

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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September 8, 2016

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101 The Grove Drive
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Matt Dzurec (R)
Armbruster Goldsmith & Delvac LLP
11611 San Vicente Blvd., Ste. 900
Los Angeles, CA 90049

Case No. AA-2015-3312-PMLA
Related Case: CPC-2015-2714-VZC-SP-DRB-SPP
1029 – 1049 N. Swarthmore Avenue;
1012 – 1032 N. Swarthmore Avenue;
1023 – 1055 N. Monument Street;
15229 – 15281 W. Sunset Boulevard
Brentwood-Pacific Palisades Planning Area
Zone : C2-1VL, R3P-1VL
D.M. : 129B125, 129B129
C.D. : 11
CEQA: ENV-2015-2715-MND
Legal Description: Tract 16987, Lot 1

LETTER OF CORRECTION

On March 31, 2016, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2015-2715-MND and Mitigation Monitoring Program (MMP), as the environmental clearance and approved Parcel Map AA-2015-3312-PMLA for a maximum of four (4) parcels to allow the construction of 8 dwelling units and 116,215 square-foot of commercial floor area, as shown on revised map stamp dated March 31, 2016.

On June 14, 2016, the Los Angeles City Council adopted an Addendum to the adopted ENV-2015-1715-MND and findings in compliance with CEQA that analyzed minor changes to the Project and approved the concurrent Vesting Zone Change from C2-1VL and R3P-1VL to [T][Q]C2-1VL. Therefore, the Advisory Agency hereby corrects conditions of approval 22 a and 22.b pursuant to Section 17.03A (Applicable to any subdivision request) to make the map conditions consistent with the final decision maker's action of a related case CPC-2015-2714-VZC-SP-DRB-SPP, Ordinance 184,368, as follows:

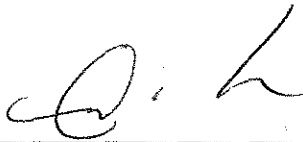
DEPARTMENT OF CITY PLANNING - Site Specific Conditions

Approvals conducted at 200 North Spring Street, Room 750, OR FOR VALLEY: 6262 Van Nuys Boulevard, Room 430, unless otherwise indicated.

22. 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. **Use.** Limit the proposed development to 8 residential units at 17,500 square feet and 107,465 square feet of non-residential uses, including a community room at approximately 1,250 square feet, for a total project of 124,965 square feet.
 - b. **Parking.** That the number and location of parking spaces shall be provided as determined in Case No. CPC-2015-2714-VSC-SP-DRB-SPP.

All other conditions remain the same

Vincent P. Bertoni, AICP
Advisory Agency



JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

VPB:JRN:thb

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INFORMATION
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REVISED LETTER OF DECISION (LOD).

**THE ADVISORY AGENCY HEREBY RESCINDS THE LOD DATED MARCH 31, 2016 AND
HEREBY ISSUES A NEW LOD WITH AMENDED CONDITIONS AND FINDINGS.**

Decision Date: April 1, 2016

Appeal End Date: April 18, 2016

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Los Angeles CA 90036

Matt Dzurec (R)
Armbruster Goldsmith & Delvac LLP
11611 San Vicente Blvd., Ste. 900
Los Angeles, CA 90049

Case No. AA-2015-3312-PMLA
Related Case: CPC-2015-2714-VZC-SP-DRB-SPP
1029 – 1049 N. Swarthmore Avenue;
1012 – 1032 N. Swarthmore Avenue;
1023 – 1055 N. Monument Street;
15229 – 15281 W. Sunset Boulevard
Brentwood-Pacific Palisades Planning Area
Zone : C2-1VL, R3P-1VL
D.M. : 129B125, 129B129
C.D. : 11
CEQA: ENV-2015-2715-MND
Legal Description: Tract 16987 Lot 1, 2;
Tract 10768, Lots 8, 9, 10; Tract 9300,
Lot PTLT A, Arb Lot 79, 80

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2015-2715-MND and Mitigation Monitoring Program (MMP), as the environmental clearance and approved Parcel Map AA-2015-3312-PMLA for a maximum of four (4) parcels to allow the construction of 8 dwelling units and 116,215 square-feet of commercial floor area, as shown on revised map stamp dated March 31, 2016. This unit density is based on the C2-1VL zone and subject to the following conditions. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

BUREAU OF ENGINEERING

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 202-3492.

1. That a 3-foot wide strip of land be dedicated on portion of Lot "A" of Tract 9300, approximately 50-foot wide along Sunset Boulevard adjoining the subdivision to complete a 43-foot wide half right-of-way dedication in accordance with Avenue II Standards based on the Mobility Plan Designation.
2. That Department of Transportation in a letter to advisory Agency state that they have no objection to the merger of a maximum 13-foot wide with transition to a 5 foot wide and variable width right-of-way dedication on Sunset Boulevard between Swarthmore Avenue and the proposed alley merger area, and a maximum 7-foot wide right-of-way dedication on Sunset Boulevard southerly of proposed alley merger area within the subdivision.
3. That the Department of Transportation in a letter to the Advisory Agency approve the one-way street system for Swarthmore Avenue.
4. That in the event a no objection letter has been received from the Department of Transportation, then a maximum 13-foot wide with transition to a 5 foot wide and variable width right-of-way dedication on Sunset Boulevard between Swarthmore Avenue and the alley adjoining the subdivision, and a 7-foot wide right-of-way dedication on Sunset Boulevard southerly of the proposed alley merger area be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20.2-1/2 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 a portion of street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

Note: Advisory Agency hereby finds that the dedications to be merged are unnecessary for the 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.

5. That the two alleys within the subdivision consisting of the alley between Swarthmore Avenue and Monument Street and the north-south alley easterly of Swarthmore Avenue be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20-1/2 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 alleys 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: Advisory Agency hereby finds that the dedications to be merged are unnecessary for the 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.

- 6. That portion of the existing 10-foot wide storm drain easement within the subdivision between Sunset Boulevard and Swarthmore Avenue, and between Swarthmore Avenue and Albright Street, and the additional lateral extension of the storm drain easement adjoining the southerly side of Monument Street be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20-1/2 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 storm drain easement 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: Advisory Agency hereby finds that the dedications to be merged are unnecessary for the 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.

- 7. That any hillside surcharge fee in conjunction with the Very High Fire Hazard Severity be paid.
- 8. That any surcharge fee in connection with mergers of a portion of Sunset Boulevard, the two alleys, and storm drain easement be paid.
- 9. Submit hydrology and hydraulic calculations to the West Los Angeles Engineering District Office for review and approval in conjunction with the merger and relocation of the existing storm drain facilities.
- 10. That any necessary storm drain easements be dedicated on the final map based on an alignment approved by the West Los Angeles engineering District Office.
- 11. That in the event of relocation or realignment of any existing public storm drain within the parcel map area, suitable replacement facilities must be reconstructed, inspected, and accepted within appropriate streets or easements approved by the West Los Angeles Engineering District of the Bureau of Engineering prior to the

removal of any of such existing facilities. On that situation, the replacement storm drain easements might have to be done by separate instruments.

12. That any fee deficit under Work Order No. EXP00147 expediting this project be paid.
13. That Board of Public Works approval be obtained prior to recordation of the final map for the removal of any trees in the existing or proposed right-of-way area. The Bureau of Street Service, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of trees.
 - a. That a Covenant and Agreement be recorded stating that the subdivider shall maintain all the provided landscaping within the right-of-way area of Swarthmore Avenue adjoining the subdivision.
14. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Swarthmore Avenue adjoining the subdivision between Monument Street and the alley easterly of Sunset Boulevard by the construction of the following:
 - (1) Concrete curbs, Concrete gutters, and a minimum 12-foot wide and variable width concrete sidewalk , planting street trees with tree-wells, covers, and root barriers, access ramps, including any curb extension with suitable curb radius returns at the intersection with Monument Street, and at the vicinity of the proposed merger alley area, easterly of Sunset Boulevard all in a manner to accommodate diagonal street Parking and one-way street system and to meet "Americans with Disabilities Act" requirements.
 - (2) Suitable surfacing to join the existing pavement and to complete a minimum 20-foot wide and variable-width total roadway based on one-way street system.
 - (3) Any necessary removal and reconstruction of the existing improvements.
 - (4) The necessary transitions to join the existing improvements.
 - b. Improve Sunset Boulevard adjoining the subdivision by the reconstruction of concrete curb, concrete gutter and a minimum 15-foot wide concrete sidewalk within the street right-of-way area; repair or replace any broken or offgrade curb, gutter and sidewalk area; close any unused driveways with standard street improvements; and plant street trees with tree-wells and covers as necessary. Construct appropriate roadway at the intersection with Swarthmore Avenue based on the final Department of Transportation approval of any turning lane in this area.

- c. Improve Monument Street and Albright Street adjoining the subdivision by repairing or replacing any broken or offgrade curb, gutter, sidewalk area, and roadway pavement; close any unused driveways with standard improvements; and plant trees as necessary.
- d. Improve Swarthmore Avenue between Sunset Boulevard and the alley easterly of Sunset Boulevard by the construction of concrete curbs, gutters, minimum 12-foot wide sidewalk, curb extensions and suitable roadway in a manner satisfactory to the City Engineer and the Department of Transportation.
- e. Relocate the existing storm drains and their apparatus within the storm drain easements proposed for merger in an alignment satisfactory to the West Los Angeles Engineering District Office.
- f. Construct the necessary house connections to serve each parcel and evaluate the efficiency of the existing house connections and the capacity of the existing sewer system in the vicinity of the project; or any other arrangement acceptable to the West Los Angeles Engineering District Office.

STREET LIGHTING: IMPROVEMENT CONDITION: Construct new street lights: two (2) on Albright St. and four (4) on Monument St. If street widening per BOE improvement conditions, relocate and upgrade street lights; eleven (11) on Swarthmore Ave., three (3) on Sunset Blvd., and one (1) on Monument St.

- 15. 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 27, 2015, Log No. 88931 and attached to the case file for Parcel Map No. AA-2015-3312-PMLA.

DEPARTMENT OF BUILDING AND SAFETY – ZONING DIVISION

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

- 16. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots

without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

- b. Provide a copy of affidavit(s) AFF-32608 and PKG 2715. 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.
- c. Provide a copy of CPC case CPC-2015-2714-VZC-SP-DRB-PP. Show compliance with all the conditions/requirements of the CPC case as applicable.
- d. Provide a copy of the Parcel Map case PPM-3553. Show compliance with all the conditions/requirements of the CPC case as applicable.
- e. Show zone boundaries for all the parcel on the Map.
- f. Specify the proposed Zone Change on the Map and comply with its requirements.
- g. Zone Change must be recorded prior to obtaining Zoning clearance.
- h. For dual zone lot, each zone within the lot shall comply with its required lot area, lot width, FAR, setbacks and density requirements. Show that the R3 zone portion of lots C and D has a minimum 5,000 sq. ft. in lot area and 50 ft. in lot width. Show that the C2 zone portion of the lots C and D has a minimum 40 ft. in lot width.
- i. Obtain Bureau of Engineering approval for the proposed alley merger.
- j. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked as per net lot area after street/alley dedication. Front, side and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Notes:

This property is located in Pacific Palisades Commercial Village and Neighborhoods Specific Plan.

This property is within the Very High Fire Hazard Severity Zone.

This property is within the Santa Monica Fault Zone.

This property is located in a Special Grading Area.

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.

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 John Francia at (213) 482-0010 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

17. The Department of Transportation recommends the following conditions of approval:
- a. A minimum of 60-foot and 40-foot reservoir space(s) be provided between any ingress security gate(s) and the property line when driveway is serving more than 300 and 100 parking spaces respectively.
 - b. All truck loading and unloading should take place on site with no vehicles backing into the project via any of the project driveways. Any offsite loading and unloading parking area along Swarthmore shall be determined by DOT.
 - c. Onsite parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - d. Parcel Map was revised to accommodate a right hand turn lane on Sunset Boulevard in front of the Mobil gas station onto Swarthmore Avenue. This resulted in modifying the proposed vacation/merger on Sunset Boulevard from 13 feet to 5 feet which is reflected on the revised Parcel Map.
 - e. This determination does not include approval of the project's driveways and internal circulation or parking scheme. Adverse traffic impacts could occur due to access and circulation issues. A parking area and driveway plan be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045.
 - f. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

Fire Department approvals and review are conducted on the 3rd Floor, 201 North Figueroa Street. 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) 482-6502. You should advise any consultant representing you of this requirement as well.

18. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - a. All structures should be fully sprinklered.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

Note: 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 BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting, please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

BUREAU OF STREET LIGHTING

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition 4.

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

IMPROVEMENT CONDITION: Construct new street lights: two (2) on Albright St. and four (4) on Monument St. If street widening per BOE improvement conditions, relocate and upgrade street lights; eleven (11) on Swarthmore Ave., three (3) on Sunset Bl., and one (1) on Monument St.

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

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

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at P.O. Box 86328, Los Angeles, CA 90086.

20. That the Quimby fee be based on the C2 Zone.
21. **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**
Construction mitigations regarding impacts on schools are monitored by the LAUSD. Begin this process by calling (213) 580-2920. If no construction mitigations are

required by the LAUSD or the environmental document, this condition may be cleared by a written communication from the LAUSD Transportation Branch- phone no. (323) 342-1400-attesting to the required coordination.

- a. 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 contained in the environmental document. If the project site is located on the pedestrian and bus routes for students attending various local elementary schools, and high school, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch.
- b. The developer and contractors shall maintain ongoing contact with the administrator of the schools. 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.
- c. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- d. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- e. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- f. LADBS shall assign specific haul route hours of operation based on the school's hours of operation.
- g. 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 the campus.

DEPARTMENT OF CITY PLANNING - Site Specific Conditions

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22. 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. **Use.** Limit the proposed development to 8 residential units and 116,215 square-feet of commercial uses.
- b. **Parking.** That a minimum of 470 parking spaces shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
- c. **Bicycle Parking.** The number and location of bicycle parking spaces and any onsite bike share program facilities shall be as determined in Case No. CPC-2015-2714-VSC-SP-DRB-SPP.
- d. **Pedestrian Access:** That the Subdivider shall provide a point of pedestrian access into the project site from Sunset Boulevard consistent with the project design approved by the Director of Planning or the City Planning Commission, under subject Case No. CPC-2015-2714-VSC-SP-DRB-SPP.
- e. **Easements:** The area along the north and south sides of Swarthmore Avenue between the building face and the property line shall have a public pedestrian and utility easement for the life of the project.

The width of the easement within the subject property may be variable and shall complete at least 12-foot combined pedestrian walkway between the edge of any diagonal parking along Swarthmore Avenue and the building face inside the property. Any reduced (less than 12-feet) pedestrian walkway as outlined above shall be as determined by the Director of Planning or the City Planning Commission based on the project design.

- ~~f. **Employee Shuttle:** Prior to recordation, subdivider shall provide a remote employee shuttle service program for implementation during the holiday season (from 3rd week of November through January 7 of each year). The remote employee shuttle service program shall identify implementation entity (for example subdivider or any business association), employee pick up/drop off location(s), route, and service hours. Subdivider may modify frequency of shuttle trips and employee pick up drop off location(s) on a yearly basis as needed. All employees shall be notified of this holiday season remote employee shuttle service program, so on-site parking demand can be reduced during the timeframe indicated in this condition. The program shall be approved by the Director of Planning/ Advisory Agency and placed in the administrative record.~~
- ~~g. **TDM.** Prior to recordation, subdivider shall consult with the Los Angeles Metropolitan Agency (Metro). Subdivider shall adopt a Transportation Demand Management (TDM) Program. Components of such a program would be effective in reducing vehicle demand and peak hour trips associated with the project.~~

~~Note: to clear this condition, subdivider shall provide a list of strategies which will be considered for implementation.~~

- h. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 2:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.** In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:
- (i) The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - (ii) The developer/builder shall maintain the landscaping and irrigation after completion of the landscape and irrigation installation until close of escrow.
 - (iii) The developer/builder shall guarantee all trees and irrigation for a period of six (6) months and all other plants for a period of 60 days after landscape and irrigation installation, or close of escrow, whichever comes last.
- i. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the Pacific Palisades Community Commercial Village and Neighborhoods Specific Plan.
- j. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- k. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- l. **Zone Change.** That the subdivider shall record and execute a Covenant and Agreement to comply with the related Vesting Zone Change Case No. CPC-2015-12714-VZC-SPP-DRB-SPP **prior to the issuance of a building permit, grading permit and the recordation of the final tract map.**
- m. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including **but not limited to**, an action to attack, challenge, set aside, void or otherwise modify or annul the

approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

23. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No(s). 23, and 24 of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
24. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to mitigations measures listed in the Mitigated Negative Declaration, Environmental Case no. ENV-2015-2517-MND.

MM-1 (Aesthetics)

- a. Photometric plans depicting the location and foot-candles of all on-site exterior lighting fixtures and luminaries.
- b. Lighting fixtures shall be dark sky compliant to reduce light pollution. Luminaries shall be designed with cutoff-type fixtures, house-side shields, or other features that cast low-angle illumination to minimize incidental spillover of light onto adjacent private properties.
- c. On-site lighting shall be installed along paseos (pedestrian walkways and vehicular accessways). On-site lighting shall be shielded and/or directed onto driveways and walkways and away from adjacent residential uses.
- d. Luminaries shall provide accurate color rendering and natural light qualities. Low-pressure sodium and high-pressure sodium fixtures that

are not color-corrected shall not be used, except as part of an approved sign or landscape plan.

- e. The height of street light poles shall be reviewed and approved by the City to ensure consistency with LAMC requirements. Luminary mountings shall be treated with non-glare finishes.

MM-2 (Biological Resources)

- a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis, with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- b. If a protected native bird is found, the Applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.
- c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- d. The Applicant shall record the results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds. Such records shall be submitted and received into the case file for the associated discretionary action permitting the project.

MM-3 (Trees Removal)

- a. 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 2:1 ratio, with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.

Note: Any excess replacement trees which are unfeasible to be planted onsite or along the public right-of-way shall be donated to the Urban Forestry Division, so these trees can be planted in nearby public places.

