

DEPARTMENT OF  
CITY PLANNING

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(213) 978-1300

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April 5, 2019

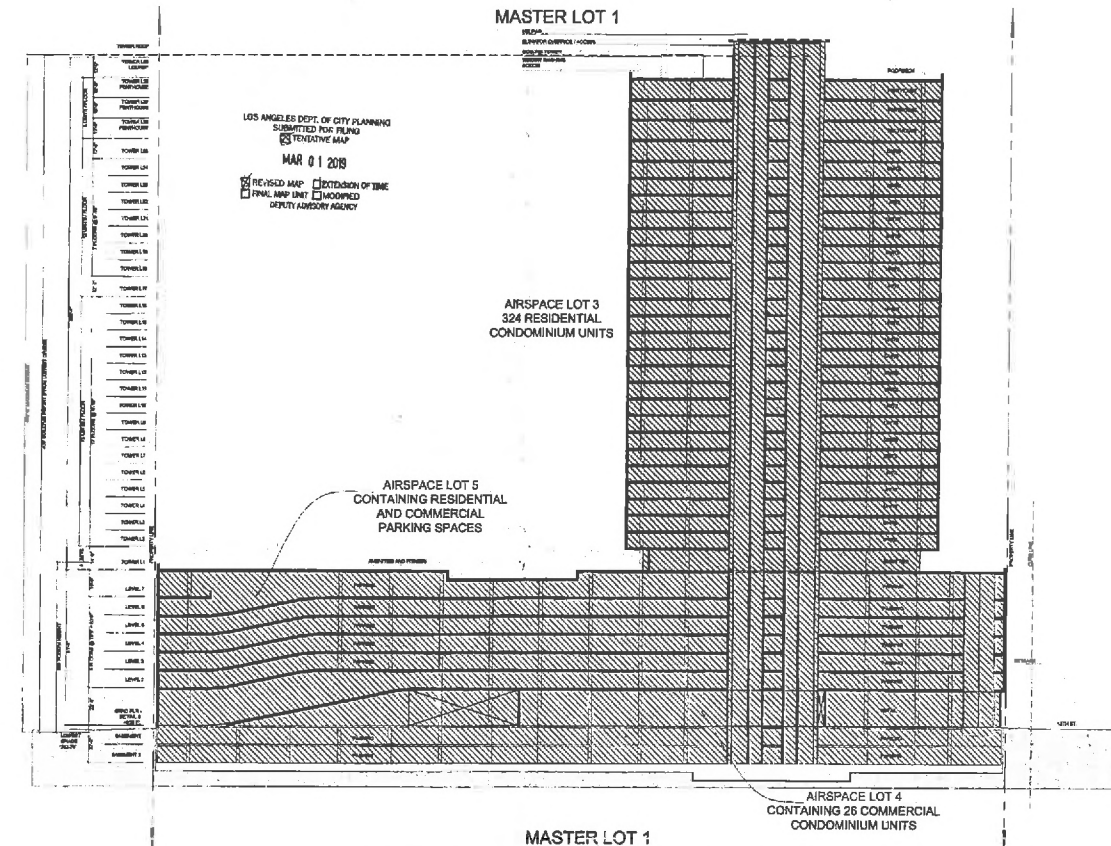
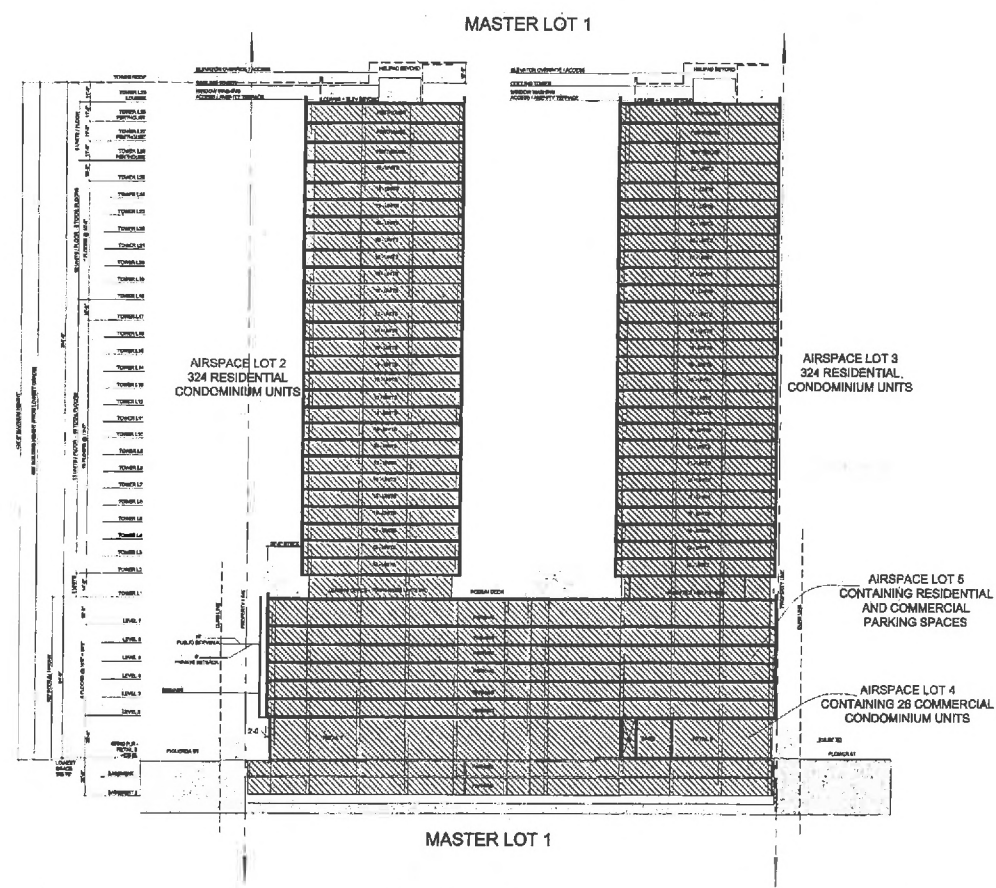
The following is provided as a summary of the minor revisions reflected in Vesting Tentative Tract No. 66892-CN-M1, dated March 1, 2019 (which replaces the version dated June 5, 2014). This tract map, prepared by Iacobellis & Associates, includes revisions that are the result of refinements in the final architectural design of the project.

