design features that reduce accidents and provides code-required emergency access.
- MM-8. 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). 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
 - 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 existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.
- MM-9. Utilities (Local Water Supplies - All New Construction).
- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
 - b. 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.

- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- e. 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-10. Utilities (Local Water Supplies - New Residential).

- a. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- b. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- c. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

MM-11. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

27. **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. The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
- a. Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
 - b. The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.
- CM-3. (Construction/Demolition) Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- CM-4. 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-5. 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-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. All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
- CM-8. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-9. Trucks having no current hauling activity shall not idle but be turned off.
- CM-10. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-11. 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-12. 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-13. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-14. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-15. 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-16. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- CM-17. 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-18. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-19. 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-20. 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-21. 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.
- CM-22. 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.
- CM-23. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- CM-24. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- CM-25. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-26. 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 clothes to catch drips and spills.
- CM-27. Public Services (Construction Activity Near Schools)
 - a. The developer shall install appropriate traffic signs around the

site to ensure pedestrian and vehicular safety.

- b. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- c. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- d. The developer and contractors shall maintain ongoing contact with administrator of Port of Los Angeles High School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.

CM-28. Public Services (Schools affected by Haul Route)

- a. Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from campus.
- b. LADBS shall assign specific haul route hours of operation based upon Port of Los Angeles High School hours of operation.

CM-29. Projects involving the import/export of 1,000 cubic yards or more dirt shall obtain haul route approval by the Department of Building and Safety.

CM-30. (Construction/Demolition) 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.

CM-31. (Construction/Demolition) To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and

construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS

SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall be prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. 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 and shall include the following features.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public

utility easements.

- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by

the affected property owners.

- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Construct new street light: one (1) on Centre St. If street widening per BOE improvement conditions, relocate and upgrade street lights; two (2) on 8th St.
- (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 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 (213-485-5675) 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 prior to the recordation of the final map hydrology and hydraulic calculations be submitted to the Harbor Engineering District for review and approval which may result construction of drainage facilities.

- b) Improve the alley adjoining the subdivision by the construction of a suitable surfacing to complete a full- width alley including a 2-foot wide longitudinal center concrete gutter and any necessary removal and reconstruction of the existing improvements.
- c) Improve Centre Street being dedicated and adjoining the subdivision by the construction of the followings:
 - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavements and to complete a 22-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.
- d) Construct the necessary mainline sewer satisfactory to the Harbor District Engineering Office.

NOTES:

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

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

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

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

The Advisory Agency hereby finds that this 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-2014-1880-MND on December 17, 2014. The Department 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);
- Green House Gas Emissions;
- Hazards and Hazardous Materials (asbestos);
- Hydrology and Water Quality (stormwater);
- Noise (construction, operational);
- Public Services (fire, police, schools);
- Recreation (parks);
- Transportation/Circulation (emergency access); and
- Utilities (water supply, solid waste).

The Deputy Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2014-1880-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 10, 12, 14, 19, 20, 21.f, 21.i, 22, 26, and 27 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 26. 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 Vesting Tentative Tract Map No. 72810-SL, 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 adopted San Pedro Community Plan designates the subject property for Community Commercial land use with the corresponding zone(s) of CR, C2, C4, RAS3, and RAS4. The site is not located within a specific plan area. The project site consists of seven record lots with approximately 34,709 net square feet of lot area. The underlying zone of the subject site is RD1.5-1XL. In conjunction with the proposed subdivision, there is an incidental request for a Height District change from 1-XL to 1-L to allow the construction of 24 small lot single family dwellings with a height of 49-feet 6-inches.

The proposed project requests to merge and resubdivide seven (7) vacant lots into 24 small lots pursuant to Ordinance 176,354, for the construction of 24 single-family dwellings with 48 residential parking spaces. The Community Commercial land use designation would permit a maximum density of 42 dwelling units with the RAS3 Zone and a maximum density of 85 dwelling units with the CR, C2, C4, and RAS4 Zones. The proposed 24 dwelling units is consistent with the RD1.5 Zone, which permits a maximum of 25 dwelling units, and is consistent with the land use designation and development of the surrounding neighborhood.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the subject site is located in Zone X, areas of minimal flooding. Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans. 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.

The design and improvements of the subdivision are consistent with the San Pedro Community Plan and are not subject to any specific plan requirements. The project site is bounded by 8th Street to the north, Centre Street to the west, and an alley to the south. The site has approximately 280-feet of frontage along 8th Street, which is designated as a Local Street, and the alley to the south and approximately 120-feet of frontage along Centre Street, which is designated as a Collector Street. The Bureau of Engineering is requiring a 2-foot wide dedication along Centre Street as well as a 15-foot radius property line return at the intersection of 8th Street and Centre Street to complete a 32-foot wide half-right-of-way in accordance with Collector Street standards along with improvements. Aside from the 15-foot radius property line return dedication located at the corner of 8th Street and Centre Street, there is no dedication or improvement

requirement along 8th Street. The requested 5-foot vacation of the 30-foot alley and inclusion into the proposed development will be subject to the approval of the Bureau of Engineering and the remaining alley will be required to meet the minimum standards of an alley way. Furthermore, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990. The proposed subdivision is conditioned herein to require approval of the driveway and circulation plan by the Department of Transportation prior to the recordation of the final map.