- b. The removal or planting of any tree or plant material of any kind in the public right-of-way requires approval of the Board of Public Works. Contact the Urban Forestry Division at 213.847.3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

MM-4

- a. Prior to the issuance of a grading permit, the services of a paleontologist shall be secured by contacting the Center for Public Paleontology—USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum—who shall prepare resource monitoring and mitigation plan.
- b. The paleontologist's resource monitoring and mitigation plan shall contain recommendations for the preservation, conservation, or relocation of important fossils within high paleontological sensitivity geological formations given that there are native soils, which will be disturbed. This shall include monitoring all soils below 5 feet below ground surface (bgs) in areas outside of existing fill soils, and below 20 feet bgs below existing fill soils. The plan shall indicate that a qualified paleontologist shall monitor initial excavations within these high paleontological sensitivity soils.
- c. The Project Applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study, or report. The paleontologist shall have the authority to determine when sufficient monitoring has occurred to determine that the potential for encountering important fossil resources has diminished. In this case, spot inspection of the excavation by the monitor may ensue if the paleontologist considers it necessary. The monitor (who will be a professional paleontologist) shall have the authority to temporarily divert grading or excavation away from exposed surfaces in order to examine disturbed areas more closely and/or recover fossils. If potential fossils are discovered by construction crews or the monitor, all earthwork or other types of ground disturbance within 50 feet of the find shall be immediately redirected until the qualified professional paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the monitor may record the find and allow work to continue, or recommend salvage and recovery of the fossil. If treatment and salvage is required, recommendations will be consistent with Society of

Vertebrate Paleontology 1995 guidelines and currently accepted scientific practice. The found deposits would be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

MM-5

- a. The Project Applicant shall retain a qualified professional archaeologist and commission a survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of archaeological resources discovered during construction of the Project. Within the report, a cultural landscape study shall be conducted to identify areas of cultural sensitivity such as consideration of nearby water resources, native plants, and the characteristics of the prehistoric landscape in order to best determine where cultural activity is most likely to have occurred. This report shall be provided to the Gabrieleno/Tongva San Gabriel Band of Mission Indians for review prior to construction.
- b. The Project Applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study, or report.
- c. If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Construction personnel shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.
- d. Prior to the issuance of building permits, the Project Applicant shall submit a letter to the casefile indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.

MM-6**Cultural Resources (Human Remains).**

If human remains are encountered unexpectedly during construction demolition and/or grading activities, the State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If human remains of Native American origin are discovered during Project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage

Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to.

MM-7 (Existing Toxic/Hazardous Construction Materials).

- a. (Asbestos) Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the Applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACMs) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- b. (Lead Paint) Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- c. (Polychlorinated Biphenyl and Other Hazardous Building Materials – Commercial and Industrial Buildings) Prior to issuance of a demolition permit, an appropriately credentialed hazardous building materials inspector, qualified to identify and abate polychlorinated biphenyl (PCB) materials, shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB and other hazardous building materials (e.g., mercury in switches and lighting) removal and disposal.

MM-8 (Listed Sites (Removal of Underground Storage Tanks)).

- a. Existing USTs shall be removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division and with concurrence of DTSC. An environmental response plan for the Acquisition Parcel is currently being developed by the Project Applicant in conjunction with DTSC, and DTSC will be the regulatory agency that approves and oversees the implementation of such an environmental response plan. The environmental response plan shall also meet applicable SCAQMD air emission requirements and management practices associated with the release of dust and other particulate matter and the release of VOCs. The environmental response plan shall address the remediation of soil, soil gas, or groundwater impacted by total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and/or other constituents affecting the Acquisition Parcel based on an acceptable level of risk for site users, including use of a hazard index of 1 and cancer risk of 1 in a million as a point of departure, and occupational standards for construction workers. The environmental response plan approved by DTSC shall

use one or a combination of the following measures, as deemed necessary by DTSC to meet the foregoing performance standard:

- (1) Excavating, managing, transporting, and disposing of soils impacted by TPH or other chemicals in accordance with applicable air quality (e.g., through tarping, appropriate wetting) and hazardous materials management, transportation and disposal requirements (e.g., through profiling soils in advance of transporting for disposal);
 - (2) Remediating residual TPH or other chemicals in soil, soil vapor and groundwater through extraction or application of other mass reduction remedial techniques (e.g., oxidation, bioremediation), followed by appropriate monitoring to document the efficacy of remedial efforts;
 - (3) Implementing of engineering controls (e.g., vapor barriers, ventilation) to achieve protective health-based goals;
 - (4) Monitoring and reporting of natural attenuation of hydrocarbons or other chemicals and/or implementing worker health and safety plans consistent with standards required by the California Occupational Safety and Health Administration.
- b. Prior to issuance of a use of land or building permit for construction of the parking structure on the Acquisition Parcel, a letter from DTSC shall be submitted to the decision maker certifying that work has commenced, or will be undertaken as part of parking structure development, under an approved environmental response plan.
- c. Prior to the issuance of any use of land, grading, or building permit for construction of the parking structure on the Acquisition Parcel, the Project Applicant shall obtain a sign-off letter from either DTSC or the Los Angeles City Fire Department confirming that the construction of the Proposed Project on the Acquisition Parcel will not materially impede completion of remediation measures required under the approved environmental response plan for the Acquisition Parcel that are ongoing or have not otherwise been completed.

MM-9

- a. The plan shall identify all hazardous materials that would be present on any portion of the construction site, including, but not limited to, fuels, solvents, and petroleum products. The plan shall address storage, use, transport, and disposal of each hazardous material anticipated to be used at the site to minimize the potential for upset conditions. The plan shall establish inspection procedures, storage requirements, storage quantity limits, inventory control, non-hazardous product substitutes, and disposition of excess materials.

- b. The plan shall identify secondary containment and spill prevention countermeasures, as well as a contingency plan to identify potential spill hazards, how to prevent their occurrence, and responses for different quantities of spills that may occur. Secondary containment and countermeasures shall be in place throughout construction so that if any leaks or spills occur, responses would occur immediately.
- c. The plan shall identify materials (and their locations) that would be on site and readily accessible to clean up small spills (i.e., spill kit, absorbent pads, and shovels) and an on-site safety officer who will oversee the plan's implementation. Such emergency spill supplies and equipment shall be clearly marked and located adjacent to all areas of work and in construction staging areas. The plan shall identify the spill-response materials that must be maintained in vehicles and substation sites during construction and procedures for notification of the appropriate authorities.
- d. The plan shall identify adequate safety and fire suppression devices for construction-related activities involving toxic, flammable, or explosive materials (including refueling construction vehicles and equipment). Such devices shall be readily accessible on the Project Site, as specified by the State Fire Marshall and per the Uniform Building Code and Uniform Fire Code. The plan shall be included as part of all contractor specifications and final construction plans to the satisfaction of the City. The plan shall also identify requirements for notices to federal and local emergency response authorities, and shall include emergency response plans.
 - (i) A copy of the Construction HASP that meets the requirements of CalOSHA shall be submitted to the decision maker before Project construction activities commence at the site.

MM-10

During soil excavation activities, the Project shall comply with soil stockpiling/monitoring and fugitive dust requirements as prescribed under SCAQMD Rules 1166 and 403. When applicable such requirements include application of water to keep soil damp during excavation and loading activities, covering stockpiles with plastic sheeting, and covering loaded soils with secured tarps. Prior to approval of final construction plans, the Project Applicant shall cause to be prepared by an individual of appropriate expertise a soils management plan (including soil and material segregation and mitigation), a stockpile management plan, methods and procedures for soil decontamination, and required truck loading procedures for soil, all of which shall be consistent with SCAQMD Rules 1166 and 403.

MM-11 (Hydrology and Water Quality)

Construction Dewatering Treatment. For all dewatering discharges of groundwater during construction, the construction contractor shall obtain

written authorization for the discharge from the Los Angeles Regional Water Quality Control Board (LA RWQCB), or alternatively, obtain authorization from the City of Los Angeles (City) to make dewatering discharges to the City's sanitary sewer system. Prior to issuance of a building permit, the contractor shall submit a Notice of Intent to the LA RWQCB for compliance with the terms of the General National Pollutant Discharge Elimination System Permit and Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters (LA RWQCB Order R4-2013-0095). The construction contractor shall implement a treatment system as required to ensure all groundwater discharges are treated to meet the effluent limitations specified in the order, and treat the water prior to discharge if water quality testing exceeds screening criteria.

MM-12 (Noise and Vibration)

To comply with the state's 45 A-weighted decibel (dBA) community equivalent sound level (CNEL) interior noise standard, an interior noise analysis will be required for the residential units fronting Sunset Boulevard, prior to issuance of building permits. The analysis shall be prepared by a qualified acoustical engineer. The analysis shall recommend specific noise attenuation measures to reduce interior noise to the 45 dBA CNEL standard. The analysis shall be subject to review and approval by the City Building Department to confirm that this standard has been achieved before building permits for those units are issued. The interior noise study shall consider requiring mechanical ventilation, air conditioning systems, sound-rated windows, or other measures as necessary to achieve the applicable interior noise standard. If windows must be closed in order to meet the interior standard, provide a notification to future occupants that interior noise standards would not be achieved with windows open.

MM-13 (Noise and Vibration)

The hauling operations shall be restricted to times determined by the Department of Building and Safety. Haul vehicles may not arrive at the site before the designated start time. The project shall comply with the City of Los Angeles Noise Ordinance 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. The Project Applicant shall require all construction and demolition activities to adhere strictly to the Los Angeles construction schedule restrictions, with noise-generating construction activities occurring only within the period from 7 a.m. to 9 p.m. Monday to Friday; and between 8 a.m. and 6 p.m. on Saturdays and national holidays. Construction-related truck trips shall be limited to the same hours, for the portion of haul routes in the vicinity of the project site.

MM-14 (Noise and Vibration)

Provide notification residences and commercial uses within 500 feet of the Project site at least 1 month prior to initiation of construction activities that proposed activities could substantially affect outdoor or indoor activities. This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures.

MM-15 (Noise and Vibration)

Equip all internal combustion engine driven equipment with intake mufflers and exhaust mufflers that are in good condition and appropriate for the equipment. No internal combustion engine shall be operated in the area without said muffler. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers.

MM-16 (Noise and Vibration)

Locate stationary noise generating equipment as far as possible from sensitive receptors adjoining the construction project area.

MM-17 (Noise and Vibration)

Use "quiet" air compressors and other stationary noise generating equipment where appropriate technology exists. Whenever feasible, electrical power shall be used to run air compressors and similar power tools.

MM-18 (Noise and Vibration)

Install a temporary construction sound barrier wall along the northern and eastern boundaries of the Project Site. The barrier should be made of sound-attenuating material (not landscaping). No advertising shall be permitted on the construction barriers facing residential uses. To effectively reduce sound transmission through the barrier, the material chosen must be rigid and sufficiently dense (at least 20 kilograms/square meter). All noise barrier material types are equally effective, acoustically, if they have this density. For example, 5/8-inch plywood, mounted with no gaps between adjacent sheets, would be of sufficient density to achieve the target attenuation of 10 dB. The barrier shall be 8 feet in height from the ground surface on the construction side of the wall, to achieve the goal of blocking direct line of sight to the adjacent first-floor residence windows. It is estimated that a noise barrier of the prescribed density would reduce average noise levels to sensitive receptors by up to 10 dB by blocking direct line of sight to ground-level receptors.

MM-19 (Noise and Vibration)

The Project Applicant shall designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction

noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, faulty muffler) and will require that reasonable measures warranted to correct the problem be implemented. The Project Applicant shall also post a telephone number for excessive noise complaints in conspicuous locations in the vicinity of the Project Site. Additionally, the Project Applicant shall send a notice to neighbors in the vicinity of the Project Site with information on the construction schedule and the telephone number for noise complaints.

MM-20

Concrete, not metal, shall be used for construction of parking ramps. Interior parking structure ramps shall be textured to prevent tire squeal at turning areas.

MM-21

The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design," published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 West First Street, No. 250, Los Angeles, California 90012; 213.486.6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

MM-22 (Transportation and Traffic)

A site-specific construction work-site traffic control plan shall be prepared for each construction phases and submitted to the City for review and approval prior to the issuance of a grading permit. This plan shall include such elements as the location and hours of any necessary lane closures, protective devices and traffic controls (such as barriers, cones, flag persons, lights, warning beacons, temporary traffic signals, warning signs), the location and hours of any necessary access limitations for abutting properties, and provisions to maintain emergency access through construction work areas.

Prepare a Construction Worker Parking Plan that identifies off-site parking location(s) for construction workers and the method of transportation to and from the Project Site for approval by the City. Prohibit construction worker parking on residential streets in the vicinity, except as approved by the Construction Traffic Management Plan.

Provide advance notice of planned construction activities to the affected residents and property owners in the vicinity of the construction site.

Coordinate with emergency providers (police/sheriffs, fire, ambulance, and paramedic services) to provide advance notice of ongoing construction activity and construction hours.

Prior to hauling, the Project Applicant shall provide the following information to Los Angeles Fire Department Station No. 69 located at 15045 Sunset Boulevard, Pacific Palisades, California 90272, 310.575.8569:

- a. Contact information for the construction superintendent or contractor
- b. A copy of the approved haul route staff report
- c. A map clearly illustrating the approved hauling route and involved street names
- d. The approved hauling hours
- e. The estimated completion date of hauling

Prior to hauling, the Project Applicant shall contact the Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department at 213.486.0777 at least 24 hours prior to the start of hauling.

Hauling vehicles shall not stage on any streets adjacent to the project.

Loads shall be secured by trimming or watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains 6 inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114(e)(4).

The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads. The owner/contractor shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth.

MM-23 (Transportation and Traffic)

Project Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases, as feasible. This requires the Applicant to maintain adequate and safe pedestrian protection, including physical separation (including use of barriers such as K-Rails or scaffolding, etc.) from workspace and vehicular traffic and overhead protection, due to sidewalk

closure or blockage, at all times. For public safety reasons, Swarthmore Avenue will be closed during construction. Every effort will be made to keep Swarthmore Avenue open when public safety is not at risk.

MM-24 (Transportation and Traffic)

Temporary pedestrian facilities shall be adjacent to the Project Site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility when feasible. For public safety reasons, Swarthmore Avenue will be closed during construction. Every effort will be made to keep Swarthmore Avenue open when public safety is not at risk.

MM-25 (Transportation and Traffic)

Covered walkways should be provided where pedestrians are exposed to potential injury from falling objects.

MM-26 (Transportation and Traffic)

Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible, taking construction and construction staging into account. For public safety reasons, Swarthmore Avenue will be closed during construction. Every effort will be made to keep Swarthmore Avenue open when public safety is not at risk.

MM-27 (Transportation and Traffic)

Trucks and loads are to be watered at the export site to prevent blowing dirt and are to be cleaned of loose earth at the export site to prevent spilling. Streets shall be cleaned of spilled materials during grading and hauling and at the termination of each workday.

MM-28 (Transportation and Traffic)

A Transportation Demand Management (TDM) program shall be adopted as part of the Project features that support alternative transportation strategies and alleviate any potential impact on transportation and traffic. Elements of the TDM program are as follows:

- a. The owner shall contact the Los Angeles County Metropolitan Transportation Authority (Metro) to become informed about various TDM programs. Explicit notice to employees of the TDM program(s) shall be provided to existing and new employees when they are hired.

- b. Notice of Metro bus routes and schedules shall be placed and maintained up-to-date in a central (public) location accessible to all employees.
- c. Employees shall be made aware of a ride-sharing program, or similar successor programs administered by Caruso Affiliated or relevant property management company relevant to the Project Site or a successor agency. The owner shall ask employees register semi-annually in the ride-sharing program and shall make an effort to encourage participation in the program.
- d. Bicycle storage locations shall be provided.
- e. A bicycle sharing program shall be developed for the property.
- f. A limited number of transit passes will be made available to employees.

25. **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:

Air Quality

- CM-1 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-2 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.
- CM-3 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-4 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-5 All clearing, grading, 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-6 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- CM-7 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-8 Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- CM-9 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-10 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-11 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

Grading

- CM-12 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-13 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 shall shield and bind the soil.
- CM-14 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

General Construction

- CM-15 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-16 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 shall shield and bind the soil.
- CM-17 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-18 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-19 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-20 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.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA)

The Department of City Planning issued a Mitigated Negative Declaration ENV-2015-2715-MND on February 18, 2016. The Department found that potential negative impact could occur from the project implementation due to the following;

- Biological Resources (Native Trees, Tree Preservation)
- Cultural Resources (Historical, Archaeological, and Paleontological resources)
- Hazards and Hazardous Materials (Transport, Release, on site, and within school proximity)
- Noise (Exposure)
- Public Services (Police, Fire)
- Hydrology and Water Quality (Quality standards, waste discharge)
- Transportation/Traffic (Traffic/Circulation, Safety)

The Deputy Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2015-2715-MND and associated Mitigation Monitoring Program reflect the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition No(s). 23 and 24 of the Parcel Map 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, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition Nos. 23 and 24.

The Initial Study identifies two potential impacts to Biological Resources resulting from tree removal and potential impacts to wildlife. The tree report prepared by certified arborist Lisa Smith on August 10, 2015 evaluated 100 trees on and around the project site. Per the tree report all of the trees are in fair or poor condition. There are no protected trees on site. As part of the project all 100 trees are proposed for removal. Mitigation measures would require replacement at a 2:1 ratio for all significant (8-inch or greater trunk diameter) non-protect trees on site.

Potential impacts resulting from the loss of trees proposed for removal may impact native birds. Migratory or nesting birds that would have the potential to use the on-site trees or street trees proposed for removal would be protected by compliance with mitigation measure MM-2, which would require that removal of trees and vegetation occur between September 1 and February 14. Therefore, with the implementation of mitigation measures, potential impact resulting from tree removal is less than significant

Cultural Resources would also be impacted due to Paleontological and Archaeological Resources. Potential impacts may occur from shallow excavations resulting from the construction of the proposed 2 level subterranean parking structure and storage facilities. The project site is located within an area of general archaeological sensitivity, in that there is the potential for unknown subsurface cultural resources to exist and the potential to discover unrecorded archaeological resources. Additionally, while unlikely, there is a potential to uncover human remains during excavation. However, standard mitigation measures MM-4 through, MM-6 would reduce any potential impacts to paleontological and archaeological resources to less than significance.