Specifically, the revision to the map includes small changes to the drive aisle into the parking garage lot (Airspace Lot 5).

This revised map is for your records. No response is necessary.

Best,

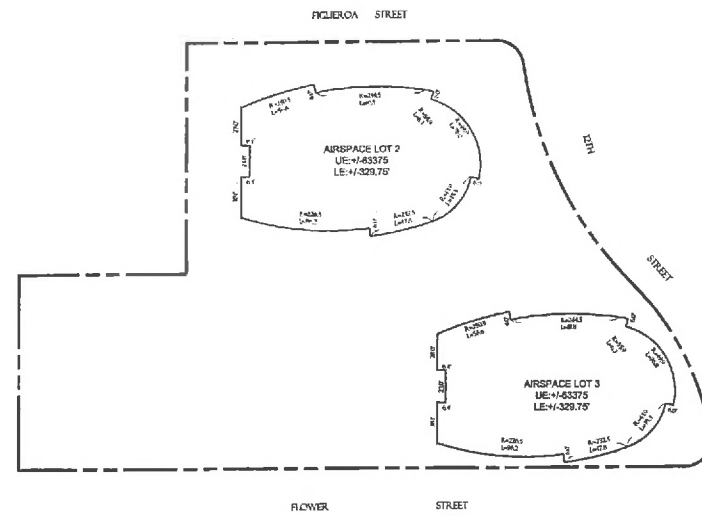
Oliver Netburn  
City Planner  
(213) 978-1382