As conditioned, the design and improvements of the proposed subdivision are consistent and substantially comply with the applicable General Plan.

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

The project site is currently vacant and consists of a downward slope from the alley way to 8th Street. The site is not located within a designated hillside area or a Bureau of Engineering Special Grading Area. The Department of Building and Safety, Grading Division, has found that the soils report prepared by Geocon West, Inc dated April 16, 2014 is acceptable and has recommended conditions to be complied with during the site development. The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits.

The project site is not located within an Alquist-Priolo Fault Zone, but is located approximately 0.72 miles from the Palos Verdes Fault Zone. The proposed development will be required to comply with current Building Codes. The site is not located within a liquefaction, landslide, tsunami inundation zone, flood zone, methane zone, or Coastal zone.

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

The surrounding properties are developed with single- and multi-family development, as well as commercial uses. The properties located to the north of the site, across 8th Street, are zoned C2-2-CDO and are developed with commercial uses and multi-family residential uses that are one- to two-stories. To the west, across Centre Street, the properties are zoned [Q]R3-1XL and are developed with multi-family apartment buildings that are located on a hillside and are two-stories. The properties to the south, across the alley, are zoned RD1.5-1XL and are developed with single- and multi-family apartment buildings which are one- to two-stories.

The proposed project involves the subdivision of an approximately 34,709 net square foot lot into 24 small lots for the purpose of developing 24 fee-simple dwellings. Each dwelling will be four stories and will provide two covered parking spaces for each of the dwellings. The fourth story of each of the dwellings will

consist of either a loft or bedroom and will be setback from the perimeter of the building. The RD1.5 zone permits a maximum density of 25 dwelling units, while the Community Commercial land use designation would allow a residential development with a maximum of 42 dwelling units with the RAS3 Zone or 85 dwelling units with the CR, C2, C4, and RAS4 Zones.

The proposed project is compatible with the general density of many of the surrounding properties and is consistent with the Zone and land use designation. In conjunction with the requested Height District change from 1-XL to 1-L, the height of the proposed dwellings will be consistent with Footnote No. 3 of the San Pedro Community Plan. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

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

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, animal life is concerned. The site is in a developed urban area and is currently vacant and does not provide a natural habitat for either fish or wildlife. The project does not propose to remove any trees. On December 17, 2014, the City Planning Department issued Mitigated Negative Declaration No. ENV-2014-1880-MND. This Mitigated Negative Declaration 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 are mitigated to a less than significant level. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

- (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 the 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.

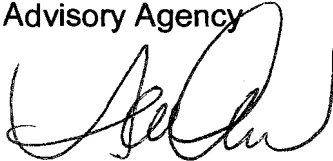
The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

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

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 72810-SL.

Michael J. LoGrande
Advisory Agency



JAE H. KIM
Deputy Advisory Agency

JK:MS: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 Harbor 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 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 <http://cityplanning.lacity.org/>.

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

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

**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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INFORMATION
www.planning.lacity.org

Filing Notification and Distribution

ADDRESS: 255-295 W. 8 th Street COMMUNITY: San Pedro EXPEDITED PROCESSING SECTION	DATE OF FILING AND MAP STAMP DATE: 5/28/2014 VTT- MAP NO: 72810-SL ENV-2014-1880-EAF DEEMED COMPLETE AND DISTRIBUTION DATE: 6/9/2014 Hillside: () Yes (X) No
(X) COUNCIL DISTRICT NO: 15 (X) Neighborhood Planning (Check Office below) () Valley () West Los Angeles (X) Harbor () Metro E/S Department of Public Works (X) Bureau of Engineering (X) Bureau of Sanitation Department of Building and Safety (X) Grading Engineer (X) Zoning Engineer (X) Department of Transportation Department of Water and Power () Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire")	() Community Plan Revision (X) Department of Recreation and Parks (X) Department of Telecommunications (X) Bureau of Street Lighting (No. P.S.) () Community Redevelopment Agency (See Counter Map) (No. P.S.) () Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.) () City of Beverly Hills (See Counter Map) (No P.S.) () Valley DOT – Vicente Cordero (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Central San Pedro Neighborhood Council N.C. please respond with comments within 90 days from " deemed complete and distribution date " (LISTED ABOVE).

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 distribution, we will assume that you have no report to make.

Michael J. LoGrande
Director of Planning

Asst. Angeles for

Jae Kim
Deputy Advisory Agency
CP-6300 (1/21/09)

EXPEDITED PROCESSING CASE
DUE DATE 7/18/2014

Please forward reports to the following e-mail addresses:
planning.expedited@lacity.org

VESTING TENTATIVE TRACT MAP NO. 72810

FOR SMALL LOT SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

1) LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6 AND 7 INCLUSIVE OF PECK AND KERCKHOFF'S SUBDIVISION OF BLOCK 55 OF SAN PEDRO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER RECORDER'S FILED MAP NO. 188, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

2) PROTECTED TREE STATEMENT

THERE ARE NO EXISTING TREES ON SITE.