The MND concluded that impacts related to Historical Resources are less than significant. The City's Survey LA study conducted in 2013, identified a potential historic commercial district that included portions of the project site within the 1000 block of Swarthmore Avenue. These structures were identified in the survey as a potential "Swarthmore Avenue Commercial Historic District". The City's survey also identified other contributing elements including concrete sidewalks, and curbs, mature trees, period streetlights, and the associated surface parking lot to the rear. However, a more extensive historic study was conducted in 2015 (Kaplan Chen Study) and concluded that subject buildings were constructed between 1950- 1958. The study stated that the majority of subject buildings have undergone significant alterations and remodeling over the recent decades, resulting in removal of original character defining features and materials. In addition, this study determined that other street features, such as sidewalks and streetlights have been replaced as part of beautification efforts undertaken in the 1970s and 1990s. The Kaplan Chen 2015 study concluded that none of the buildings previously identified in the City's Survey LA 2013 study appear eligible for inclusion in the National Register of Historic Places or the California Register of Historical Resources for designation as a City Historic-cultural Monument as either individual or collective historic districts.

Impacts related to Hazards and Hazardous Materials may result from the proposed project. The Initial Study identifies potential impacts to the public and emergency preparedness resulting from transport, use or disposal of hazardous materials, and release of hazardous materials. Impacts may also result from hazardous emissions, materials, substances or waste within one-quarter mile of existing or proposed school. The MND identifies a former dry cleaning site (within the subject project area) as being on a list of sites containing hazardous materials. Pursuant to the California Land Reuse and Revitalization Act (CLRRRA) Agreement, the Department of Toxic Substances Control (DTSC) is providing oversight of further investigations and cleanup actions on the site. An environmental response plan was approved by DTSC in October 2014. The response plan is included in a DTSC Negative Declaration dated August 25, 2014. This plan was implemented as part of remediation efforts for the dry-cleaning site. Furthermore, per CLRRRA agreements executed with DTSC, the applicant must perform all actions set forth in the environmental response plans to remediate the site. Remediation of the former drycleaners is underway and is near completion.

The gas station located at the corner of N. Swarthmore Avenue and Sunset Boulevard, within the project site has been in operation since 1935. Historic records indicated that auto repair operations also took place on the site. A Phase 1 and Phase 2 Environmental Assessments were conducted in September and November 2014. These assessments revealed evidence of release of petroleum and gasoline additives in the subsurface of the site. Additionally, petroleum hydrocarbons and VOCS in excess of regulatory and non-regulatory screening levels were found in the soil, and soil vapor and groundwater beneath the site was found to have elevated levels of petroleum and petroleum-related products. Organic lead was detected in one location below the health based residential and commercial California Human Health Screening level values. A supplemental Phase 2 ESA was conducted in December 2014 revealing elevated concentrations of BOCs and TPH gasoline and other contaminants in soil and surface of the site. Mitigation measure MM-8 requires that the removal of any existing underground storage tanks be in compliance with the Los Angeles City Fire Departments Underground Storage Tank Division and DTSC provisions. Also listed under MM-8 the project is required to comply with an environmental response plan approved by DTSC and in compliance with applicable SCAQMD air emission requirements and management practices. Additional mitigations, listed under MM-7, MM-9, and MM-10 ensure proper removal of and handling of hazardous materials during the construction phase. Therefore, all impacts related to Hazard and Hazardous materials, are determined to be less than significant with the implementation of mitigation measures.

The Initial Study also identified impacts associated with Noise, resulting from construction and hauling activities. The MND lists mitigation measures addressing construction and operational noise resulting from the proposed project. Mitigations also require compliance with the Noise Element of the LA General Plan and City of Los Angeles Noise Ordinance Nos. (144,331 and 161,574). The MND determined that mitigation measures MM-12 through MM-20 would significantly reduce impacts resulting from exterior noise levels.

The Initial Study also determined that the proposed project may violate a water quality standards or waste discharge requirements, in that the project may result in the discharge of pollutants into the region's waterways or groundwater aquifers. For mixed use development projects, such as the proposed project, this discharge most commonly occurs

as a result of stormwater runoff which carries pollutants in to the storm drain system. Additionally, construction activities on the site have the potential to create runoff containing soil particulate and sediments. Condition MM-11 will mitigate dewatering discharges of groundwater during construction. Under this mitigation the construction contractor shall implement a treatment system as required to ensure that all groundwater discharges are treated to meet the limitations specified in order to treat the water prior to discharge if water quality testing exceeds screening criteria. The planting of drought-tolerant and native landscaping has also been incorporated into the project. Mitigation measures would result in less than significant impacts to the water quality and waste discharge requirements.

Impact to Public Services related to Fire and Police protection were also identified in the Initial Study, and potentially being affected by construction activities associated with the proposed project. Construction activities associated with the project may occur in adjacent streets rights-of-way, which could require temporary lane and sidewalk closures, adjacent to the project site. Additionally, construction activities could generate traffic and potentially increase response times for emergency vehicles traveling to the project site and nearby uses. Mitigation measures would require that a construction traffic control plan be drafted and implemented to facilitate traffic flow on the streets surrounding the project site and well to maintain emergency vehicle access to the site and neighboring uses during construction. The project's compliance with mitigation measures would ensure that emergency access to the project site and surrounding properties would be maintained and any potential effects to response times would be reduced.

Transportation and Traffic impacts were also identified in the Initial study as potential impacts resulting from the proposed project. A traffic study prepared for this project analyzed seven signalized intersections located along Sunset Boulevard, at Via de la Paz, Swarthmore Ave, La Cruz Drive, Carey St, and Drummond Street. All intersections currently operate under the City's Automated Traffic Surveillance and Control (ATSAC) system. The scope and methodology of the transportation and traffic analysis was determined in accordance with the LADOT Guidelines. As stated in memo from DOT, date October 15, 2015, "Based on DOT's traffic impact criteria, the proposed development would not impose a significant traffic impact at any of the seven study intersections that were identified for detail analysis." Analysis included the Level of Service (LOS) Methodology which is a qualitative measure used to describe the condition of traffic flow, ranging from excellent conditions at LOS A to overloaded condition at LOS F. Each level is defined by a range of volume/capacity (V/C) ratios. Existing LOS for the 7 signalized intersections for the AM peak hours are LOS A for Sunset/Chautauqua, Sunset/Drummond, Sunset/Carey and Sunset/Swarthmore, LOS B Sunset/Via de la Paz, and Sunset/Monument/La Cruz Drive, and LOS C for Sunset/Temescal. LOS for PM hours are the same except that Sunset/Temescal which changes from LOS C to LOS A. LOS for AM peak hours with the proposed project would remain unchanged. LOS for PM peak hours would also remain for all intersections with the exception of Sunset/MonumentSt/La Cruz Drive which would change from B to C.

Based on public comments, a supplemental traffic analysis was conducted, which analyzed additional non-signalized intersections. The supplemental traffic study concluded that the signalized intersection V/C ratios would increase slightly but the LOS would remain the same as in the original Traffic study, with the exception of Sunset /Via de la Paz, which would operate at LOS C rather than LOS B. However, there would still be no significant

traffic impacts as a result of the proposed project. Additionally, in order to achieve accurate counts, supplemental traffic counts were obtained on February 2, 2016, a day when all local schools were open.

In a memo dated March 22, 2016. DOT submitted conditions of approval included as part of this determination. The environmental mitigations and conditions of approval listed herein, would result in transportation and traffic impacts less than significant.

The Advisory Agency hereby finds that specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

Furthermore, the Advisory Agency hereby finds that modifications(s) to and/or correction(s) of specific mitigations measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2015-3312-PMLA-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 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 Brentwood-Pacific Palisades Community Plan designates the subject property for Community Commercial with corresponding zones of CR, C2, C4, P, PB, RAS3, and RAS4. The 3.11 acre property is composed of approximately 11 irregular shaped parcels. The subject site is zoned C2-1VL and R3P-1VL. Approximately 9,414 square feet of the public alley located north of Sunset Avenue, bounded by Swarthmore Avenue and Monument Avenue is proposed for vacation and merger into the project area. The proposed project includes 116,215 square feet of floor area including retail restaurants, offices, grocery store, theater, storage and eight (8) residential units.

The applicant filed a concurrent application under Case No., CPC-2015-2714-ZC-SP-DRB-SPP, requested various entitlements including a zone change from R3P-1VL to C2-1VL. With a C2 zoning the project would be allowed up to 2:1 Floor Area Ratio (FAR). With a proposed FAR of approximately .83:1, the proposed project is well under the maximum development capacity. The proposed Preliminary Parcel Map approval is contingent on the approval of the CPC Case. The proposed uses are consistent with uses allowed under the C2-1VL zone designation, and under Palisades Commercial Village and Neighborhoods Specific Plan Specific Plan.

Therefore, as conditioned, the proposed Parcel Map is consistent with the intent and purposes of the Brentwood-Pacific Palisades Community Plan and the Pacific Palisades Commercial Village and Neighborhoods Specific Plan (PPCV) Specific Plan).

~~The subject project provides vehicular parking spaces and bicycle parking spaces per the Specific Plan. The project will provide 470 vehicular parking spaces, including both customer and employees. The applicant will require all employees who drive a car to park onsite. It is unknown the number of employees who will be employed and the number of holiday season employees who will be employed each year.~~

~~The proposed parking does not particularly address parking demand during Holiday Season. The project parking may be insufficient during holiday season as standard practice is to hire temporary employees during the holiday season.~~

~~Thus, an employee shuttle and Transportation Demand Management (TDM) Program are included in the conditions of approval. The TDM Program in conjunction with a shuttle to transport employees to and from an off-site location would reduce onsite parking demand.~~

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

The adopted Brentwood-Pacific Palisades Community Plan designates the subject property as Community Commercial, land use with corresponding zones of CR, C2, C4, P, PB, RAS3, and RAS4. The existing site is comprised of irregular shaped parcels totaling approximately 3.11 acres and zoned C2-1VL and R3P-1VL. The proposed project would create 4 lots to allow for a mixed use commercial project, with 8 units and 116,215 square feet of commercial space. The subject site is located in a very High Fire Hazard Zone and a Special Grading Area. The subject site is also located within a fault zone. The Bureau of Engineering has reviewed the proposed subdivision and found that the subdivision layout is generally satisfactory subject to conditions of approval herein, including required improvements to curb and sidewalk along Monument St., Albright St, Swarthmore Ave, and Sunset Boulevard, and to the existing alley north of Sunset Avenue. BOE also required the relocation of existing storm drains within the storm drain easement and the construction of necessary house connections to adequately serve each parcel, to the satisfaction of the West Los Angeles Engineering District Office.

The Grading Division of the Department of Building and Safety, reviewed the Soils and Geology Reports for the proposed project and in a memo dated July 27, 2015, determined that the proposed subdivision is adequate for the subject site. In a memo dated March 22, 2016 the Department of Transportation reviewed the projects design and issued conditions of approval consistent with Department's rules and policies.

The subject site is located within a Specific Plan area. The new design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General Plan. Therefore, as conditioned the design and improvement of the proposed subdivision is consistent with the intent and purpose of the General Plan.

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

The site is level, irregular in shape and totals approximately 3.11 acres in size. The development of this size is an infill development of an otherwise underimproved commercial property. Vehicular access to the site would be off Swarthmore Avenue. The Bureau of Engineering and Department of Transportation reviewed the proposed Parcel Map and determined that the proposed project is generally satisfactory, subject to conditions herein.

Furthermore, the proposed zone change for portions of the project site from R3P-1VL to C2-1VL, requested under concurrent application CPC-2015-2714-VZC-SP-DRB-SPP, would allow for the proposed uses. If approved under a concurrent zone change case, the entire project would be zoned C2-1VL. Based on the C2 zoning the project could allow up to a 2:1 FAR. The proposed project, however, is only proposing a .83:1 FAR. Approval of the parcel map is subject to approval of the subject CPC case. Therefore, the subject site's development potential is not being maximized to the fullest extent. The project is providing an appropriate development for the project site.

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

The project site is zoned C2-1VL AND R3P-1VL, and is designated, Community Commercial under the Brentwood-Pacific Palisades Community Plan. The project site totals approximately 3.11 acres in size and is composed of four (4) lots ranging in size from 19,814 square-feet (Parcel 'A'), 94,608 square-feet (Parcel 'B'), 21,000 square-feet (Parcel 'C'), 14,885 (Parcel 'D'). These lot sizes, would adequately accommodate the proposed uses, which include one and two story commercial uses, and eight (8) residential uses. The site is physically suitable for the proposed density.

(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 projects' Mitigated Negative Declaration identifies potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. Potential impacts may result from the proposed subdivision, which would require the removal of approximately 100 trees located on site, and along the public right-of-way. Migratory or nesting birds that would have the potential to use the on-site or street trees proposed for removal may be negatively impacted. As a result, mitigation measures listed in the project MND and incorporated as part of the Deputy Advisory Agency approval, would limit removal of trees, to certain times of the year, and would require regular bird surveys, and procedures to be followed should a protected native bird be found. Additionally, the Project is required to comply with applicable federal, state, and local regulations that establish policies to protect biological resources, including the Migratory Bird Treaty

Act of 1918, the California Endangered Species Act, and the Native Plant Protection Act.

Furthermore, the project site, as well as the surrounding area is presently developed with residential and commercial structures and does not provide a natural habitat for either fish or wildlife.

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

There are no apparent health problems that might be caused by the design or construction of the proposed mixed use development. The Bureau of Engineering has reported that existing sanitary sewer is available within a sewer easement on the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

- (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.

There is currently one-way vehicular public alley located north of Sunset Boulevard between Swarthmore Avenue and Monument Street. Additionally, there is also an existing pedestrian public alley, located between Sunset Boulevard and the vehicular public alley. As part of the project, the applicant is requesting approval for the vacation of both alleys which would become part of the project site (Parcel 'A' and Parcel 'B'). However, the project as designed would provide a vehicular two-way travel road along the same pathway of the existing one-way public alley. This vehicular road would allow access from the public into the project site, allowing them to access the parking structure and valet services. This road would also be used by delivery vehicles. Additionally the project also proposes to incorporate a pedestrian access way, along Parcel 'B' to allow pedestrian access from Sunset Boulevard into the project site.

Moreover, there is an existing storm drain easement that runs through the project site. BOE, reviewed the easement in relation to the proposed parcel map, and in comment letter dated March 18, 2016, required that any necessary storm drain easements would be dedicated on the final parcel map.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

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

Note: The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the North Valley Area Planning Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 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 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

***Please note the cashiers at the public counters close at 3:30 PM.**

Appeal forms are available on-line at www.planning.lacity.org.

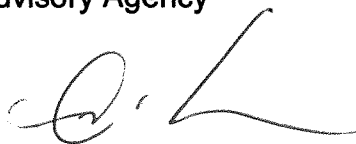
Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period.

No requests for time extensions or appeals received by mail shall be accepted.

Vincent P. Bertoni, AICP
Advisory Agency



JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

VPB:JRN:GG:thb

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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INFORMATION
<http://planning.lacity.org>

Decision Date: March 31, 2016

Appeal End Date: April 15, 2016

Michael Gazzano (A)(O)
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101 The Grove Drive
Los Angeles CA 90036

Matt Dzurec (R)
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11611 San Vicente Blvd., Ste. 900
Los Angeles, CA 90049

Case No. AA-2015-3312-PMLA
Related Case: CPC-2015-2714-VZC-SP-DRB-SPP
1029 – 1049 N. Swarthmore Avenue;
1012 – 1032 N. Swarthmore Avenue;
1023 – 1055 N. Monument Street;
15229 – 15281 W. Sunset Boulevard
Brentwood-Pacific Palisades Planning Area
Zone : C2-1VL, R3P-1VL
D.M. : 129B125, 129B129
C.D. : 11
CEQA: ENV-2015-2715-MND
Legal Description: Tract 16987 Lot 1

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2015-2715-MND and Mitigation Monitoring Program (MMP), as the environmental clearance and approved Parcel Map AA-2015-3312-PMLA for a maximum of four (4) parcels to allow the construction of 8 dwelling units and 116,215 square-feet of commercial floor area, as shown on revised map stamp dated March 31, 2016. This unit density is based on the C2-1VL zone and subject to the following conditions. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

BUREAU OF ENGINEERING

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 202-3492.

1. That a 3-foot wide strip of land be dedicated on portion of Lot "A" of Tract 9300, approximately 50-foot wide along Sunset Boulevard adjoining the subdivision to complete a 43-foot wide half right-of-way dedication in accordance with Avenue II Standards based on the Mobility Plan Designation.
 2. That Department of Transportation in a letter to advisory Agency state that they have no objection to the merger of a maximum 13-foot wide with transition to a 5 foot wide and variable width right-of-way dedication on Sunset Boulevard between Swarthmore Avenue and the proposed alley merger area, and a maximum 7-foot wide right-of-way dedication on Sunset Boulevard southerly of proposed alley merger area within the subdivision.
 3. That the Department of Transportation in a letter to the Advisory Agency approve the one-way street system for Swarthmore Avenue.
 4. That in the event a no objection letter has been received from the Department of Transportation, then a maximum 13-foot wide with transition to a 5 foot wide and variable width right-of-way dedication on Sunset Boulevard between Swarthmore Avenue and the alley adjoining the subdivision, and a 7-foot wide right-of-way dedication on Sunset Boulevard southerly of the proposed alley merger area be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20.2-1/2 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 a portion of street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
- Note: Advisory Agency hereby finds that the dedications to be merged are unnecessary for the 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.
5. That the two alleys within the subdivision consisting of the alley between Swarthmore Avenue and Monument Street and the north-south alley easterly of Swarthmore Avenue be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20-1/2 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 alleys 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: Advisory Agency hereby finds that the dedications to be merged are unnecessary for the 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.

6. That portion of the existing 10-foot wide storm drain easement within the subdivision between Sunset Boulevard and Swarthmore Avenue, and between Swarthmore Avenue and Albright Street, and the additional lateral extension of the storm drain easement adjoining the southerly side of Monument Street be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20-1/2 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 storm drain easement 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: Advisory Agency hereby finds that the dedications to be merged are unnecessary for the 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.

7. That any hillside surcharge fee in conjunction with the Very High Fire Hazard Severity be paid.
8. That any surcharge fee in connection with mergers of a portion of Sunset Boulevard, the two alleys, and storm drain easement be paid.
9. Submit hydrology and hydraulic calculations to the West Los Angeles Engineering District Office for review and approval in conjunction with the merger and relocation of the existing storm drain facilities.
10. That any necessary storm drain easements be dedicated on the final map based on an alignment approved by the West Los Angeles engineering District Office.
11. That in the event of relocation or realignment of any existing public storm drain within the parcel map area, suitable replacement facilities must be reconstructed, inspected, and accepted within appropriate streets or easements approved by the West Los Angeles Engineering District of the Bureau of Engineering prior to the

removal of any of such existing facilities. On that situation, the replacement storm drain easements might have to be done by separate instruments.