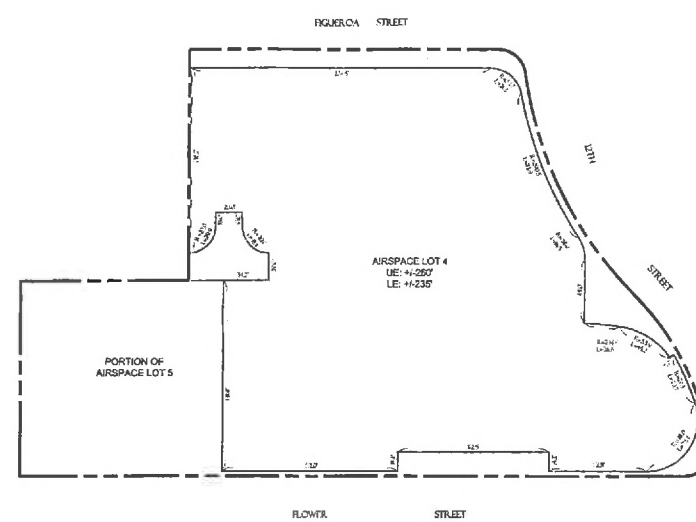
## DRAWING FILES\2014\02854103 FIGUEROA\DWG\4103 REVISED.TT-66892.DWG 2/25/2019 11:48:07 AM PST