3) PROPOSED METHOD OF SEWAGE DISPOSAL

THE SITE IS SERVED BY EXISTING PUBLIC SEWER MAINS IN CENTRE STREET AND 8TH STREET. PRIVATE SERVICE LATERALS WILL BE CONSTRUCTED FOR SEWAGE DISPOSAL.

4) PROPOSED METHOD OF FLOOD AND EROSION CONTROL

RUNOFF FROM THE SITE IS DIRECTED TO AN ONSITE STORM DRAIN SYSTEM AND DISCHARGES TO A CULVERT AT THE WESTERLY BOUNDARY. PROPOSED ONSITE STORM DRAIN SYSTEMS WILL BE DESIGNED TO ACCOMMODATE FLOOD CONTROL. CASQA BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO PROVIDE FOR EROSION CONTROL DURING CONSTRUCTION.

5) BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY RED PLAINS SURVEYING COMPANY ON DECEMBER 20, 2013. SITE BENCHMARK IS DESCRIBED AS A CUT "X" TOP OF CONCRETE CURB, 50.7' NORTH & 13.0' EAST OF NW CORNER OF PROPERTY; ELEVATION = 65.50' (NAVD88).

6) EXISTING ENCUMBERANCES

EXISTING ENCUMBERANCES ON THIS SITE AS LISTED IN TITLE REPORT: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-641318-LA2, DATED NOVEMBER 4, 2013 AT 7:30AM:

9. AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 880 OF DEEDS, PAGE 61.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. AFFECTS, INSUFFICIENT INFORMATION PROVIDED IN DOCUMENT TO PLOT EASEMENT.

10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" RECORDED JANUARY 23, 2008 AS INSTRUMENT NO. 20080127162 OF OFFICIAL RECORDS. AFFECTS, SUBJECT TO TERMS AND CONDITIONS CONTAINED THEREIN.

11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" RECORDED JANUARY 23, 2008 AS INSTRUMENT NO. 20080127163 OF OFFICIAL RECORDS. AFFECTS, SUBJECT TO TERMS AND CONDITIONS CONTAINED THEREIN.

12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" RECORDED JANUARY 23, 2008 AS INSTRUMENT NO. 20080127164 OF OFFICIAL RECORDS. AFFECTS, SUBJECT TO TERMS AND CONDITIONS CONTAINED THEREIN.

13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT, REGARDING ON-SITE STORMWATER TREATMENT DEVICES MAINTENANCE" RECORDED FEBRUARY 1, 2008 AS INSTRUMENT NO. 199307 OF OFFICIAL RECORDS. AFFECTS, SUBJECT TO TERMS AND CONDITIONS CONTAINED THEREIN.

14. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND MEMORANDUM OF AGREEMENT" RECORDED JUNE 12, 2008 AS INSTRUMENT NO. 1043012 OF OFFICIAL RECORDS. AFFECTS, BLANKET IN NATURE, NOT PLOTTED.

7) PROPOSED EASEMENTS

- AN IRREVOCABLE OFFER TO DEDICATE A PRIVATE RECIPROCAL EASEMENT FOR COMMON ACCESS AND UTILITIES.
- AN IRREVOCABLE OFFER TO DEDICATE A PRIVATE RECIPROCAL EASEMENT FOR COMMON ACCESS.

8) SPECIAL PLANNING AREAS

- PROJECT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
- PROJECT IS NOT LOCATED WITHIN A TSUNAMI INUNDATION ZONE.
- PROJECT IS NOT LOCATED WITHIN A MUD-PRONE AREA.
- PROJECT IS NOT LOCATED WITHIN A LIQUEFACTION ZONE.
- PROJECT IS NOT LOCATED WITHIN A EARTHQUAKE INDUCED LANDSLIDE AREA.
- PROJECT IS NOT LOCATED WITHIN A HIGH WIND VELOCITY AREA.
- PROJECT IS NOT LOCATED WITHIN THE HILLSIDE ORDINANCE AREA.
- PROJECT IS NOT LOCATED WITHIN THE HILLSIDE GRADING AREA.
- PROJECT IS NOT LOCATED WITHIN THE COASTAL ZONE.
- PROJECT IS NOT A METHANE HAZARD SITE.
- PROJECT IS LOCATED WITHIN THE CRA'S PACIFIC CORRIDOR REDEVELOPMENT PROJECT.