12. That any fee deficit under Work Order No. EXP00147 expediting this project be paid.
13. That Board of Public Works approval be obtained prior to recordation of the final map for the removal of any trees in the existing or proposed right-of-way area. The Bureau of Street Service, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of trees.

a separate condition
→ a. That a Covenant and Agreement be recorded stating that the subdivider shall maintain all the provided landscaping within the right-of-way area of Swarthmore Avenue adjoining the subdivision.

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

a. Improve Swarthmore Avenue adjoining the subdivision between Monument Street and the alley easterly of Sunset Boulevard by the construction of the following:

- (1) Concrete curbs, Concrete gutters, and a minimum 12-foot wide and variable width concrete sidewalk, planting street trees with tree-wells, covers, and root barriers, access ramps, including any curb extension with suitable curb radius returns at the intersection with Monument Street, and at the vicinity of the proposed merger alley area, easterly of Sunset Boulevard all in a manner to accommodate diagonal street Parking and one-way street system and to meet "Americans with Disabilities Act" requirements.
- (2) Suitable surfacing to join the existing pavement and to complete a minimum 20-foot wide and variable-width total roadway based on one-way street system.
- (3) Any necessary removal and reconstruction of the existing improvements.
- (4) The necessary transitions to join the existing improvements.

b. Improve Sunset Boulevard adjoining the subdivision by the reconstruction of concrete curb, concrete gutter and a minimum 15-foot wide concrete sidewalk within the street right-of-way area; repair or replace any broken or offgrade curb, gutter and sidewalk area; close any unused driveways with standard street improvements; and plant street trees with tree-wells and covers as necessary. Construct appropriate roadway at the intersection with Swarthmore Avenue based on the final Department of Transportation approval of any turning lane in this area.

- c. Improve Monument Street and Albright Street adjoining the subdivision by repairing or replacing any broken or offgrade curb, gutter, sidewalk area, and roadway pavement; close any unused driveways with standard improvements; and plant trees as necessary.
- d. Improve Swarthmore Avenue between Sunset Boulevard and the alley easterly of Sunset Boulevard by the construction of concrete curbs, gutters, minimum 12-foot wide sidewalk, curb extensions and suitable roadway in a manner satisfactory to the City Engineer and the Department of Transportation.
- e. Relocate the existing storm drains and their apparatus within the storm drain easements proposed for merger in an alignment satisfactory to the West Los Angeles Engineering District Office.
- f. Construct the necessary house connections to serve each parcel and evaluate the efficiency of the existing house connections and the capacity of the existing sewer system in the vicinity of the project; or any other arrangement acceptable to the West Los Angeles Engineering District Office.

STREET LIGHTING: IMPROVEMENT CONDITION: Construct new street lights: two (2) on Albright St. and four (4) on Monument St. If street widening per BOE improvement conditions, relocate and upgrade street lights; eleven (11) on Swarthmore Ave., three (3) on Sunset Blvd., and one (1) on Monument St.

- 15. 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 27, 2015, Log No. 88931 and attached to the case file for Parcel Map No. AA-2015-3312-PMLA.

DEPARTMENT OF BUILDING AND SAFETY – ZONING DIVISION

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

- 16. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots

- without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Provide a copy of affidavit(s) AFF-32608 and PKG 2715. 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.
 - c. Provide a copy of CPC case CPC-2015-2714-VZC-SP-DRB-PP. Show compliance with all the conditions/requirements of the CPC case as applicable.
 - d. Provide a copy of the Parcel Map case PPM-3553. Show compliance with all the conditions/requirements of the CPC case as applicable.
 - e. Show zone boundaries for all the parcel on the Map.
 - f. Specify the proposed Zone Change on the Map and comply with its requirements.
 - g. Zone Change must be recorded prior to obtaining Zoning clearance.
 - h. For dual zone lot, each zone within the lot shall comply with its required lot area, lot width, FAR, setbacks and density requirements. Show that the R3 zone portion of lots C and D has a minimum 5,000 sq. ft. in lot area and 50 ft. in lot width. Show that the C2 zone portion of the lots C and D has a minimum 40 ft. in lot width.
 - i. Obtain Bureau of Engineering approval for the proposed alley merger.
 - j. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked as per net lot area after street/alley dedication. Front, side and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Notes:

This property is located in Pacific Palisades Commercial Village and Neighborhoods Specific Plan.

This property is within the Very High Fire Hazard Severity Zone.

This property is within the Santa Monica Fault Zone.

This property is located in a Special Grading Area.

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.

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 John Francia at (213) 482-0010 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

17. The Department of Transportation recommends the following conditions of approval:
- a. A minimum of 60-foot and 40-foot reservoir space(s) be provided between any ingress security gate(s) and the property line when driveway is serving more than 300 and 100 parking spaces respectively.
 - b. All truck loading and unloading should take place on site with no vehicles backing into the project via any of the project driveways. Any offsite loading and unloading parking area along Swarthmore shall be determined by DOT.
 - c. Onsite parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - d. Parcel Map was revised to accommodate a right hand turn lane on Sunset Boulevard in front of the Mobil gas station onto Swarthmore Avenue. This resulted in modifying the proposed vacation/merger on Sunset Boulevard from 13 feet to 5 feet which is reflected on the revised Parcel Map.
 - e. This determination does not include approval of the project's driveways and internal circulation or parking scheme. Adverse traffic impacts could occur due to access and circulation issues. A parking area and driveway plan be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045.
 - f. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

Fire Department approvals and review are conducted on the 3rd Floor, 201 North Figueroa Street. 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) 482-6502. You should advise any consultant representing you of this requirement as well.

18. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - a. All structures should be fully sprinklered.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

Note: 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 BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting, please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

BUREAU OF STREET LIGHTING

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition 4.

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

IMPROVEMENT CONDITION: Construct new street lights: two (2) on Albright St. and four (4) on Monument St. If street widening per BOE improvement conditions, relocate and upgrade street lights; eleven (11) on Swarthmore Ave., three (3) on Sunset Bl., and one (1) on Monument St.

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

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

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at P.O. Box 86328, Los Angeles, CA 90086.

20. That the Quimby fee be based on the C2 Zone.
21. **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**
Construction mitigations regarding impacts on schools are monitored by the LAUSD. Begin this process by calling (213) 580-2920. If no construction mitigations are

required by the LAUSD or the environmental document, this condition may be cleared by a written communication from the LAUSD Transportation Branch- phone no. (323) 342-1400-attesting to the required coordination.

- a. 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 contained in the environmental document. If the project site is located on the pedestrian and bus routes for students attending various local elementary schools, and high school, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch.
- b. The developer and contractors shall maintain ongoing contact with the administrator of the schools. 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.
- c. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- d. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- e. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- f. LADBS shall assign specific haul route hours of operation based on the school's hours of operation.
- g. 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 the campus.

DEPARTMENT OF CITY PLANNING - Site Specific Conditions

Approvals conducted at 200 North Spring Street, Room 750, OR FOR VALLEY: 6262 Van Nuys Boulevard, Room 430, unless otherwise indicated.

22. 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. **Use.** Limit the proposed development to 8 residential units and 116,215 square-feet of commercial uses.
- b. **Parking.** That a minimum of 470 parking spaces shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
- c. **Bicycle Parking.** The number and location of bicycle parking spaces and any onsite bike share program facilities shall be as determined in Case No. CPC-2015-2714-VSC-SP-DRB-SPP.
- d. **Pedestrian Access:** That the Subdivider shall provide a point of pedestrian access into the project site from Sunset Boulevard consistent with the project design approved by the Director of Planning or the City Planning Commission, under subject Case No. CPC-2015-2714-VSC-SP-DRB-SPP.
- e. **Easements:** The area along the north and south sides of Swarthmore Avenue between the building face and the property line shall have a public pedestrian and utility easement for the life of the project.

The width of the easement within the subject property may be variable and shall complete at least 12-foot combined pedestrian walkway between the edge of any diagonal parking along Swarthmore Avenue and the building face inside the property. Any reduced (less than 12-feet) pedestrian walkway as outlined above shall be as determined by the Director of Planning or the City Planning Commission based on the project design.

- f. **Employee Shuttle:** Prior to recordation, subdivider shall provide a remote employee shuttle service program for implementation during the holiday season (from 3rd week of November through January 7 of each year). The remote employee shuttle service program shall identify implementation entity (for example subdivider or any business association), employee pick up/drop-off location(s), route, and service hours. Subdivider may modify frequency of shuttle trips and employee pick up-drop-off location(s) on a yearly basis as needed. All employees shall be notified of this holiday season remote employee shuttle service program, so on-site parking demand can be reduced during the timeframe indicated in this condition. The program shall be approved by the Director of Planning/ Advisory Agency and placed in the administrative record.
- g. **TDM.** Prior to recordation, subdivider shall consult with the Los Angeles Metropolitan Agency (Metro). Subdivider shall adopt a Transportation Demand Management (TDM) Program. Components of such a program would be effective in reducing vehicle demand and peak hour trips associated with the project.

Note: to clear this condition, subdivider shall provide a list of strategies which will be considered for implementation.

- h. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 2:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.** In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:
- (i) The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - (ii) The developer/builder shall maintain the landscaping and irrigation after completion of the landscape and irrigation installation until close of escrow.
 - (iii) The developer/builder shall guarantee all trees and irrigation for a period of six (6) months and all other plants for a period of 60 days after landscape and irrigation installation, or close of escrow, whichever comes last.
- i. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the Pacific Palisades Community Commercial Village and Neighborhoods Specific Plan.
- j. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- k. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- l. **Zone Change.** That the subdivider shall record and execute a Covenant and Agreement to comply with the related Vesting Zone Change Case No. CPC-2015-12714-VZC-SPP-DRB-SPP **prior to the issuance of a building permit, grading permit and the recordation of the final tract map.**
- m. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including **but not limited to**, an action to attack, challenge, set aside, void or otherwise modify or annul the

approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

23. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No(s). 23, and 24 of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
24. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to mitigations measures listed in the Mitigated Negative Declaration, Environmental Case no. ENV-2015-2517-MND.

MM-1 (Aesthetics)

- a. Photometric plans depicting the location and foot-candles of all on-site exterior lighting fixtures and luminaries.
- b. Lighting fixtures shall be dark sky compliant to reduce light pollution. Luminaries shall be designed with cutoff-type fixtures, house-side shields, or other features that cast low-angle illumination to minimize incidental spillover of light onto adjacent private properties.
- c. On-site lighting shall be installed along paseos (pedestrian walkways and vehicular accessways). On-site lighting shall be shielded and/or directed onto driveways and walkways and away from adjacent residential uses.
- d. Luminaries shall provide accurate color rendering and natural light qualities. Low-pressure sodium and high-pressure sodium fixtures that

are not color-corrected shall not be used, except as part of an approved sign or landscape plan.

- e. The height of street light poles shall be reviewed and approved by the City to ensure consistency with LAMC requirements. Luminary mountings shall be treated with non-glare finishes.

MM-2 (Biological Resources)

- a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis, with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- b. If a protected native bird is found, the Applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.
- c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- d. The Applicant shall record the results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds. Such records shall be submitted and received into the case file for the associated discretionary action permitting the project.

MM-3 (Trees Removal)

- a. 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 2:1 ratio, with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.

Note: Any excess replacement trees which are unfeasible to be planted onsite or along the public right-of-way shall be donated to the Urban Forestry Division, so these trees can be planted in nearby public places.

- b. The removal or planting of any tree or plant material of any kind in the public right-of-way requires approval of the Board of Public Works. Contact the Urban Forestry Division at 213.847.3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

MM-4

- a. Prior to the issuance of a grading permit, the services of a paleontologist shall be secured by contacting the Center for Public Paleontology—USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum—who shall prepare resource monitoring and mitigation plan.
- b. The paleontologist's resource monitoring and mitigation plan shall contain recommendations for the preservation, conservation, or relocation of important fossils within high paleontological sensitivity geological formations given that there are native soils, which will be disturbed. This shall include monitoring all soils below 5 feet below ground surface (bgs) in areas outside of existing fill soils, and below 20 feet bgs below existing fill soils. The plan shall indicate that a qualified paleontologist shall monitor initial excavations within these high paleontological sensitivity soils.
- c. The Project Applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study, or report. The paleontologist shall have the authority to determine when sufficient monitoring has occurred to determine that the potential for encountering important fossil resources has diminished. In this case, spot inspection of the excavation by the monitor may ensue if the paleontologist considers it necessary. The monitor (who will be a professional paleontologist) shall have the authority to temporarily divert grading or excavation away from exposed surfaces in order to examine disturbed areas more closely and/or recover fossils. If potential fossils are discovered by construction crews or the monitor, all earthwork or other types of ground disturbance within 50 feet of the find shall be immediately redirected until the qualified professional paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the monitor may record the find and allow work to continue, or recommend salvage and recovery of the fossil. If treatment and salvage is required, recommendations will be consistent with Society of

Vertebrate Paleontology 1995 guidelines and currently accepted scientific practice. The found deposits would be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

MM-5

- a. The Project Applicant shall retain a qualified professional archaeologist and commission a survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of archaeological resources discovered during construction of the Project. Within the report, a cultural landscape study shall be conducted to identify areas of cultural sensitivity such as consideration of nearby water resources, native plants, and the characteristics of the prehistoric landscape in order to best determine where cultural activity is most likely to have occurred. This report shall be provided to the Gabrieleno/Tongva San Gabriel Band of Mission Indians for review prior to construction.
- b. The Project Applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study, or report.
- c. If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Construction personnel shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.
- d. Prior to the issuance of building permits, the Project Applicant shall submit a letter to the casefile indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.

MM-6

Cultural Resources (Human Remains).

If human remains are encountered unexpectedly during construction demolition and/or grading activities, the State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If human remains of Native American origin are discovered during Project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage

Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to.

MM-7 (Existing Toxic/Hazardous Construction Materials).

- a. (Asbestos) Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the Applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACMs) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- b. (Lead Paint) Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- c. (Polychlorinated Biphenyl and Other Hazardous Building Materials – Commercial and Industrial Buildings) Prior to issuance of a demolition permit, an appropriately credentialed hazardous building materials inspector, qualified to identify and abate polychlorinated biphenyl (PCB) materials, shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB and other hazardous building materials (e.g., mercury in switches and lighting) removal and disposal.

MM-8 (Listed Sites (Removal of Underground Storage Tanks)).

- a. Existing USTs shall be removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division and with concurrence of DTSC. An environmental response plan for the Acquisition Parcel is currently being developed by the Project Applicant in conjunction with DTSC, and DTSC will be the regulatory agency that approves and oversees the implementation of such an environmental response plan. The environmental response plan shall also meet applicable SCAQMD air emission requirements and management practices associated with the release of dust and other particulate matter and the release of VOCs. The environmental response plan shall address the remediation of soil, soil gas, or groundwater impacted by total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and/or other constituents affecting the Acquisition Parcel based on an acceptable level of risk for site users, including use of a hazard index of 1 and cancer risk of 1 in a million as a point of departure, and occupational standards for construction workers. The environmental response plan approved by DTSC shall

use one or a combination of the following measures, as deemed necessary by DTSC to meet the foregoing performance standard:

- (1) Excavating, managing, transporting, and disposing of soils impacted by TPH or other chemicals in accordance with applicable air quality (e.g., through tarping, appropriate wetting) and hazardous materials management, transportation and disposal requirements (e.g., through profiling soils in advance of transporting for disposal);
 - (2) Remediating residual TPH or other chemicals in soil, soil vapor and groundwater through extraction or application of other mass reduction remedial techniques (e.g., oxidation, bioremediation), followed by appropriate monitoring to document the efficacy of remedial efforts;
 - (3) Implementing of engineering controls (e.g., vapor barriers, ventilation) to achieve protective health-based goals;
 - (4) Monitoring and reporting of natural attenuation of hydrocarbons or other chemicals and/or implementing worker health and safety plans consistent with standards required by the California Occupational Safety and Health Administration.
- b. Prior to issuance of a use of land or building permit for construction of the parking structure on the Acquisition Parcel, a letter from DTSC shall be submitted to the decision maker certifying that work has commenced, or will be undertaken as part of parking structure development, under an approved environmental response plan.
- c. Prior to the issuance of any use of land, grading, or building permit for construction of the parking structure on the Acquisition Parcel, the Project Applicant shall obtain a sign-off letter from either DTSC or the Los Angeles City Fire Department confirming that the construction of the Proposed Project on the Acquisition Parcel will not materially impede completion of remediation measures required under the approved environmental response plan for the Acquisition Parcel that are ongoing or have not otherwise been completed.

MM-9

- a. The plan shall identify all hazardous materials that would be present on any portion of the construction site, including, but not limited to, fuels, solvents, and petroleum products. The plan shall address storage, use, transport, and disposal of each hazardous material anticipated to be used at the site to minimize the potential for upset conditions. The plan shall establish inspection procedures, storage requirements, storage quantity limits, inventory control, non-hazardous product substitutes, and disposition of excess materials.

- b. The plan shall identify secondary containment and spill prevention countermeasures, as well as a contingency plan to identify potential spill hazards, how to prevent their occurrence, and responses for different quantities of spills that may occur. Secondary containment and countermeasures shall be in place throughout construction so that if any leaks or spills occur, responses would occur immediately.
- c. The plan shall identify materials (and their locations) that would be on site and readily accessible to clean up small spills (i.e., spill kit, absorbent pads, and shovels) and an on-site safety officer who will oversee the plan's implementation. Such emergency spill supplies and equipment shall be clearly marked and located adjacent to all areas of work and in construction staging areas. The plan shall identify the spill-response materials that must be maintained in vehicles and substation sites during construction and procedures for notification of the appropriate authorities.
- d. The plan shall identify adequate safety and fire suppression devices for construction-related activities involving toxic, flammable, or explosive materials (including refueling construction vehicles and equipment). Such devices shall be readily accessible on the Project Site, as specified by the State Fire Marshall and per the Uniform Building Code and Uniform Fire Code. The plan shall be included as part of all contractor specifications and final construction plans to the satisfaction of the City. The plan shall also identify requirements for notices to federal and local emergency response authorities, and shall include emergency response plans.
 - (i) A copy of the Construction HASP that meets the requirements of CalOSHA shall be submitted to the decision maker before Project construction activities commence at the site.

MM-10

During soil excavation activities, the Project shall comply with soil stockpiling/monitoring and fugitive dust requirements as prescribed under SCAQMD Rules 1166 and 403. When applicable such requirements include application of water to keep soil damp during excavation and loading activities, covering stockpiles with plastic sheeting, and covering loaded soils with secured tarps. Prior to approval of final construction plans, the Project Applicant shall cause to be prepared by an individual of appropriate expertise a soils management plan (including soil and material segregation and mitigation), a stockpile management plan, methods and procedures for soil decontamination, and required truck loading procedures for soil, all of which shall be consistent with SCAQMD Rules 1166 and 403.