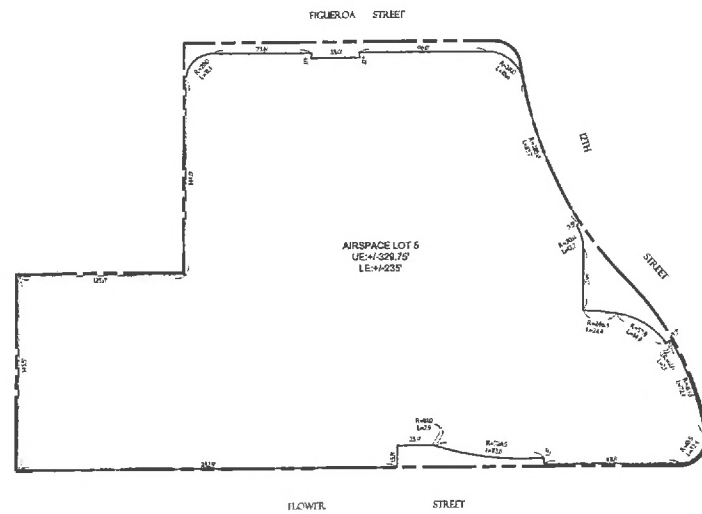
AIRSPACE LOTS 2 & 3  
DETAIL  
FROM TOP OF RESIDENTIAL TOWERS TO PODIUM DECK



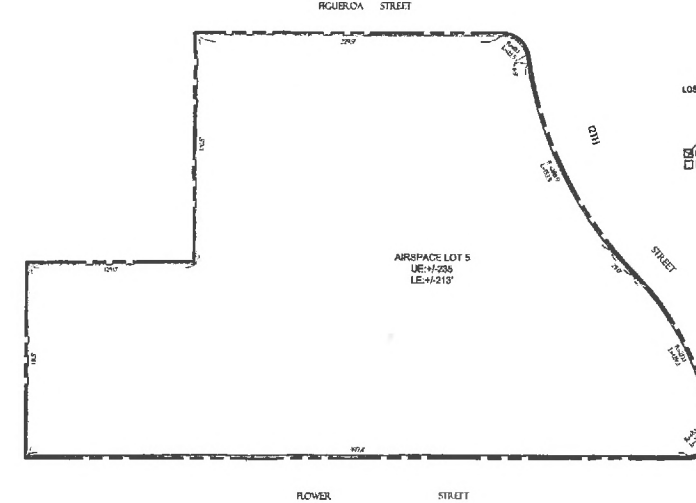
AIRSPACE LOT 4  
DETAIL:  
GROUND LEVEL



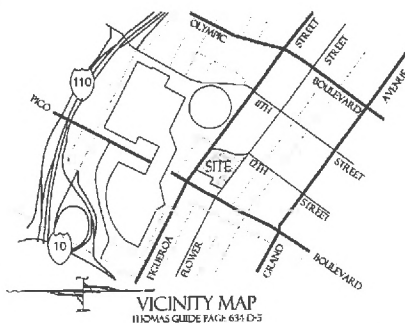
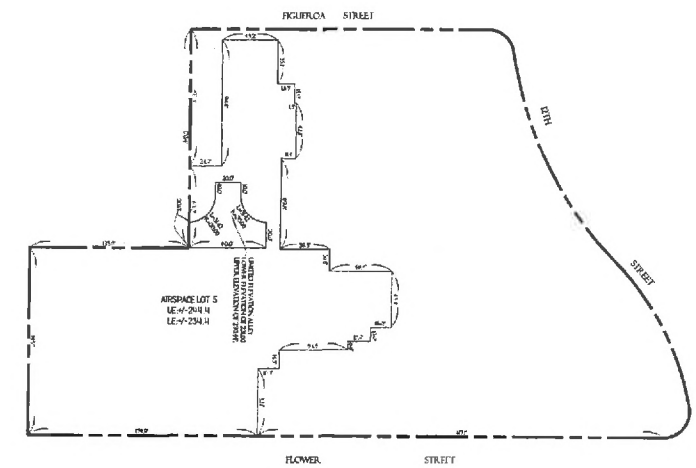
AIRSPACE LOT 5  
DETAIL:  
FROM PODIUM DECK TO STREET LEVEL



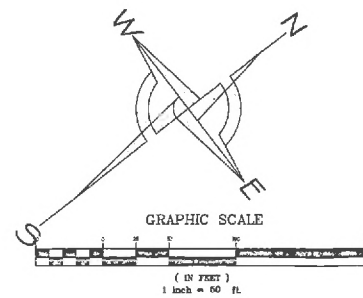
AIRSPACE LOT 5  
DETAIL:  
BASEMENT LEVELS



LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
TENTATIVE MAP  
MAR 01 2019  
REVISED MAP  
FINAL MAP UNIT  
EXTENSION OF TIME  
ADOPTED  
DEPUTY ADVISORY AGENCY



- AIRSPACE LOT 2:  
29 STORY TOWER, 324 RESIDENTIAL CONDOMINIUM UNITS
- AIRSPACE LOT 3:  
29 STORY TOWER, 324 RESIDENTIAL CONDOMINIUM UNITS
- AIRSPACE LOT 4:  
48,000 SQ. FT. OF COMMERCIAL SPACE CONTAINING 26 COMMERCIAL CONDOMINIUM UNITS
- AIRSPACE LOT 5:  
6 LEVELS OF PODIUM PARKING AND 2 LEVELS OF SUBTERRANEAN PARKING CONTAINING A TOTAL OF 1776 PARKING SPACES INCLUDING A MINIMUM 800 RESIDENTIAL PARKING SPACES AND 46 COMMERCIAL PARKING SPACES. 4 CONDOMINIUM FOR SIGNAGE ON THE FACE OF THE PODIUM.