9) ADDITIONAL NOTES

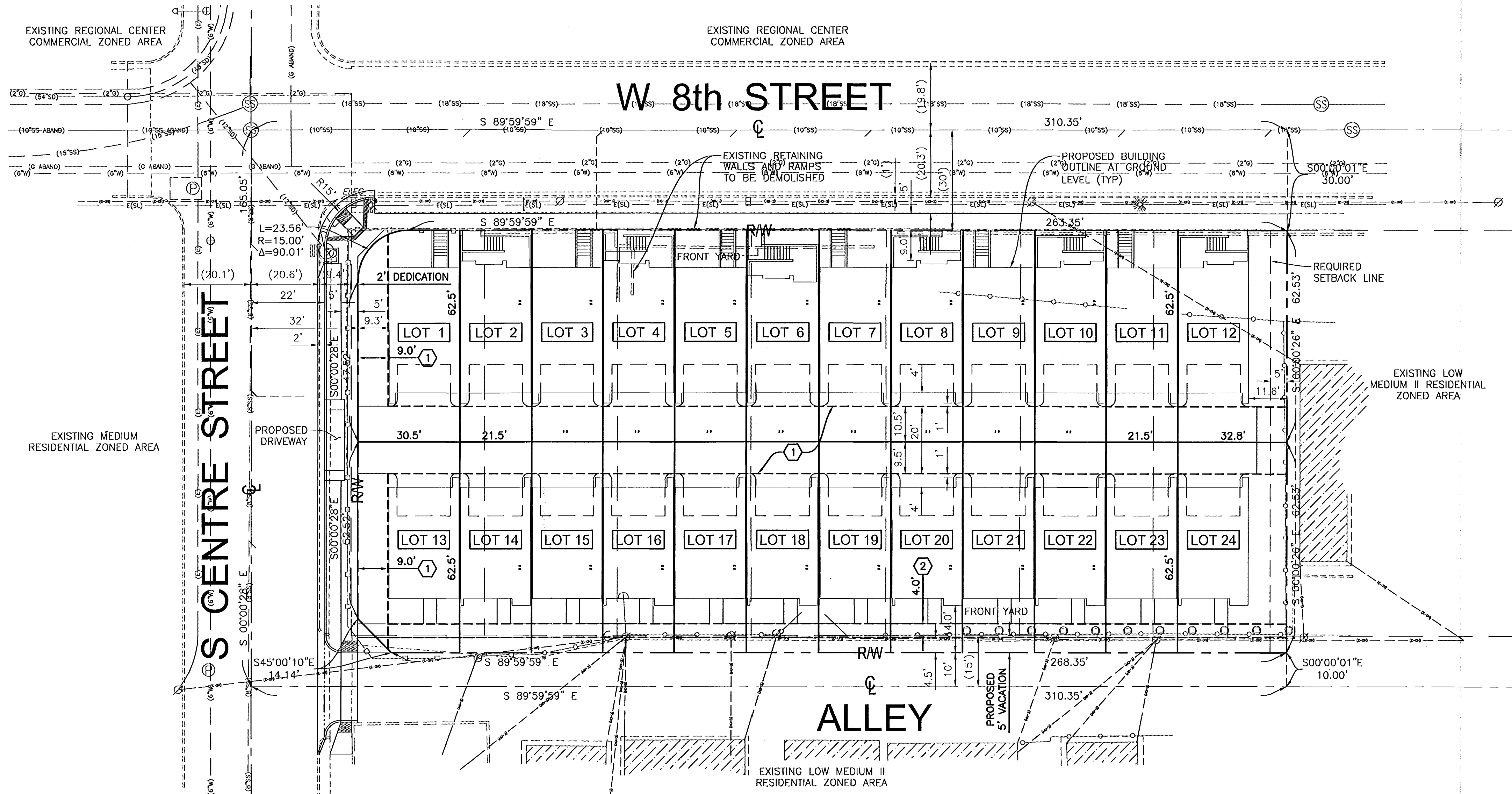
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE UNDERLYING RD1.5-1XL ZONE, PURSUANT TO ORDINANCE NO. 176,354.
- UNIT SUMMARY: 24 SMALL LOT FEE SIMPLE SINGLE FAMILY HOMES TO BE PROVIDED.
- PARKING SUMMARY: 2 GARAGE SPACES PER HOME TOTALING 48 SPACES. NO ONSITE GUEST PARKING.
- A HAUL ROUTE IS BEING REQUESTED.

10) BUILDING HEIGHTS

BUILDING HEIGHTS ARE SHOWN PER ARCHITECTURAL ELEVATIONS.