MM-11 (Hydrology and Water Quality)

Construction Dewatering Treatment. For all dewatering discharges of groundwater during construction, the construction contractor shall obtain

written authorization for the discharge from the Los Angeles Regional Water Quality Control Board (LA RWQCB), or alternatively, obtain authorization from the City of Los Angeles (City) to make dewatering discharges to the City's sanitary sewer system. Prior to issuance of a building permit, the contractor shall submit a Notice of Intent to the LA RWQCB for compliance with the terms of the General National Pollutant Discharge Elimination System Permit and Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters (LA RWQCB Order R4-2013-0095). The construction contractor shall implement a treatment system as required to ensure all groundwater discharges are treated to meet the effluent limitations specified in the order, and treat the water prior to discharge if water quality testing exceeds screening criteria.

MM-12 (Noise and Vibration)

To comply with the state's 45 A-weighted decibel (dBA) community equivalent sound level (CNEL) interior noise standard, an interior noise analysis will be required for the residential units fronting Sunset Boulevard, prior to issuance of building permits. The analysis shall be prepared by a qualified acoustical engineer. The analysis shall recommend specific noise attenuation measures to reduce interior noise to the 45 dBA CNEL standard. The analysis shall be subject to review and approval by the City Building Department to confirm that this standard has been achieved before building permits for those units are issued. The interior noise study shall consider requiring mechanical ventilation, air conditioning systems, sound-rated windows, or other measures as necessary to achieve the applicable interior noise standard. If windows must be closed in order to meet the interior standard, provide a notification to future occupants that interior noise standards would not be achieved with windows open.

MM-13 (Noise and Vibration)

The hauling operations shall be restricted to times determined by the Department of Building and Safety. Haul vehicles may not arrive at the site before the designated start time. The project shall comply with the City of Los Angeles Noise Ordinance 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. The Project Applicant shall require all construction and demolition activities to adhere strictly to the Los Angeles construction schedule restrictions, with noise-generating construction activities occurring only within the period from 7 a.m. to 9 p.m. Monday to Friday; and between 8 a.m. and 6 p.m. on Saturdays and national holidays. Construction-related truck trips shall be limited to the same hours, for the portion of haul routes in the vicinity of the project site.

MM-14 (Noise and Vibration)

Provide notification residences and commercial uses within 500 feet of the Project site at least 1 month prior to initiation of construction activities that proposed activities could substantially affect outdoor or indoor activities. This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures.

MM-15 (Noise and Vibration)

Equip all internal combustion engine driven equipment with intake mufflers and exhaust mufflers that are in good condition and appropriate for the equipment. No internal combustion engine shall be operated in the area without said muffler. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers.

MM-16 (Noise and Vibration)

Locate stationary noise generating equipment as far as possible from sensitive receptors adjoining the construction project area.

MM-17 (Noise and Vibration)

Use "quiet" air compressors and other stationary noise generating equipment where appropriate technology exists. Whenever feasible, electrical power shall be used to run air compressors and similar power tools.

MM-18 (Noise and Vibration)

Install a temporary construction sound barrier wall along the northern and eastern boundaries of the Project Site. The barrier should be made of sound-attenuating material (not landscaping). No advertising shall be permitted on the construction barriers facing residential uses. To effectively reduce sound transmission through the barrier, the material chosen must be rigid and sufficiently dense (at least 20 kilograms/square meter). All noise barrier material types are equally effective, acoustically, if they have this density. For example, 5/8-inch plywood, mounted with no gaps between adjacent sheets, would be of sufficient density to achieve the target attenuation of 10 dB. The barrier shall be 8 feet in height from the ground surface on the construction side of the wall, to achieve the goal of blocking direct line of sight to the adjacent first-floor residence windows. It is estimated that a noise barrier of the prescribed density would reduce average noise levels to sensitive receptors by up to 10 dB by blocking direct line of sight to ground-level receptors.

MM-19 (Noise and Vibration)

The Project Applicant shall designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction

noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, faulty muffler) and will require that reasonable measures warranted to correct the problem be implemented. The Project Applicant shall also post a telephone number for excessive noise complaints in conspicuous locations in the vicinity of the Project Site. Additionally, the Project Applicant shall send a notice to neighbors in the vicinity of the Project Site with information on the construction schedule and the telephone number for noise complaints.

MM-20

Concrete, not metal, shall be used for construction of parking ramps. Interior parking structure ramps shall be textured to prevent tire squeal at turning areas.

MM-21

The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design," published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 West First Street, No. 250, Los Angeles, California 90012; 213.486.6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

MM-22 (Transportation and Traffic)

A site-specific construction work-site traffic control plan shall be prepared for each construction phases and submitted to the City for review and approval prior to the issuance of a grading permit. This plan shall include such elements as the location and hours of any necessary lane closures, protective devices and traffic controls (such as barriers, cones, flag persons, lights, warning beacons, temporary traffic signals, warning signs), the location and hours of any necessary access limitations for abutting properties, and provisions to maintain emergency access through construction work areas.

Prepare a Construction Worker Parking Plan that identifies off-site parking location(s) for construction workers and the method of transportation to and from the Project Site for approval by the City. Prohibit construction worker parking on residential streets in the vicinity, except as approved by the Construction Traffic Management Plan.

Provide advance notice of planned construction activities to the affected residents and property owners in the vicinity of the construction site.

Coordinate with emergency providers (police/sheriffs, fire, ambulance, and paramedic services) to provide advance notice of ongoing construction activity and construction hours.

Prior to hauling, the Project Applicant shall provide the following information to Los Angeles Fire Department Station No. 69 located at 15045 Sunset Boulevard, Pacific Palisades, California 90272, 310.575.8569:

- a. Contact information for the construction superintendent or contractor
- b. A copy of the approved haul route staff report
- c. A map clearly illustrating the approved hauling route and involved street names
- d. The approved hauling hours
- e. The estimated completion date of hauling

Prior to hauling, the Project Applicant shall contact the Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department at 213.486.0777 at least 24 hours prior to the start of hauling.

Hauling vehicles shall not stage on any streets adjacent to the project.

Loads shall be secured by trimming or watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains 6 inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114(e)(4).

The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads. The owner/contractor shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth.

MM-23 (Transportation and Traffic)

Project Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases, as feasible. This requires the Applicant to maintain adequate and safe pedestrian protection, including physical separation (including use of barriers such as K-Rails or scaffolding, etc.) from workspace and vehicular traffic and overhead protection, due to sidewalk

closure or blockage, at all times. For public safety reasons, Swarthmore Avenue will be closed during construction. Every effort will be made to keep Swarthmore Avenue open when public safety is not at risk.

MM-24 (Transportation and Traffic)

Temporary pedestrian facilities shall be adjacent to the Project Site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility when feasible. For public safety reasons, Swarthmore Avenue will be closed during construction. Every effort will be made to keep Swarthmore Avenue open when public safety is not at risk.

MM-25 (Transportation and Traffic)

Covered walkways should be provided where pedestrians are exposed to potential injury from falling objects.

MM-26 (Transportation and Traffic)

Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible, taking construction and construction staging into account. For public safety reasons, Swarthmore Avenue will be closed during construction. Every effort will be made to keep Swarthmore Avenue open when public safety is not at risk.

MM-27 (Transportation and Traffic)

Trucks and loads are to be watered at the export site to prevent blowing dirt and are to be cleaned of loose earth at the export site to prevent spilling. Streets shall be cleaned of spilled materials during grading and hauling and at the termination of each workday.

MM-28 (Transportation and Traffic)

A Transportation Demand Management (TDM) program shall be adopted as part of the Project features that support alternative transportation strategies and alleviate any potential impact on transportation and traffic. Elements of the TDM program are as follows:

- a. The owner shall contact the Los Angeles County Metropolitan Transportation Authority (Metro) to become informed about various TDM programs. Explicit notice to employees of the TDM program(s) shall be provided to existing and new employees when they are hired.

- b. Notice of Metro bus routes and schedules shall be placed and maintained up-to-date in a central (public) location accessible to all employees.
- c. Employees shall be made aware of a ride-sharing program, or similar successor programs administered by Caruso Affiliated or relevant property management company relevant to the Project Site or a successor agency. The owner shall ask employees register semi-annually in the ride-sharing program and shall make an effort to encourage participation in the program.
- d. Bicycle storage locations shall be provided.
- e. A bicycle sharing program shall be developed for the property.
- f. A limited number of transit passes will be made available to employees.

25. **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:

Air Quality

- CM-1 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-2 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.
- CM-3 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-4 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-5 All clearing, grading, 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-6 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- CM-7 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-8 Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- CM-9 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-10 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-11 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

Grading

- CM-12 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-13 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 shall shield and bind the soil.
- CM-14 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

General Construction

- CM-15 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-16 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 shall shield and bind the soil.
- CM-17 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-18 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-19 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-20 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.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA)

The Department of City Planning issued a Mitigated Negative Declaration ENV-2015-2715-MND on February 18, 2016. The Department found that potential negative impact could occur from the project implementation due to the following;

- Biological Resources (Native Trees, Tree Preservation)
- Cultural Resources (Historical, Archaeological, and Paleontological resources)
- Hazards and Hazardous Materials (Transport, Release, on site, and within school proximity)
- Noise (Exposure)
- Public Services (Police, Fire)
- Hydrology and Water Quality (Quality standards, waste discharge)
- Transportation/Traffic (Traffic/Circulation, Safety)

The Deputy Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2015-2715-MND and associated Mitigation Monitoring Program reflect the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition No(s). 23 and 24 of the Parcel Map 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, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition Nos. 23 and 24.

The Initial Study identifies two potential impacts to Biological Resources resulting from tree removal and potential impacts to wildlife. The tree report prepared by certified arborist Lisa Smith on August 10, 2015 evaluated 100 trees on and around the project site. Per the tree report all of the trees are in fair or poor condition. There are no protected trees on site. As part of the project all 100 trees are proposed for removal. Mitigation measures would require replacement at a 2:1 ratio for all significant (8-inch or greater trunk diameter) non-protect trees on site.

Potential impacts resulting from the loss of trees proposed for removal may impact native birds. Migratory or nesting birds that would have the potential to use the on-site trees or street trees proposed for removal would be protected by compliance with mitigation measure MM-2, which would require that removal of trees and vegetation occur between September 1 and February 14. Therefore, with the implementation of mitigation measures, potential impact resulting from tree removal is less than significant.

Cultural Resources would also be impacted due to Paleontological and Archaeological Resources. Potential impacts may occur from shallow excavations resulting from the construction of the proposed 2 level subterranean parking structure and storage facilities. The project site is located within an area of general archaeological sensitivity, in that there is the potential for unknown subsurface cultural resources to exist and the potential to discover unrecorded archaeological resources. Additionally, while unlikely, there is a potential to uncover human remains during excavation. However, standard mitigation measures MM-4 through, MM-6 would reduce any potential impacts to paleontological and archaeological resources to less than significance.

The MND concluded that impacts related to Historical Resources are less than significant. The City's Survey LA study conducted in 2013, identified a potential historic commercial district that included portions of the project site within the 1000 block of Swarthmore Avenue. These structures were identified in the survey as a potential "Swarthmore Avenue Commercial Historic District". The City's survey also identified other contributing elements including concrete sidewalks, and curbs, mature trees, period streetlights, and the associated surface parking lot to the rear. However, a more extensive historic study was conducted in 2015 (Kaplan Chen Study) and concluded that subject buildings were constructed between 1950- 1958. The study stated that the majority of subject buildings have undergone significant alterations and remodeling over the recent decades, resulting in removal of original character defining features and materials. In addition, this study determined that other street features, such as sidewalks and streetlights have been replaced as part of beautification efforts undertaken in the 1970s and 1990s. The Kaplan Chen 2015 study concluded that none of the buildings previously identified in the City's Survey LA 2013 study appear eligible for inclusion in the National Register of Historic Places or the California Register of Historical Resources for designation as a City Historic-cultural Monument as either individual or collective historic districts.

Impacts related to Hazards and Hazardous Materials may result from the proposed project. The Initial Study identifies potential impacts to the public and emergency preparedness resulting from transport, use or disposal of hazardous materials, and release of hazardous materials. Impacts may also result from hazardous emissions, materials, substances or waste within one-quarter mile of existing or proposed school. The MND identifies a former dry cleaning site (within the subject project area) as being on a list of sites containing hazardous materials. Pursuant to the California Land Reuse and Revitalization Act (CLRRRA) Agreement, the Department of Toxic Substances Control (DTSC) is providing oversight of further investigations and cleanup actions on the site. An environmental response plan was approved by DTSC in October 2014. The response plan is included in a DTSC Negative Declaration dated August 25, 2014. This plan was implemented as part of remediation efforts for the dry-cleaning site. Furthermore, per CLRRRA agreements executed with DTSC, the applicant must perform all actions set forth in the environmental response plans to remediate the site. Remediation of the former drycleaners is underway and is near completion.

The gas station located at the corner of N. Swarthmore Avenue and Sunset Boulevard, within the project site has been in operation since 1935. Historic records indicated that auto repair operations also took place on the site. A Phase 1 and Phase 2 Environmental Assessments were conducted in September and November 2014. These assessments revealed evidence of release of petroleum and gasoline additives in the subsurface of the site. Additionally, petroleum hydrocarbons and VOCs in excess of regulatory and non-regulatory screening levels were found in the soil, and soil vapor and groundwater beneath the site was found to have elevated levels of petroleum and petroleum-related products. Organic lead was detected in one location below the health based residential and commercial California Human Health Screening level values. A supplemental Phase 2 ESA was conducted in December 2014 revealing elevated concentrations of BOCs and TPH gasoline and other contaminants in soil and surface of the site. Mitigation measure MM-8 requires that the removal of any existing underground storage tanks be in compliance with the Los Angeles City Fire Departments Underground Storage Tank Division and DTSC provisions. Also listed under MM-8 the project is required to comply with an environmental response plan approved by DTSC and in compliance with applicable SCAQMD air emission requirements and management practices. Additional mitigations, listed under MM-7, MM-9, and MM-10 ensure proper removal of and handling of hazardous materials during the construction phase. Therefore, all impacts related to Hazard and Hazardous materials, are determined to be less than significant with the implementation of mitigation measures.

The Initial Study also identified impacts associated with Noise, resulting from construction and hauling activities. The MND lists mitigation measures addressing construction and operational noise resulting from the proposed project. Mitigations also require compliance with the Noise Element of the LA General Plan and City of Los Angeles Noise Ordinance Nos. (144,331 and 161,574). The MND determined that mitigation measures MM-12 through MM-20 would significantly reduce impacts resulting from exterior noise levels.

The Initial Study also determined that the proposed project may violate a water quality standards or waste discharge requirements, in that the project may result in the discharge of pollutants into the region's waterways or groundwater aquifers. For mixed use development projects, such as the proposed project, this discharge most commonly occurs

as a result of stormwater runoff which carries pollutants in to the storm drain system. Additionally, construction activities on the site have the potential to create runoff containing soil particulate and sediments. Condition MM-11 will mitigate dewatering discharges of groundwater during construction. Under this mitigation the construction contractor shall implement a treatment system as required to ensure that all groundwater discharges are treated to meet the limitations specified in order to treat the water prior to discharge if water quality testing exceeds screening criteria. The planting of drought-tolerant and native landscaping has also been incorporated into the project. Mitigation measures would result in less than significant impacts to the water quality and waste discharge requirements.

Impact to Public Services related to Fire and Police protection were also identified in the Initial Study, and potentially being affected by construction activities associated with the proposed project. Construction activities associated with the project may occur in adjacent streets rights-of-way, which could require temporary lane and sidewalk closures, adjacent to the project site. Additionally, construction activities could generate traffic and potentially increase response times for emergency vehicles traveling to the project site and nearby uses. Mitigation measures would require that a construction traffic control plan be drafted and implemented to facilitate traffic flow on the streets surrounding the project site and well to maintain emergency vehicle access to the site and neighboring uses during construction. The project's compliance with mitigation measures would ensure that emergency access to the project site and surrounding properties would be maintained and any potential effects to response times would be reduced.

Transportation and Traffic impacts were also identified in the Initial study as potential impacts resulting from the proposed project. A traffic study prepared for this project analyzed seven signalized intersections located along Sunset Boulevard, at Via de la Paz, Swarthmore Ave, La Cruz Drive, Carey St, and Drummond Street. All intersections currently operate under the City's Automated Traffic Surveillance and Control (ATSAC) system. The scope and methodology of the transportation and traffic analysis was determined in accordance with the LADOT Guidelines. As stated in memo from DOT, date October 15, 2015, "Based on DOT's traffic impact criteria, the proposed development would not impose a significant traffic impact at any of the seven study intersections that were identified for detail analysis." Analysis included the Level of Service (LOS) Methodology which is a qualitative measure used to describe the condition of traffic flow, ranging from excellent conditions at LOS A to overloaded condition at LOS F. Each level is defined by a range of volume/capacity (V/C) ratios. Existing LOS for the 7 signalized intersections for the AM peak hours are LOS A for Sunset/Chautauqua, Sunset/Drummond, Sunset/Carey and Sunset/Swarthmore, LOS B Sunset/Via de la Paz, and Sunset/Monument/La Cruz Drive, and LOS C for Sunset/Temescal. LOS for PM hours are the same except that Sunset/Temescal which changes from LOS C to LOS A. LOS for AM peak hours with the proposed project would remain unchanged. LOS for PM peak hours would also remain for all intersections with the exception of Sunset/MonumentSt/La Cruz Drive which would change from B to C.

Based on public comments, a supplemental traffic analysis was conducted, which analyzed additional non-signalized intersections. The supplemental traffic study concluded that the signalized intersection V/C ratios would increase slightly but the LOS would remain the same as in the original Traffic study, with the exception of Sunset /Via de la Paz, which would operate at LOS C rather than LOS B. However, there would still be no significant

traffic impacts as a result of the proposed project. Additionally, in order to achieve accurate counts, supplemental traffic counts were obtained on February 2, 2016, a day when all local schools were open.

In a memo dated March 22, 2016, DOT submitted conditions of approval included as part of this determination. The environmental mitigations and conditions of approval listed herein, would result in transportation and traffic impacts less than significant.