11) FINAL MAP PHASING

FINAL MAPPING FOR INDIVIDUAL LOTS WILL BE PHASED AT THE DISCRETION OF THE APPLICANT

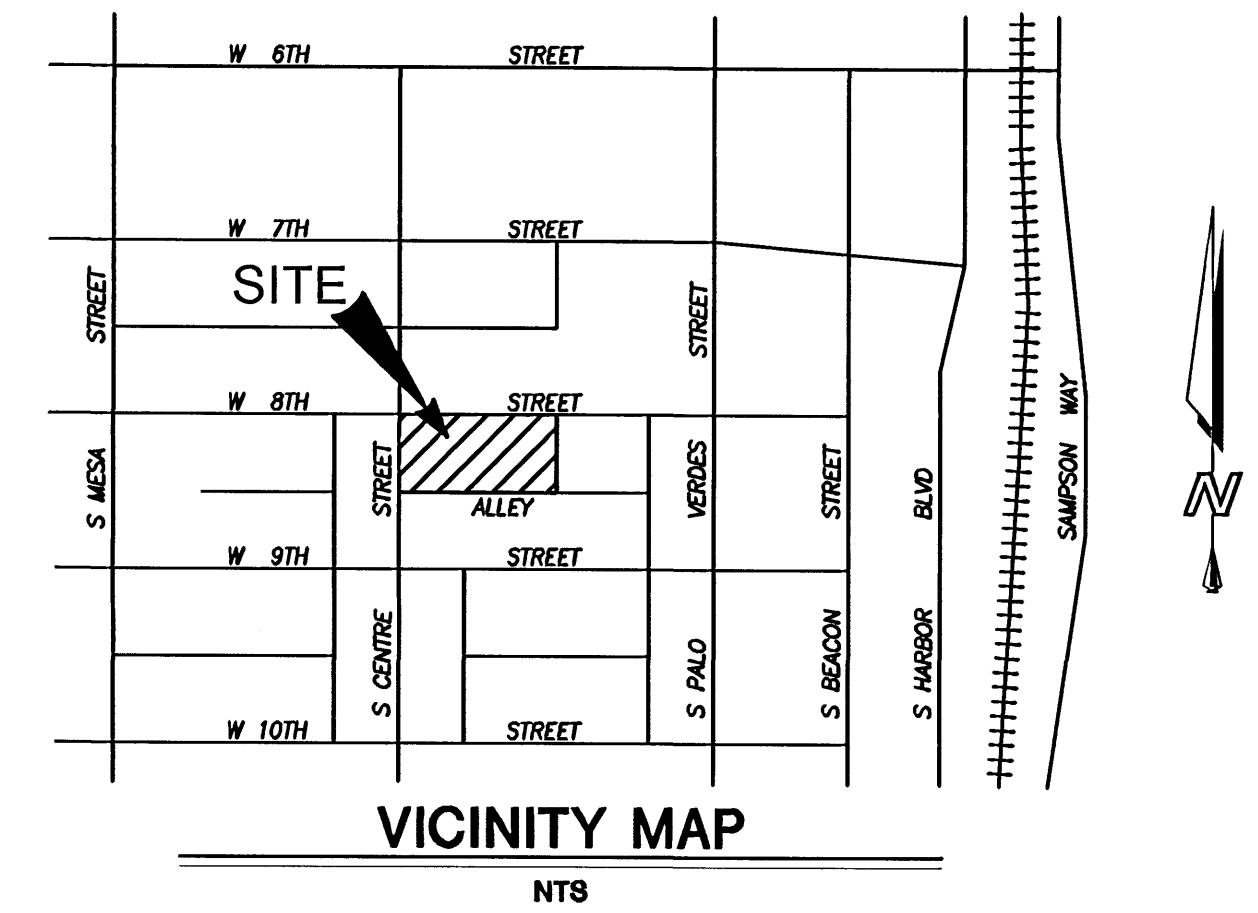


12) LOT SUMMARY

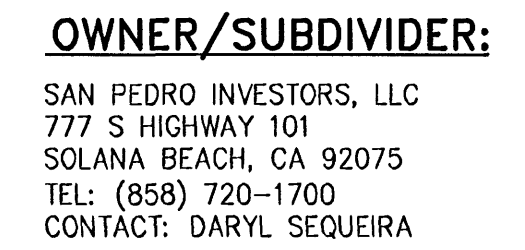
LOT NUMBER	EXISTING LOT AREA (GROSS)		PUBLIC R.O.W. DEDICATION		PUBLIC R.O.W. VACATION		PROP. LOT AREA (NET)		SETBACK MATRIX (FT)			
	SF	AC	SF	AC	SF	AC	SF	AC	FRONT	REAR	EAST SIDE	WEST SIDE
1	2,035	0.047	173	0.004	0	0.000	1,861	0.043	11.0	11.5	0.25	9.29
2	1,344	0.031	0	0.000	0	0.000	1,344	0.031	9.0	11.5	0.25	0.25
3	1,344	0.031	0	0.000	0	0.000	1,344	0.031	11.0	11.5	0.25	0.25
4	1,344	0.031	0	0.000	0	0.000	1,344	0.031	9.0	11.5	0.25	0.25
5	1,344	0.031	0	0.000	0	0.000	1,344	0.031	11.0	11.5	0.25	0.25
6	1,344	0.031	0	0.000	0	0.000	1,344	0.031	13.4	11.5	0.25	0.25
7	1,344	0.031	0	0.000	0	0.000	1,344	0.031	11.0	11.5	0.25	0.25
8	1,344	0.031	0	0.000	0	0.000	1,344	0.031	9.0	11.5	0.25	0.25
9	1,344	0.031	0	0.000	0	0.000	1,344	0.031	11.0	11.5	0.25	0.25
10	1,344	0.031	0	0.000	0	0.000	1,344	0.031	9.0	11.5	0.25	0.25
11	1,344	0.031	0	0.000	0	0.000	1,344	0.031	11.0	11.5	0.25	0.25
12	2,051	0.047	0	0.000	0	0.000	2,051	0.047	9.0	11.5	11.56	0.25
13	1,872	0.043	128	0.003	115	0.003	1,744	0.040	16.0	10.5	0.25	9.29
14	1,237	0.028	0	0.000	0	0.000	1,237	0.028	14.0	10.5	0.25	0.25
15	1,237	0.028	0	0.000	108	0.002	1,129	0.026	16.0	10.5	0.25	0.25
16	1,237	0.028	0	0.000	108	0.002	1,129	0.026	14.0	10.5	0.25	0.25
17	1,237	0.028	0	0.000	108	0.002	1,129	0.026	16.0	10.5	0.25	0.25
18	1,237	0.028	0	0.000	108	0.002	1,129	0.026	14.0	10.5	0.25	0.25
19	1,237	0.028	0	0.000	108	0.002	1,129	0.026	16.0	10.5	0.25	0.25
20	1,237	0.028	0	0.000	108	0.002	1,129	0.026	14.0	10.5	0.25	0.25
21	1,237	0.028	0	0.000	108	0.002	1,129	0.026	16.0	10.5	0.25	0.25
22	1,237	0.028	0	0.000	108	0.002	1,129	0.026	14.0	10.5	0.25	0.25
23	1,237	0.028	0	0.000	108	0.002	1,129	0.026	16.0	10.5	0.25	0.25
24	1,887	0.043	0	0.000	164	0.004	1,723	0.039	14.0	10.5	11.56	0.25
TOTAL	33,656	0.773	301	0.007	1,354	0.031	34,709	0.797				