The Advisory Agency hereby finds that specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

Furthermore, the Advisory Agency hereby finds that modifications(s) to and/or correction(s) of specific mitigations measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2015-3312-PMLA-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 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 Brentwood-Pacific Palisades Community Plan designates the subject property for Community Commercial with corresponding zones of CR, C2, C4, P, PB, RAS3, and RAS4. The 3.11 acre property is composed of approximately 11 irregular shaped parcels. The subject site is zoned C2-1VL and R3P-1VL. Approximately 9,414 square feet of the public alley located north of Sunset Avenue, bounded by Swarthmore Avenue and Monument Avenue is proposed for vacation and merger into the project area. The proposed project includes 116,215 square feet of floor area including retail restaurants, offices, grocery store, theater, storage and eight (8) residential units.

The applicant filed a concurrent application under Case No., CPC-2015-2714-ZC-SP-DRB-SPP, requested various entitlements including a zone change from R3P-1VL to C2-1VL. With a C2 zoning the project would be allowed up to 2:1 Floor Area Ratio (FAR). With a proposed FAR of approximately .83:1, the proposed project is well under the maximum development capacity. The proposed Preliminary Parcel Map approval is contingent on the approval of the CPC Case. The proposed uses are consistent with uses allowed under the C2-1VL zone designation, and under Palisades Commercial Village and Neighborhoods Specific Plan Specific Plan.

Therefore, as conditioned, the proposed Parcel Map is consistent with the intent and purposes of the Brentwood-Pacific Palisades Community Plan and the Pacific Palisades Commercial Village and Neighborhoods Specific Plan (PPCV) Specific Plan).

The subject project provides vehicular parking spaces and bicycle parking spaces per the Specific Plan. The project will provide 470 vehicular parking spaces, including both customer and employees. The applicant will require all employees who drive a car to park onsite. It is unknown the number of employees who will be employed and the number of holiday season employees who will be employed each year.

The proposed parking does not particularly address parking demand during Holiday Season. The project parking may be insufficient during holiday season as standard practice is to hire temporary employees during the holiday season.

Thus, an employee shuttle and Transportation Demand Management (TDM) Program are included in the conditions of approval. The TDM Program in conjunction with a shuttle to transport employees to and from an off-site location would reduce onsite parking demand.

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

The adopted Brentwood-Pacific Palisades Community Plan designates the subject property as Community Commercial, land use with corresponding zones of CR, C2, C4, P, PB, RAS3, and RAS4. The existing site is comprised of irregular shaped parcels totaling approximately 3.11 acres and zoned C2-1VL and R3P-1VL. The proposed project would create 4 lots to allow for a mixed use commercial project, with 8 units and 116,215 square feet of commercial space. The subject site is located in a very High Fire Hazard Zone and a Special Grading Area. The subject site is also located within a fault zone. The Bureau of Engineering has reviewed the proposed subdivision and found that the subdivision layout is generally satisfactory subject to conditions of approval herein, including required improvements to curb and sidewalk along Monument St., Albright St, Swarthmore Ave, and Sunset Boulevard, and to the existing alley north of Sunset Avenue. BOE also required the relocation of existing storm drains within the storm drain easement and the construction of necessary house connections to adequately serve each parcel, to the satisfaction of the West Los Angeles Engineering District Office.

The Grading Division of the Department of Building and Safety, reviewed the Soils and Geology Reports for the proposed project and in a memo dated July 27, 2015, determined that the proposed subdivision is adequate for the subject site. In a memo dated March 22, 2016 the Department of Transportation reviewed the projects design and issued conditions of approval consistent with Department's rules and policies.

The subject site is located within a Specific Plan area. The new design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General Plan. Therefore, as conditioned the design and improvement of the proposed subdivision is consistent with the intent and purpose of the General Plan.

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

The site is level, irregular in shape and totals approximately 3.11 acres in size. The development of this size is an infill development of an otherwise underimproved commercial property. Vehicular access to the site would be off Swarthmore Avenue. The Bureau of Engineering and Department of Transportation reviewed the proposed Parcel Map and determined that the proposed project is generally satisfactory, subject to conditions herein.

Furthermore, the proposed zone change for portions of the project site from R3P-1VL to C2-1VL, requested under concurrent application CPC-2015-2714-VZC-SP-DRB-SPP, would allow for the proposed uses. If approved under a concurrent zone change case, the entire project would be zoned C2-1VL. Based on the C2 zoning the project could allow up to a 2:1 FAR. The proposed project, however, is only proposing a .83:1 FAR. Approval of the parcel map is subject to approval of the subject CPC case. Therefore, the subject site's development potential is not being maximized to the fullest extent. The project is providing an appropriate development for the project site.

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

The project site is zoned C2-1VL AND R3P-1VL, and is designated, Community Commercial under the Brentwood-Pacific Palisades Community Plan. The project site totals approximately 3.11 acres in size and is composed of four (4) lots ranging in size from 19,814 square-feet (Parcel 'A'), 94,608 square-feet (Parcel 'B'), 21,000 square-feet (Parcel 'C'), 14,885 (Parcel 'D') . These lot sizes, would adequately accommodate the proposed uses, which include one and two story commercial uses, and eight (8) residential uses. The site is physically suitable for the proposed density.

(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 projects' Mitigated Negative Declaration identifies potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. Potential impacts may result from the proposed subdivision, which would require the removal of approximately 100 trees located on site, and along the public right-of-way. Migratory or nesting birds that would have the potential to use the on-site or street trees proposed for removal may be negatively impacted. As a result, mitigation measures listed in the project MND and incorporated as part of the Deputy Advisory Agency approval, would limit removal of trees, to certain times of the year, and would require regular bird surveys, and procedures to be followed should a protected native bird be found. Additionally, the Project is required to comply with applicable federal, state, and local regulations that establish policies to protect biological resources, including the Migratory Bird Treaty

Act of 1918, the California Endangered Species Act, and the Native Plant Protection Act.

Furthermore, the project site, as well as the surrounding area is presently developed with residential and commercial structures and does not provide a natural habitat for either fish or wildlife.

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

There are no apparent health problems that might be caused by the design or construction of the proposed mixed use development. The Bureau of Engineering has reported that existing sanitary sewer is available within a sewer easement on the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

- (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.

There is currently one-way vehicular public alley located north of Sunset Boulevard between Swarthmore Avenue and Monument Street. Additionally, there is also an existing pedestrian public alley, located between Sunset Boulevard and the vehicular public alley. As part of the project, the applicant is requesting approval for the vacation of both alleys which would become part of the project site (Parcel 'A' and Parcel 'B'). However, the project as designed would provide a vehicular two-way travel road along the same pathway of the existing one-way public alley. This vehicular road would allow access from the public into the project site, allowing them to access the parking structure and valet services. This road would also be used by delivery vehicles. Additionally the project also proposes to incorporate a pedestrian access way, along Parcel 'B' to allow pedestrian access from Sunset Boulevard into the project site.

Moreover, there is an existing storm drain easements that runs through the project site. BOE, reviewed the easement in relation to the proposed parcel map, and in comment letter date March 18, 2016, required that any necessary storm drain easements would be dedicated on the final parcel map.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

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

Note: The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the North Valley Area Planning Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 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 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

***Please note the cashiers at the public counters close at 3:30 PM.**

Appeal forms are available on-line at www.planning.lacity.org.

Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period.

No requests for time extensions or appeals received by mail shall be accepted.

Vincent P. Bertoni, AICP
Advisory Agency



JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

VPB:JRN:GG:thb

LEGEND

| | |
|---|---------------------------------------|
| PROPERTY / BOUNDARY LINE | TOPOGRAPHIC SPOT ELEVATION, NO LEADER |
| STREET R/W LINE | BACK OF WALK ELEVATION |
| CURB LINE (1"=20', 1"=200') | EDGE OF CONCRETE ELEVATION |
| CURB LINE (1"=10', 1"=8', 1"=16') | EDGE OF GUTTER ELEVATION |
| FLOW LINE | EDGE OF PAVEMENT ELEVATION |
| LOT LINE / PARCEL LINE | FLOW LINE ELEVATION |
| EASEMENT LINE (W/100%) | TOP OF CURB ELEVATION |
| CONTOUR LINE (APPROXIMATE) | TOP OF GRADE ELEVATION |
| BUILDING FOOT PRINT LINE | TOP OF WALL ELEVATION |
| OVERHANG LINE | MANHOLE RIM ELEVATION |
| FENCE LINE | MANHOLE INVERT ELEVATION |
| GUARD RAIL | CURB DRAIN |
| RETAINING WALL | PROPOSED FINISHED SURFACE |
| CONC. BLOCK WALL | |
| EDGE OF ASPHALT PAVING | |
| CONCRETE PAVING | |
| AREA DRAIN | |
| CATCH BASIN W/ACCESS HOLE | |
| MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE) | |
| POWER POLE (P.P.) / TELEPHONE POLE (T.P.) | |
| SIGN (ALL KINDS) | |
| STREET LIGHT | |
| TRAFFIC SIGNAL | |
| TRAFFIC SIGNAL W/STREET LIGHT | |
| YARD LIGHT | |
| FIRE HYDRANT | |
| DOWNSPOUT | |
| FIRE DEPARTMENT CONNECTION | |
| POST INDICATOR VALVE | |
| DIRECTION OF WATER DRAINAGE FLOW | |
| PARKING METER | |
| GAS / WATER METER | |
| GAS / WATER VALVE | |
| ELEC. / STREET LIGHT / TRAFFIC / UNKNOWN PULL BOX | |
| TREE IN WELL W/TRUNK DIAMETER | |
| PLANTER | |
| GUARD POST | |
| APPROACH (DRIVEWAY) | |
| BACKFLOW PREVENTER | |
| CLEAN OUT | |
| CHAIN LINK (FENCE/GATE) | |
| BENCHMARK | |

LEGAL DESCRIPTION

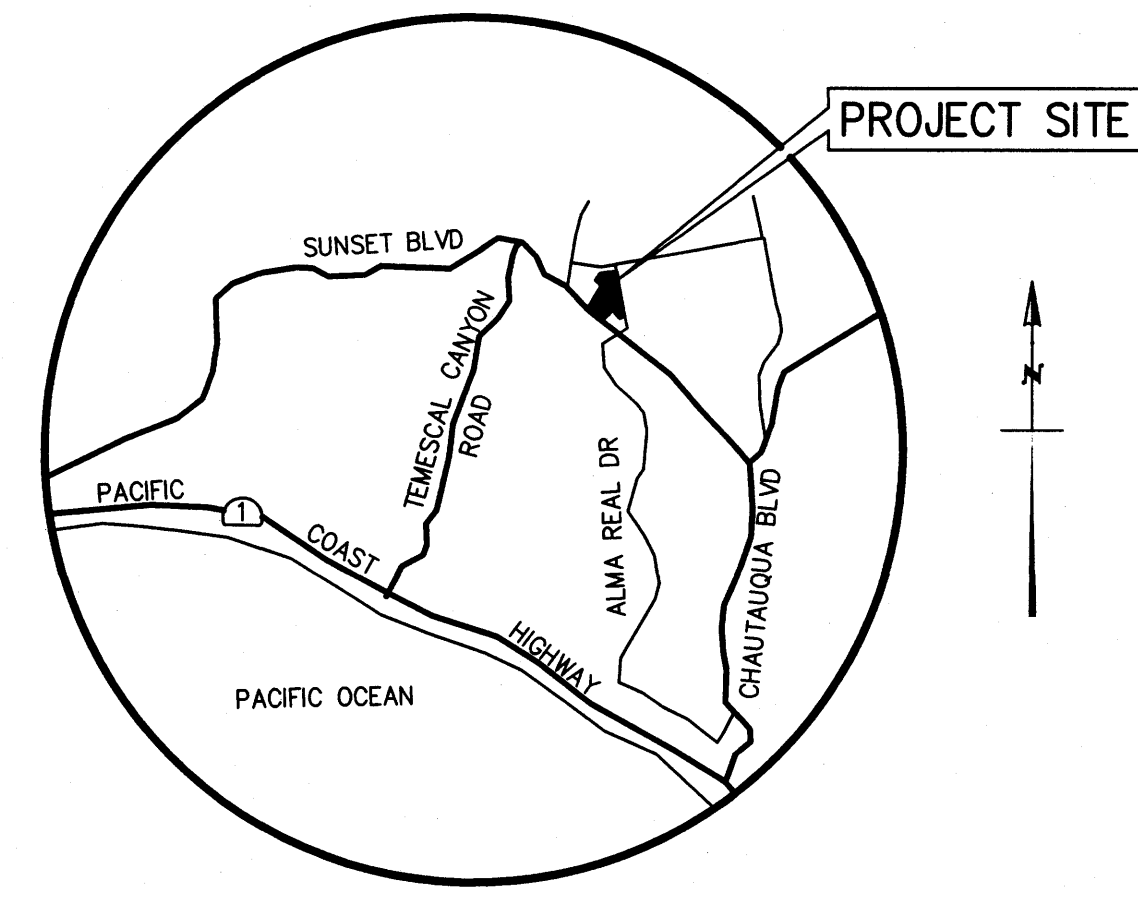
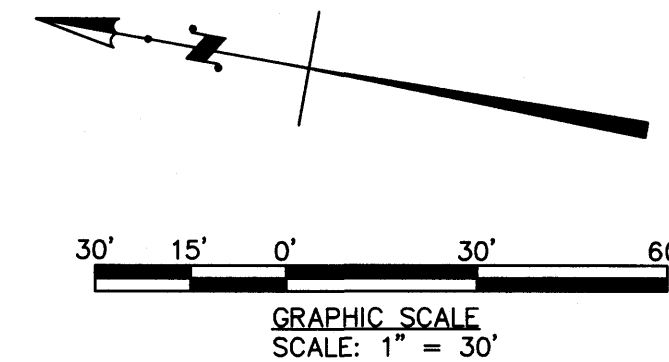
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BEGINNING AT A POINT IN THE NORTHEASTERLY SIDE LINE OF SUNSET BOULEVARD (FORMERLY BEVERLY BOULEVARD), 80 FEET WIDE, DISTANT NORTH 45°05'10" WEST THEREON 200 FEET FROM THE WESTERLY EXTREMITY OF THE CURVE TANGENT TO SAID NORTHEASTERLY SIDE LINE AND HAVING A RADIUS OF 20 FEET AND A LENGTH OF 50.65 FEET AND TANGENT AT ITS EASTERLY EXTREMITY TO THE WESTERLY SIDE LINE OF MONUMENT STREET, 74 FEET WIDE; THENCE ALONG SAID SIDE LINE OF SUNSET BOULEVARD, NORTH 45°05'10" WEST, A DISTANCE OF 153.82 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF TRACT NO. 10708, AS PER MAP RECORDED IN BOOK 167 PAGES 45 AND 46 OF MAPS, IN SAID COUNTY RECORDER'S OFFICE, SAID CORNER BEING IN THE EASTERLY SIDE LINE OF AN ALLEY, 20 FEET WIDE, THENCE ALONG SAID ALLEY AND THE BOUNDARY OF SAID TRACT NO. 10708, NORTH 12°17'10" EAST A DISTANCE OF 76.54 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 410 FEET; THENCE NORTHERLY ALONG SAID CURVE, A DISTANCE OF 63.35 FEET TO THE INTERSECTION OF SAID CURVE WITH THE SOUTHWESTERLY SIDE LINE OF AN ALLEY, 20 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 16987, AS RECORDED IN BOOK 401 PAGES 3 AND 4 OF MAPS, IN SAID COUNTY RECORDER'S OFFICE; THENCE ALONG THE SAID SOUTHWESTERLY SIDE LINE OF SAID ALLEY, SOUTH 45°05'10" EAST, A DISTANCE OF 231.71 FEET TO A LINE WHICH BEARS NORTH 44°09'50" EAST AND PASSES THROUGH THE POINT OF BEGINNING; THENCE AT RIGHT ANGLES TO SAID ALLEY, SOUTH 44°09'50" WEST, A DISTANCE OF 116 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHWESTERLY 40 FEET OF THE SOUTHEASTERLY 64 FEET OF THE ABOVE DESCRIBED PROPERTY.



VICINITY MAP
NOT TO SCALE

NOTES:

CONTACT INFORMATION:

OWNER / CARUSO AFFILIATED
SUBDIVIDER ATTN: MICHAEL GAZZANO
101 THE GROVE DRIVE
LOS ANGELES, CA 90036
(323) 900-8183

SURVEYOR/ENGINEER PSOMAS
ATTN: DOUGLAS R. HOWARD
555 SOUTH FLOWER STREET, SUITE 4300
LOS ANGELES, CA 90071
(213) 223-1400

PROJECT INFORMATION:

PROJECT ADDRESS 1027-1051 AND 1012-1038 N. STRATHMORE AVE.
15237-15247 W. SUNSET BLVD.
LOS ANGELES, CA 90272

APN 4423-016-005, -006, -007, -008, -019, -020, -021, -022, -023, -024, -025

DISTRICT MAP 129B125

THOMAS BROS. GUIDE LA 631-A-5

FLOOD ZONE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C1567F, DATED SEPTEMBER 26, 2008, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

PUBLIC EASEMENTS THERE ARE PUBLIC EASEMENTS ON THE PROPERTY BEING SUBDIVIDED AND WILL BE MERGED.

AREA BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:

NET: 135,505 SQ. FT. = 3.1107 ACRES (EXISTING AREA EXCEPTING ALLEY AND STREET)
GROSS: 149,191 SQ. FT. = 3.4250 ACRES (PROPOSED AREA INCLUDING MERGER OF STREET)

TREES THERE ARE NO PROTECTED TREES ON THE SUBJECT PROPERTY. ALL TREES TO BE REMOVED.

COMMUNITY PLAN BRENTWOOD-PALISADES COMMUNITY PLAN

ZONING C2-1VL COMMERCIAL ZONE, HEIGHT DISTRICT 1, VERY LIMITED AND R3P-1VL PALISADES COMMERCIAL & NEIGHBORHOODS SPECIFIC PLAN.

EXISTING USE COMMERCIAL AND SURFACE PARKING

PROPOSED USE MIXED USE (COMMERCIAL AND RESIDENTIAL APARTMENTS)

SETBACKS ALONG SUNSET BOULEVARD - 2 FEET FROM SIDEWALK
ALONG MONUMENT STREET AND SWARTHMORE AVENUE - 2 FEET FROM SIDEWALK

PROJECT SYNOPSIS:

THE PROJECT THE PROJECT CONSISTS OF 4 PARCELS AND VACATION AND MERGER OF TWO ALLEYS AND PORTIONS OF SUNSET BOULEVARD.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES SYSTEMS.