NOTES:

- PROPOSED S CENTRE ST 2' ROW DEDICATION AND CORNER CUTS.
- PROPOSED ALLEY 5' ROW VACATION.
- NET AREA REFLECTS GROSS ACREAGE LESS PROPOSED DEDICATION PLUS PROPOSED VACATION.



FOR SMALL LOT SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



ENGINEER:
FUSCOE ENGINEERING
600 WILSHIRE, SUITE 1470
LOS ANGELES, CA 90017
TEL: (213) 988-8802
FAX: (213) 988-8803
CONTACT: ANDY WILLRODT, PE

PROJECT ADDRESS:
255-295 WEST 8TH STREET,
LOS ANGELES, CA 90731

ZONING:
CURRENT: (T)(C)
UNDERLYING: R1

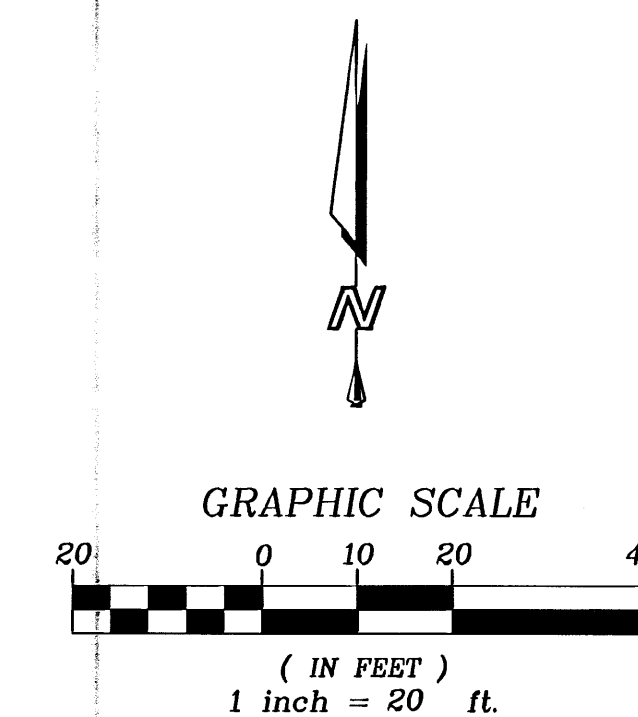
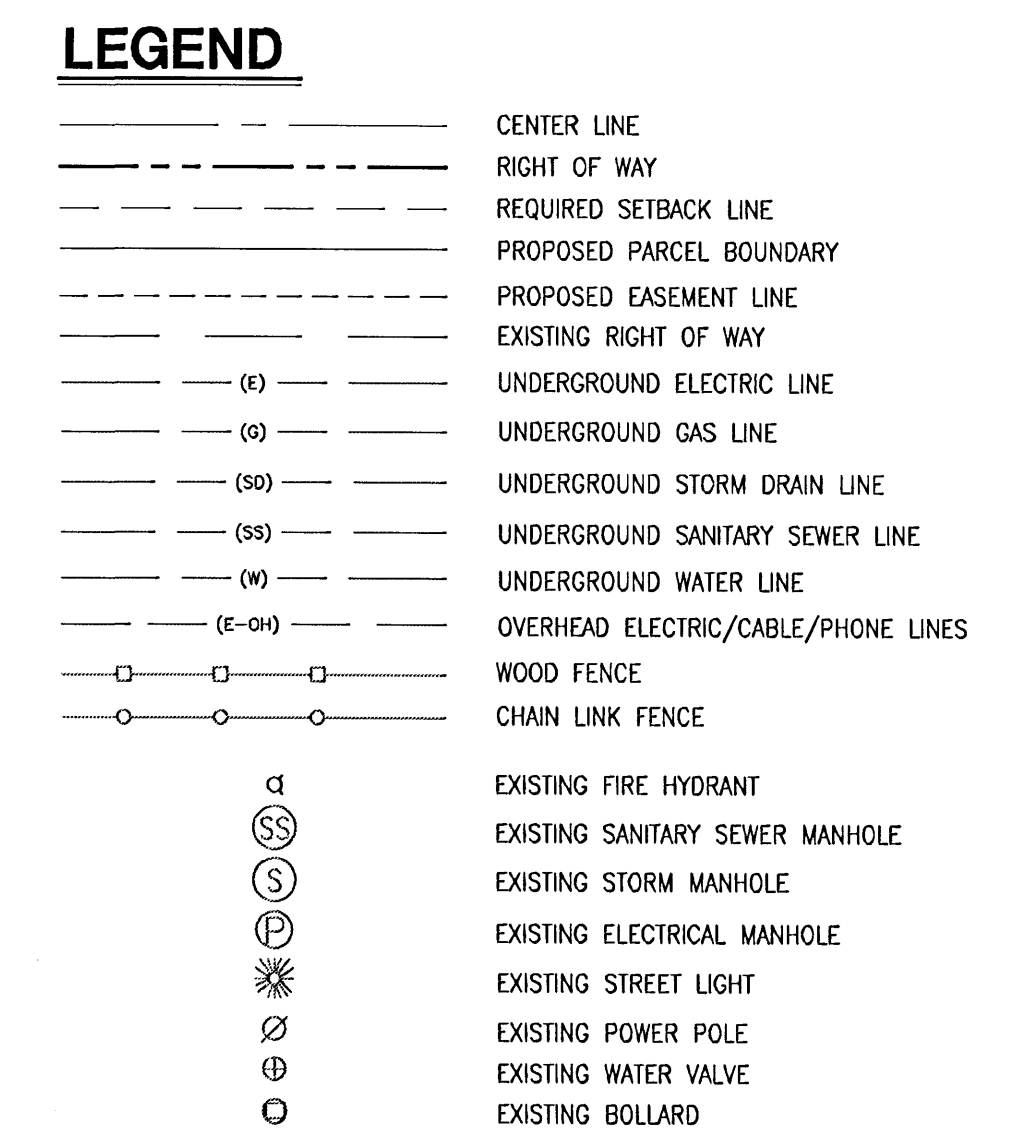
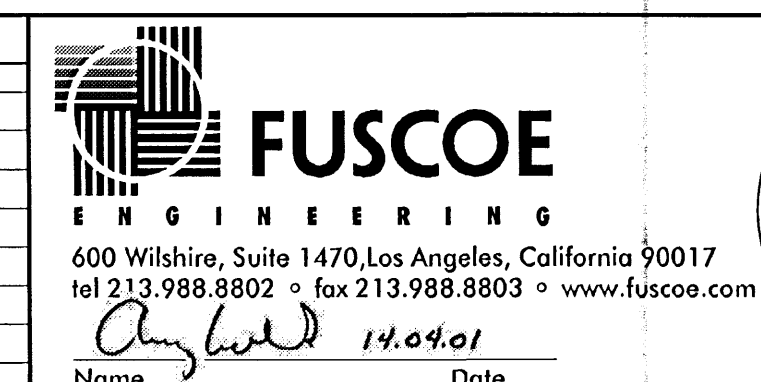
FLOOD ZONE INFORMATION:
AREA OF PROJECT IS OUTSIDE OF FLOOD
ZONE PER LADBS PARCEL PROFILE REPORT.
FEMA FIRM PANEL 06037C2031F, DATED SEPT.
26, 2008 INDICATES AREA IS IN ZONE X