EXISTING UTILITIES: THE SUBJECT PROPERTIES ARE SERVED BY PUBLIC GAS, WATER, ELECTRIC, PHONE AND SEWER UTILITIES

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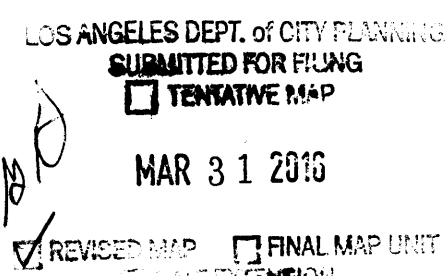
PROJECT NOTES:

1. PARCEL SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
2. WE RESERVE THE RIGHT TO CONSOLIDATE PARCELS.
3. UTILITIES ARE AVAILABLE AND SERVICING THE SITE.
4. ALL EXISTING BUILDINGS ARE TO BE DEMOLISHED.
5. SUBJECT PROPERTY LIES WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE.
6. SUBJECT PROPERTY LIES WITHIN BOE SPECIAL GRADING AREA.
7. SUBJECT PROPERTY LIES WITHIN FAULT ZONE PER ZIMAS.

SHEET INDEX

SHEET 1 COVER PAGE, PROJECT INFORMATION, EXISTING CONDITIONS.

SHEET 2 PROPOSED CONDITIONS PLAN LEVEL AND ISOMETRIC VIEWS.



REVISED
MAP

EXISTING SITE CONDITIONS

BENCHMARK: CITY OF LOS ANGELES BENCHMARK NO. 14-08741

BRASS DISK STAMPED "14-08741, 2004" ON SOUTH CURB OF ALBRIGHT STREET, 2 FT. EAST OF BEGINNING OF CURB RETURN EAST OF VIA DE LA PAZ, IN FRONT OF STREET LIGHT STANDARD

ELEVATION 342.399 FEET ADJUSTMENT 2000 (NAVD88)

PATHELOT DATE: Mar 21, 2016 - 16:28:10 DMC Name: N:\CAR2513\000\SURVEY\SUBDIVISION\TENTATIVE\PL-11701_SJ_FOOT_MERGER.dwg Updated by: dhoward

PSOMAS

555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

PRELIMINARY PARCEL MAP FOR MERGER AND SUBDIVISION PURPOSES:

PRELIMINARY PARCEL MAP NO. L.A. NO. 2015-3312
CARUSO AFFILIATED

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES

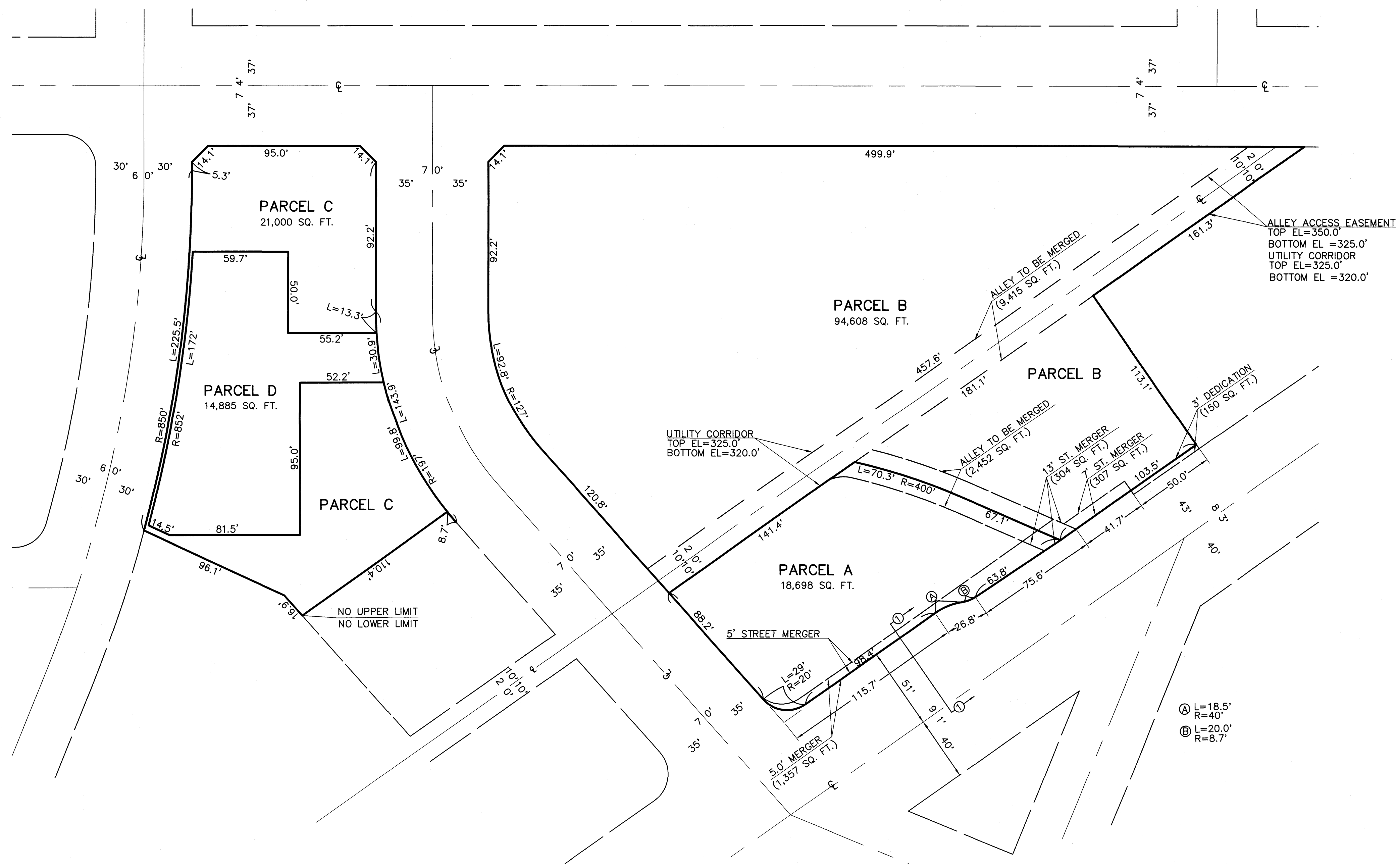
STATE OF CALIFORNIA

| | | | | |
|-----|----------|---|-----|-------|
| DRH | 3/15/16 | REVISED STREET WIDTH AT SUNSET | DRH | MJR |
| DRH | 2/11/16 | REMOVED "AIRSPACE" ON TITLE SHEET NOTES | DRH | MJR |
| DRH | 1/29/16 | ADDED NOTES PER CLIENT COMMENTS | DRH | JDC |
| DRH | 1/26/16 | ADDED NOTES PER CLIENT COMMENTS | DRH | JDC |
| DRH | 1/20/16 | ADDED PARCEL 4 AND PEDESTRIAN EASEMENT | DRH | JDC |
| DRH | 10/26/15 | MERGER OF PORTION OF SUNSET BLVD | DRH | JDC |
| REV | DATE | DESCRIPTION | BY | APPRO |

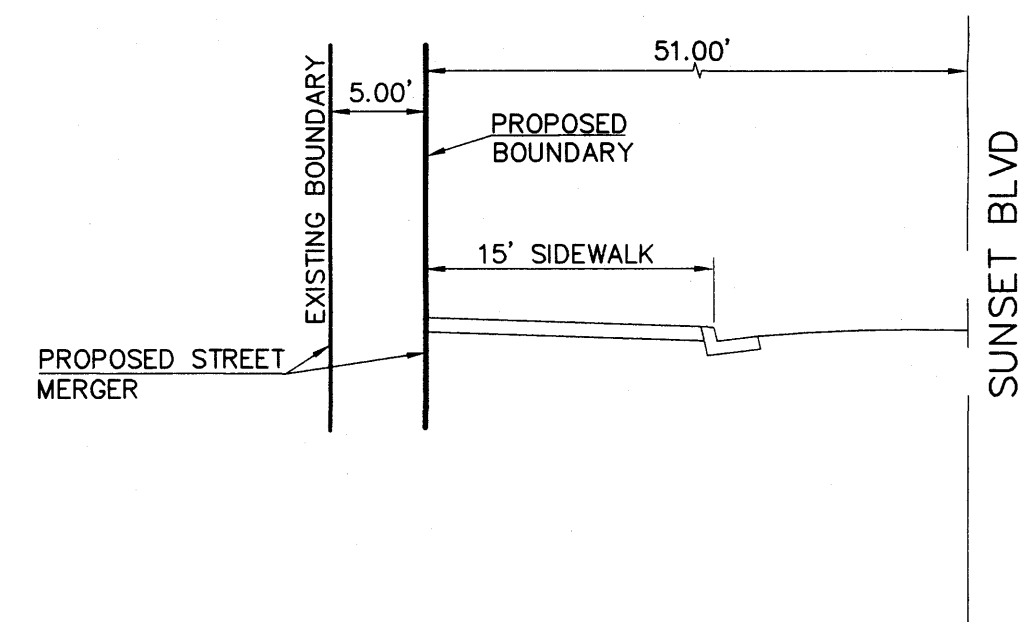
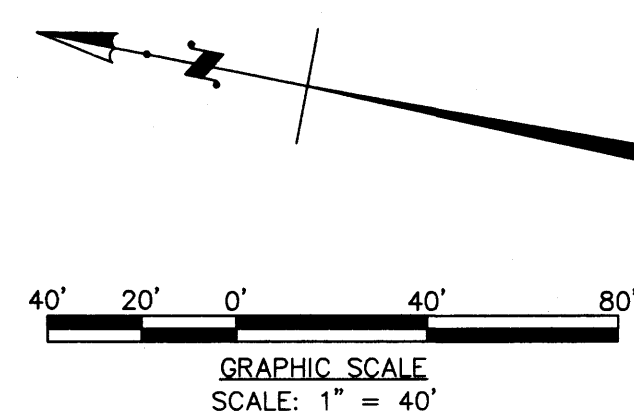


3/21/2016

| | | | |
|---------|----------------------|-------|---|
| DATE | JUNE 1, 2015 | SHEET | 1 |
| SCALE | | | 2 |
| PROJECT | 1CAR2513.00 TASK 100 | | |

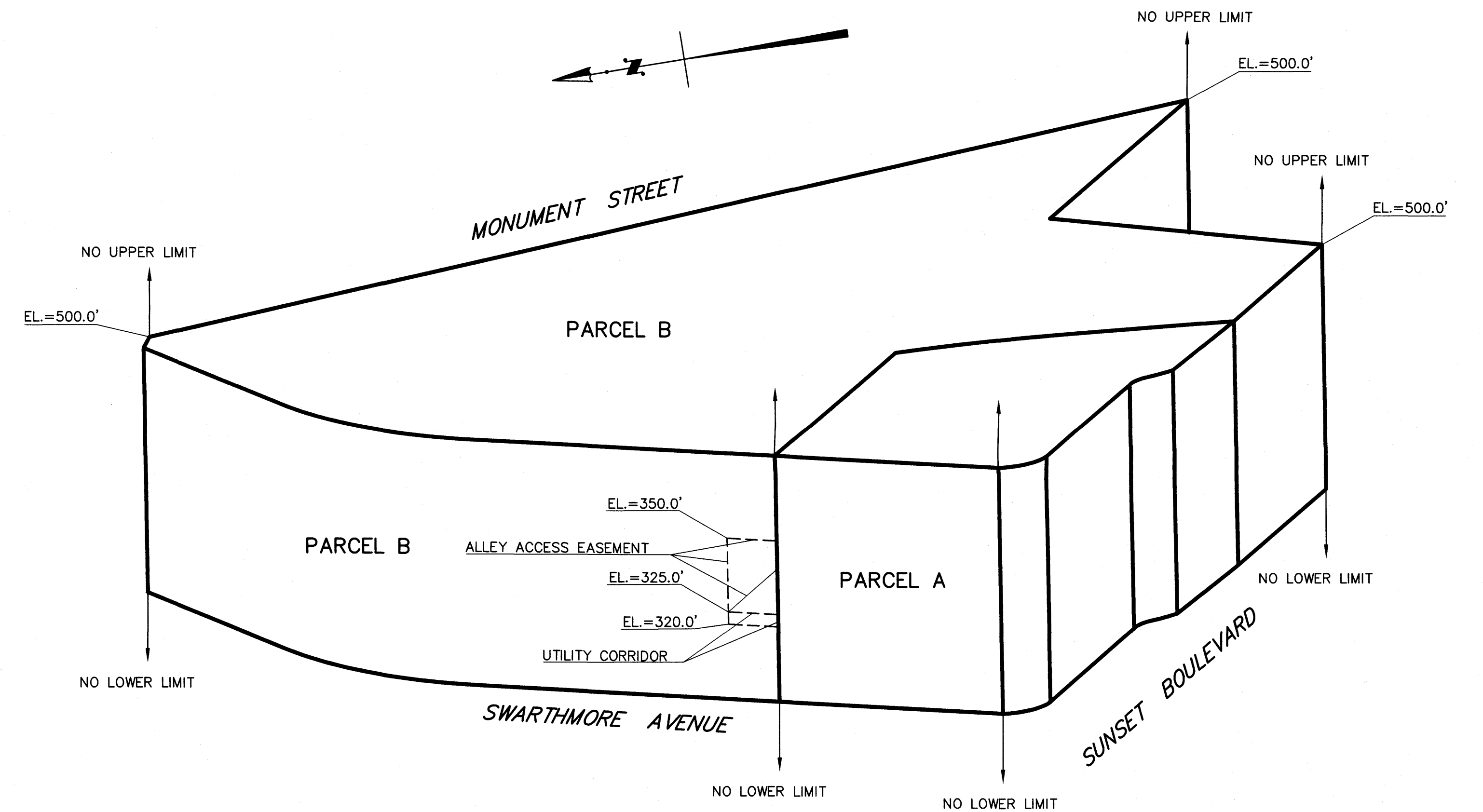


PROPOSED PARCELS PLAN VIEW

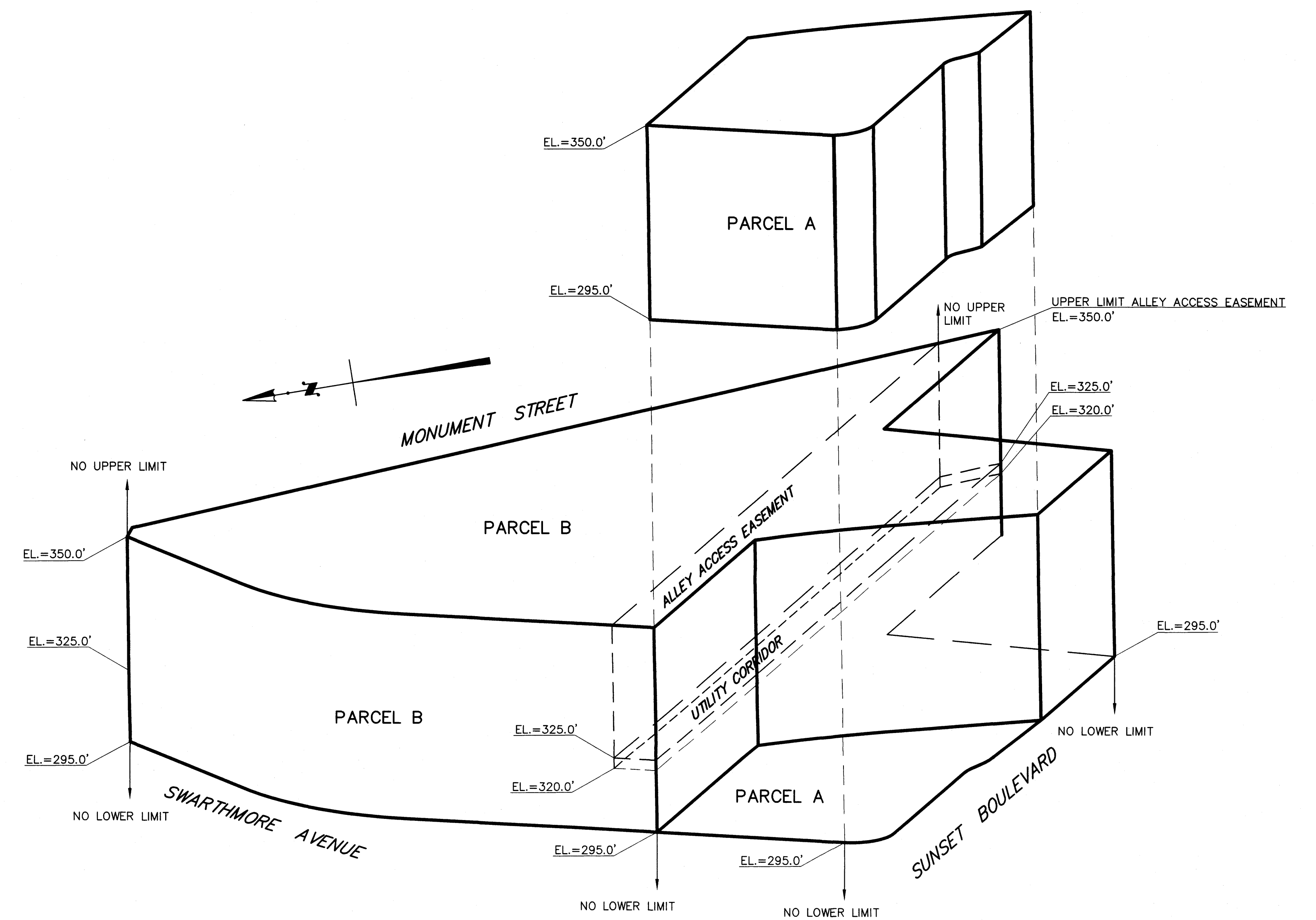


CROSS SECTION 1

NO SCALE



ISOMETRIC VIEW FROM THE
NORTHWEST OF ALL PARCELS



PARCEL A EXPLODED TO SHOW
ALLEY EASEMENT AND UTILITY CORRIDOR

14-08741-1001 PROPOSED PARCELS PLAN VIEW | C-501 |



| DATE | BY | DESCRIPTION | DATE | BY | DESCRIPTION |
|----------|-----|---|----------|-----|-------------|
| 3/15/16 | DRH | REVISED STREET WIDTH AT SUNSET | 3/15/16 | MJR | |
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| 1/20/16 | DRH | ADDED PARCEL 4 AND PEDESTRIAN EASEMENT | 1/20/16 | DRH | |
| 10/26/15 | JDC | MERGER OF PORTION OF SUNSET BLVD | 10/26/15 | JDC | |

BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 14-08741

BRASS DISK STAMPED "14-08741, 2004" ON SOUTH CURB
OF ALBRIGHT STREET, 2 FT. EAST OF BEGINNING OF CURB RETURN
EAST OF VIA DE LA PAZ, IN FRONT OF STREET LIGHT STANDARD

ELEVATION 342.399 FEET ADJUSTMENT 2000 (NAVD88)

DATE: 21, 2015 15:50:10 DWG Name: \\C:\CAR2013\00\SURVEY\3\SUBDIVISION\14-08741\14-08741_001_MERGER.dwg Updated By: dward

PSOMAS

555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

PRELIMINARY PARCEL MAP FOR MERGER AND SUBDIVISION PURPOSES:

PRELIMINARY PARCEL MAP NO. L.A. NO. 2015-3312
CARUSO AFFILIATED

IN THE CITY OF LOS ANGELES

COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

| DATE | SHEET |
|----------------|----------------------|
| JUNE 1, 2015 | 2 |
| SCALE | |
| 1"=40' | |
| PROJECT NUMBER | 1CAR2513.00 TASK 100 |

LEGEND

| | |
|--|--|
| PROPERTY / BOUNDARY LINE | TOPOGRAPHIC SPOT ELEVATION, NO LEADER |
| STREET R/W LINE | BACK OF WALK ELEVATION |
| CURB LINE (1"=20' TO 1"=200') | EDGE OF CONCRETE ELEVATION |
| CURB LINE (1"=10', 1"=5', 1"=16') | EDGE OF GUTTER ELEVATION |
| CENTER LINE | EDGE OF PAVEMENT ELEVATION |
| FLOW LINE | FLOW LINE ELEVATION |
| LOT LINE / PARCEL LINE | TOP OF CURB ELEVATION |
| EASEMENT LINE (W=WIDTH) | TOP OF GRADE ELEVATION |
| CONTOUR LINE (APPROXIMATE) | TOP OF WALL ELEVATION |
| BUILDING FOOT PRINT LINE | MANHOLE RIM ELEVATION |
| OVERHANG LINE | MANHOLE INVERT ELEVATION |
| FENCE LINE | CURB DRAIN |
| GUARD RAIL | RETAINING WALL |
| CONC. BLOCK WALL | CONC. BLOCK WALL |
| EDGE OF ASPHALT PAVING | EDGE OF ASPHALT PAVING |
| CONCRETE PAVING | CONCRETE PAVING |
| AREA DRAIN | CATCH BASIN W/ACCESS HOLE |
| CATCH BASIN W/ACCESS HOLE | MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE) |
| MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE) | POWER POLE (P.P.) / TELEPHONE POLE (T.P.) |
| POWER POLE (P.P.) / TELEPHONE POLE (T.P.) | SIGN (ALL KINDS) |
| SIGN (ALL KINDS) | STREET LIGHT |
| STREET LIGHT | TRAFFIC SIGNAL |
| TRAFFIC SIGNAL | TRAFFIC SIGNAL W/STREET LIGHT |
| TRAFFIC SIGNAL W/STREET LIGHT | YARD LIGHT |
| YARD LIGHT | FIRE HYDRANT |
| FIRE HYDRANT | DOWNSPOUT |
| DOWNSPOUT | FIRE DEPARTMENT CONNECTION |
| FIRE DEPARTMENT CONNECTION | POST INDICATOR VALVE |
| POST INDICATOR VALVE | DIRECTION OF WATER DRAINAGE FLOW |
| DIRECTION OF WATER DRAINAGE FLOW | PARKING METER |
| PARKING METER | GAS / WATER METER |
| GAS / WATER METER | GAS / WATER VALVE |
| GAS / WATER VALVE | ELEC. STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX |
| ELEC. STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX | TREE IN WELL W/TRUNK DIAMETER |
| TREE IN WELL W/TRUNK DIAMETER | PLANTER |
| PLANTER | GUARD POST |
| GUARD POST | APPROACH (DRIVEWAY) |
| APPROACH (DRIVEWAY) | BACKFLOW PREVENTER |
| BACKFLOW PREVENTER | CLEAN OUT |
| CLEAN OUT | CHAINLINK (FENCE/GATE) |
| CHAINLINK (FENCE/GATE) | BENCHMARK |

LEGAL DESCRIPTION

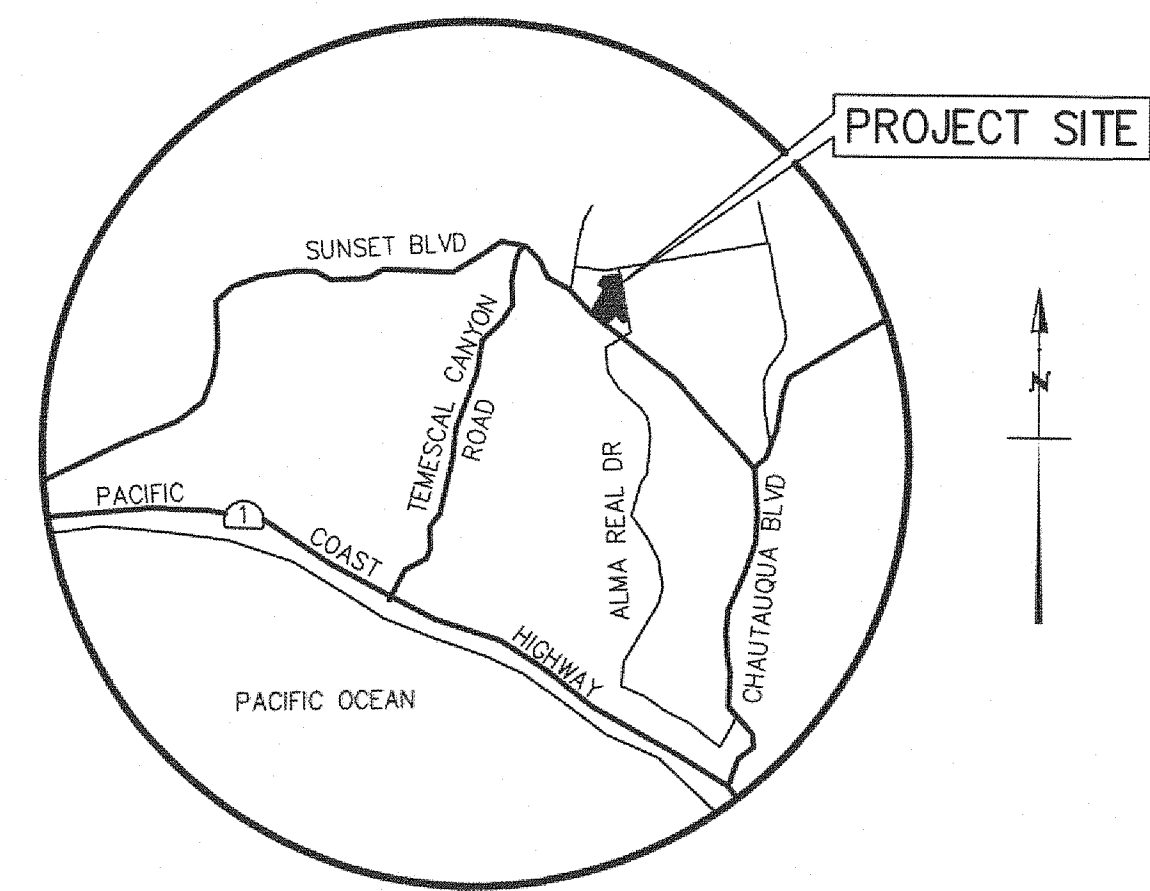
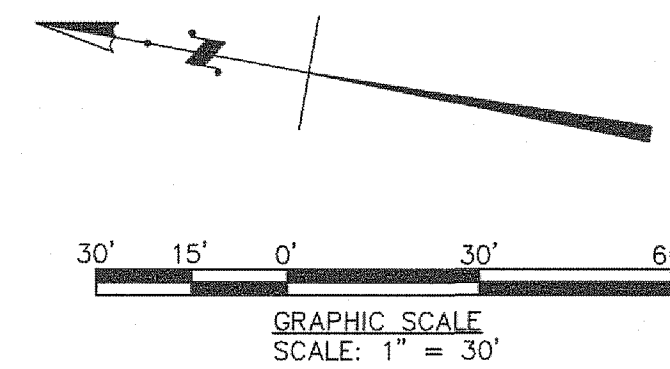
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EXCEPT THE NORTHWESTERLY 40 FEET OF THE SOUTHEASTERLY 64 FEET OF THE ABOVE DESCRIBED PROPERTY.



VICINITY MAP
NOT TO SCALE

NOTES:

CONTACT INFORMATION:

OWNER/... CARUSO AFFILIATED
SUBDIVIDER
ATTN: MICHAEL GAZZANO
101 THE GROVE DRIVE
LOS ANGELES, CA 90036
(323) 990-8183

SURVEYOR/ENGINEER... PSOMAS
ATTN: JOHN CHIAPPE JR.
555 SOUTH FLOWER STREET, SUITE 4300
LOS ANGELES, CA 90071
(213) 223-1400

PROJECT INFORMATION:

PROJECT ADDRESS... 1027-1051 AND 1012-1038 N. STRATHMORE AVE.
15237-15247 W. SUNSET BLVD.
LOS ANGELES, CA 90072

APN... 4423-016-005, -006, -007, -008, -019, -020, -021, -022, -023, -024, -025

DISTRICT MAP... 1298125

THOMAS BROS. GUIDE... LA 631-A-5

FLOOD ZONE... SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C1567F, DATED SEPTEMBER 26, 2008, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

PUBLIC EASEMENTS... THERE ARE PUBLIC EASEMENTS ON THE PROPERTY BEING SUBDIVIDED AND WILL BE MERGED.

AREA... BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:

NET: 135,505 SQ. FT. = 3.1107 ACRES (EXISTING AREA EXCEPTING ALLEY AND STREET)
GROSS: 149,307 SQ. FT. = 3.4276 ACRES (PROPOSED AREA INCLUDING MERGER OF STREET)

TREES... THERE ARE NO PROTECTED TREES ON THE SUBJECT PROPERTY. ALL TREES TO BE REMOVED.

COMMUNITY PLAN... BRENTWOOD-PALISADES COMMUNITY PLAN

ZONING... C2-1VL COMMERCIAL ZONE, HEIGHT DISTRICT 1, VERY LIMITED AND R3P-1VL PALISADES COMMERCIAL & NEIGHBORHOODS SPECIFIC PLAN.

EXISTING USE... COMMERCIAL AND SURFACE PARKING

PROPOSED USE... MIXED USE (COMMERCIAL AND RESIDENTIAL APARTMENTS)

SETBACKS... ALONG SUNSET BOULEVARD - 2 FEET FROM SIDEWALK
ALONG MONUMENT STREET AND SWARTHMORE AVENUE - 2 FEET FROM SIDEWALK

PROJECT SYNOPSIS:

THE PROJECT... THE PROJECT CONSISTS OF 4 PARCELS AND VACATION AND MERGER OF TWO ALLEYS AND PORTIONS OF SUNSET BOULEVARD.

PROPOSED UTILITIES... SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES SYSTEMS.

EXISTING UTILITIES... THE SUBJECT PROPERTIES ARE SERVED BY PUBLIC GAS, WATER, ELECTRIC, PHONE AND SEWER UTILITIES

EXISTING UTILITIES... THE SUBJECT PROPERTIES ARE SERVED BY PUBLIC GAS, WATER, ELECTRIC, PHONE AND SEWER UTILITIES

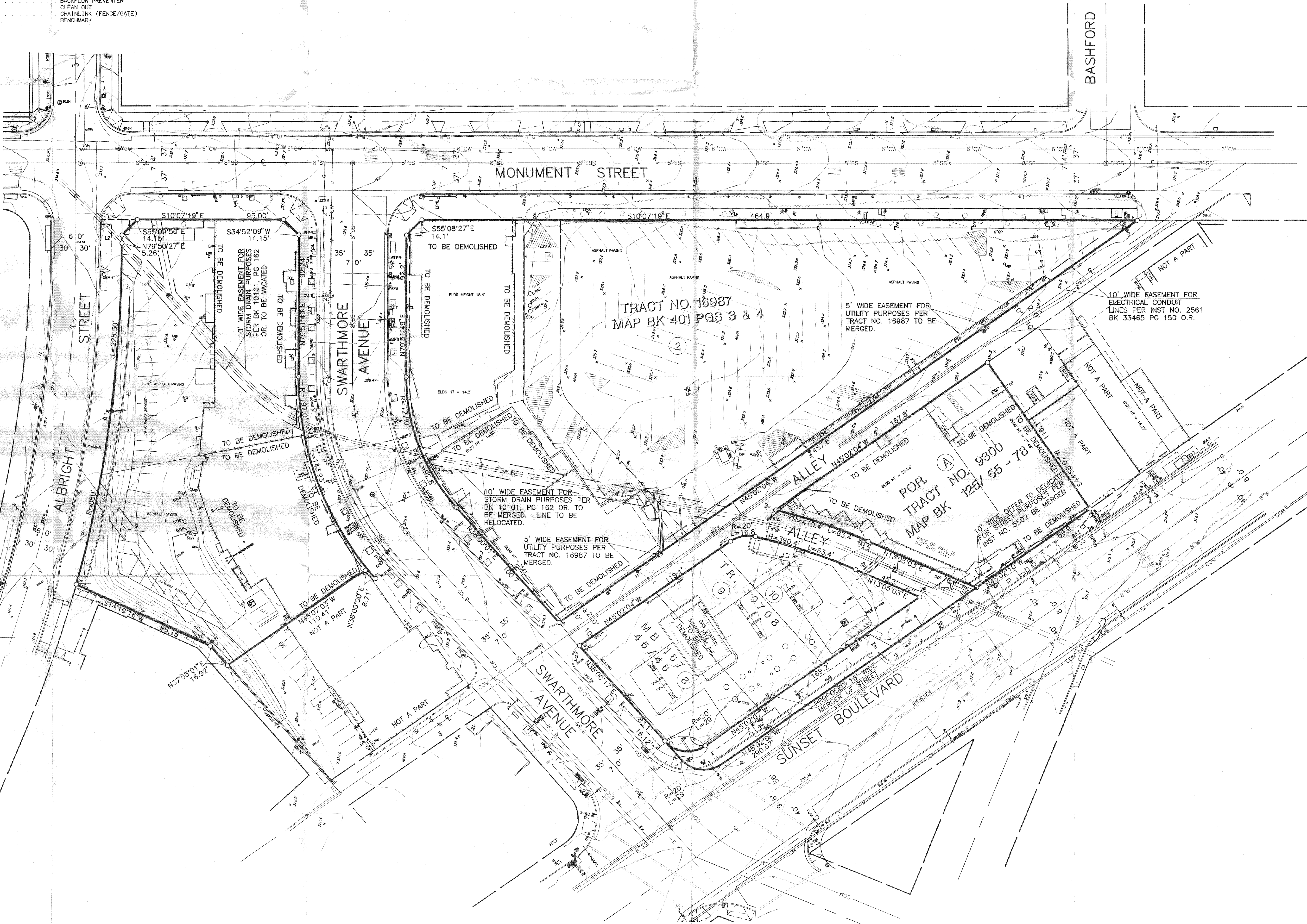
PROJECT NOTES:

1. PARCEL SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
2. WE RESERVE THE RIGHT TO CONSOLIDATE PARCELS.
3. UTILITIES ARE AVAILABLE AND SERVING THE SITE.
4. ALL EXISTING BUILDINGS ARE TO BE DEMOLISHED.
5. SUBJECT PROPERTY LIES WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE.
6. SUBJECT PROPERTY LIES WITHIN BOE SPECIAL GRADING AREA.
7. SUBJECT PROPERTY LIES WITHIN FAULT ZONE PER ZIMAS.

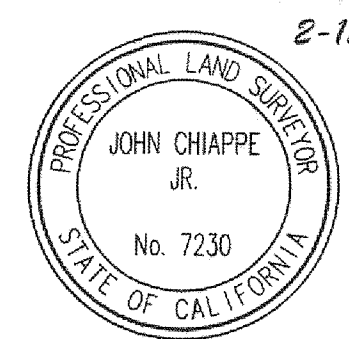
SHEET INDEX

SHEET 1 COVER PAGE, PROJECT INFORMATION, EXISTING CONDITIONS.

SHEET 2 PROPOSED CONDITIONS PLAN LEVEL AND ISOMETRIC VIEWS.



EXISTING SITE CONDITIONS



2-11-2016

| | | | | | |
|----------|------|----------|---|-----|------|
| DESIGNED | DRH | | | | |
| DRAWN | DRH | 2/11/16 | REMOVED "AIRSPACE" ON TITLE SHEET NOTES | DRH | JDC |
| CHECKED | JDC | 1/29/16 | ADDED NOTES PER CLIENT COMMENTS | DRH | JDC |
| | | 1/26/16 | ADDED NOTES PER CLIENT COMMENTS | DRH | JDC |
| | | 1/20/16 | ADDED PARCEL 4 AND PEDESTRIAN EASEMENT | DRH | JDC |
| | | 10/26/15 | MERGER OF PORTION OF SUNSET BLVD | DRH | JDC |
| REV | DATE | | DESCRIPTION | BY | APPD |

BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 14-08741

BRASS DISK STAMPED "14-08741, 2004" ON SOUTH CURB OF ALBRIGHT STREET, 2 FT. EAST OF BEGINNING OF CURB RETURN EAST OF VIA DE LA PAZ, IN FRONT OF STREET LIGHT STANDARD

ELEVATION 342.399 FEET ADJUSTMENT 2000 (NAVD88)

PATRIOT DATE Feb. 11, 2016 - 14:45:56 DWG Name: W:\1248251\300\SURVEY\SUBDIVISION\ENTRANCE\VLVL-1770.dwg Issued By: dward

PSOMAS

555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

PRELIMINARY PARCEL MAP FOR MERGER AND SUBDIVISION PURPOSES:

PRELIMINARY PARCEL MAP NO. L.A. NO. 2015-3312
CARUSO AFFILIATED

IN THE CITY OF LOS ANGELES

COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TECHNICAL MAP

FEB 12 2016

REVISED MAP FINAL MAP UNIT
TIME EXTENSION
FILING FEE: _____

DATE JUNE 1, 2015

SCALE

PROJECT NAME 1CAR2513.00 TASK 100

SHEET

1

2

2