ASSESSORS PARCEL MAP INFORMATION:
 APN: 7455-023-001, 7455-023-002, 7455-023-003,
 7455-023-004, 7455-023-005, 7455-023-026,
 7455-023-027

SOURCE OF TOPOGRAPHY:

TOPOGRAPHIC SURVEY WAS PREPARED UTILIZING FIELD MEASUREMENT COMPLETED ON DECEMBER 20, 2013 BY RED PLAINS SURVEYING COMPANY.

RECORD DATA NOTE:
THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY RED PLAINS SURVEYING COMPANY ON DECEMBER 20, 2013.

[illegible]

**VESTING TENTATIVE TRACT MAP
TRACT NO. 72810**

GRADING EXHIBIT

DRAWN:	JH
DESIGN:	JH
CHECKED:	JG
SCALE:	AS SHOWN
JOB NO.:	1318.001
DATE:	03/11/14
SHEET 2 OF 3	

FOR SMALL LOT SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



SAN PEDRO INVESTORS, LLC
777 S HIGHWAY 101
SOLANA BEACH, CA 92075
TEL: (858) 720-1700
CONTACT: DARYL SEQUEIRA

ENGINEER:
FUSCOE ENGINEERING
600 WILSHIRE, SUITE 1470
LOS ANGELES, CA 90017
TEL: (213) 988-8802
FAX: (213) 988-8803
CONTACT: ANDY WILLRODT, PE

PROJECT ADDRESS:
255-295 WEST 8TH STREET,
LOS ANGELES, CA 90731

ZONING:
CURRENT: (T)(Q) RAS3-1L
UNDERLYING: RD1.5-1XL

FLOOD_ZONE INFORMATION:
AREA OF PROJECT IS OUTSIDE OF FLOOD
ZONE PER LADBS PARCEL PROFILE REPORT.
FEMA FIRM PANEL 06037C2031F, DATED SEPT
26, 2008 INDICATES AREA IS IN ZONE X

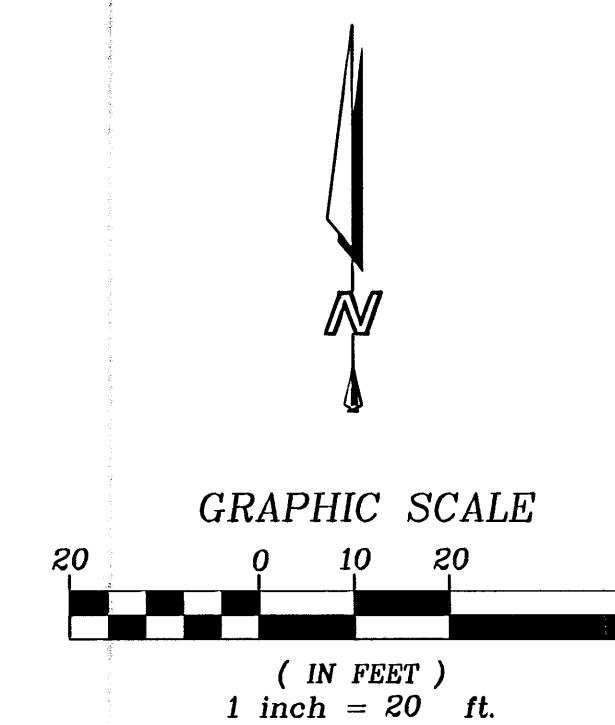
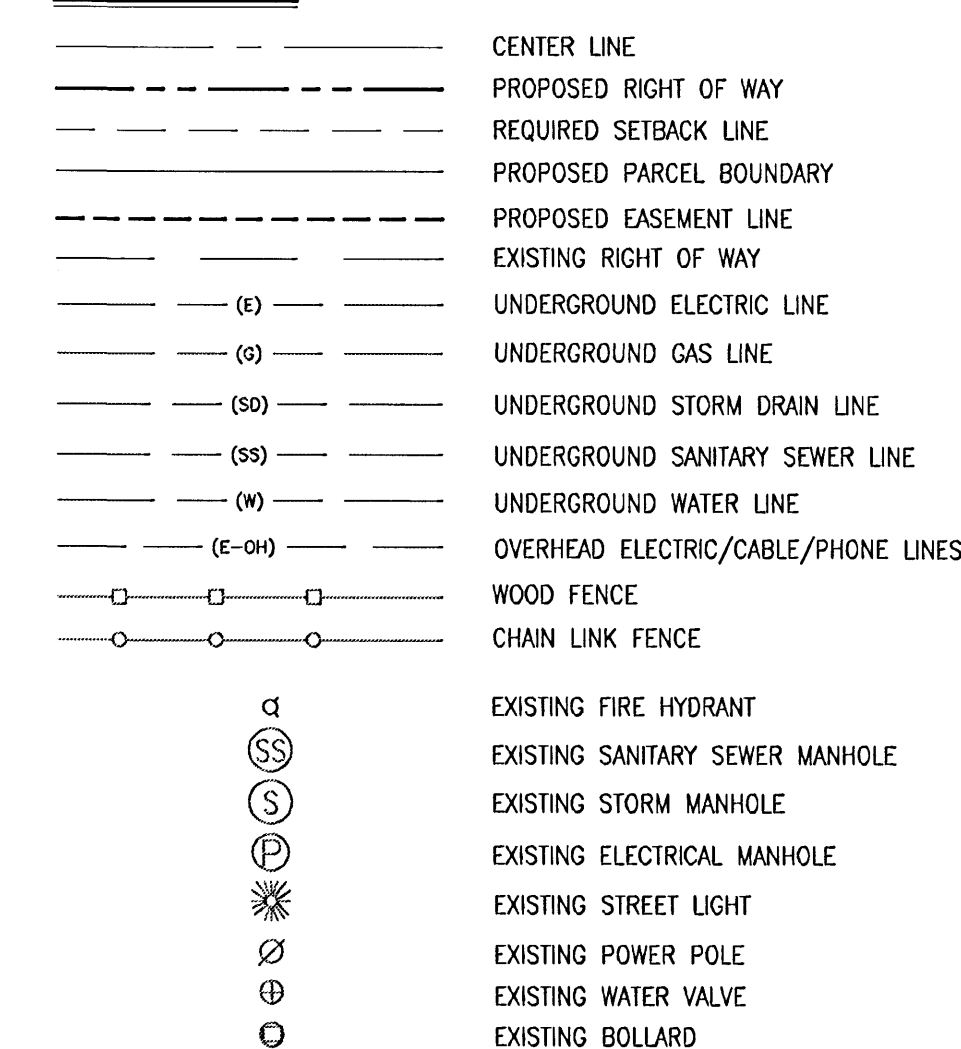
ASSESSORS PARCEL MAP INFORMATION:
 APN: 7455-023-001, 7455-023-002, 7455-023-003,
 7455-023-004, 7455-023-005, 7455-023-026,
 7455-023-027


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RECORD DATA NOTE:
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SURVEY PERFORMED BY RED PLAINS SURVEYING COMPANY ON
DECEMBER 20, 2013.

LEGEND

[illegible]

 **FUSCOE**
ENGINEERING

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

Angela 1/4.04.01

Name _____ Date _____



**VESTING TENTATIVE TRACT MAP
TRACT NO. 72810**

UTILITY EXHIBIT

DRAWN:	JH
DESIGN:	JH
CHECKED:	JG
SCALE:	AS SHOWN
JOB NO.:	1318.001
DATE:	03/11/14
SHEET 3 OF 3	