OWNER:  
000 S FIGUEROLA DEVELOPMENT, INC.  
ATTN: DAVID T. LEE  
3801 FIGUEROLA BOULEVARD, SUITE 400  
LOS ANGELES, CALIFORNIA 90008  
213-365-0000

DATE	REVISION
4/28/14	MODIFICATION AND AIRSPACE LOTS INCREASE
02/25/19	COMMERICAL SPACE AND SIGNAGE CONDO
03/25/19	REVISED TO SHOW ADDITIONAL FOR LOT 5

REVISED TENTATIVE TRACT MAP NO 66892  
FOR MIXED USE COMMERCIAL / RESIDENTIAL CONDOMINIUMS,  
AIRSPACE & MERGER AND RESUBDIVISION PURPOSES  
IACOBELLIS & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
SURVEYS - SUBDIVISIONS - PHOTOGRAMMETRY  
1845 TAMPA AVENUE, SUITE 100, NORTHridge, CA 91326 TEL 818-366-9222 FAX 818-366-4883

DATE: 05/14	PROJECT NO: 09-000 LA 6514 DS
DRAWN BY: TJL	CHECKED BY: TJL
SHEET NO: 2 OF 2	

PREPARED UNDER  
THE DIRECTION OF:  
THOMAS D. IACOBELLIS, PLS 4574  
IACOBELLIS & ASSOCIATES, INC.  
1845 TAMPA AVENUE, SUITE 100  
NORTHridge, CA 91326  
818-366-9222



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MARTA SEGURA

JAMES K. WILLIAMS  
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JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

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

August 6, 2015

1200 S. Figueroa Development, Inc. (A)  
3424 Wilshire Boulevard, Suite 1200  
Los Angeles, CA 90010

LR 1200 Fig Investors Series, LLC  
(and Series JHJ, HAL, AMS, GER  
And WLR as parts thereof) (O)  
4751 Wilshire Boulevard, Suite 110  
Los Angeles, CA 90010

Craig Lawson & Co., LLC (R)  
Attn.: Andie Adame  
8758 Venice Boulevard, Suite 200  
Los Angeles, CA 90034

RE: Case No.: Tentative Tract Map No. 66892-  
CN-M1  
LETTER OF CLARIFICATION  
Related Case: DIR-2014-1795-SPPA-SPP  
Address: 1200 South Figueroa Street  
**Community Plan: Central City**  
Zone: LASED  
Council District: 14  
CEQA No.: Addendum to ENV-2000-3577-EIR  
(State Clearinghouse No. 2000901046)

LETTER OF CLARIFICATION

On November 19, 2014, in accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.11, the Advisory Agency approved Modification of Tentative Tract Map No. 66892-CN-M1 located at 1200 South Figueroa Street for a merger and re-subdivision of 7 lots into 1 Master Lot and 4 Airspaces Lots for a new maximum of 648 residential condominiums, 26 commercial condominiums consisting of 48,000 square feet of retail/entertainment/restaurant uses, and 4 signage condominium uses, as shown on map stamp-dated June 5, 2014 in the Central City Community Plan.

The tentative map was approved, subject to various conditions of approval and was not subsequently appealed. Minor changes to the tentative map should be reflected in a Letter of Clarification.

Therefore, Condition Nos. 17.c, CM-4 and CM-19 should be corrected as follows:

Existing Condition 17.c

- 17.c. The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project.

Corrected Condition 17.c

- 17.c. The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least ~~11~~ 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.

Existing Condition CM-4

- CM.4 Construction and demolition shall be restricted to the hours of 7:00am to 6:00pm Monday through Friday, and 8:00am to 6:00 pm on Saturday.

Corrected Condition CM-4

- CM.4 Construction and demolition shall be restricted to the hours of 7:00am to ~~6:00~~ 9:00 pm Monday through Friday, and 8:00am to 6:00 pm on Saturday.

This Letter of Clarification amends Condition No.'s 17.c and CM-4 of Tentative Tract Map No. 66892-CN-M1, thereby eliminating the inconsistencies between these and the conditions stipulated in prior approvals including Case No.'s TT-66892-CN, ENV-200-3577-EIR (State Clearinghouse No. 2000901046), and DIR-2014-1795-SPPA-SPP.

The minor changes to the conditions of approval outlined in this letter shall supersede the respective conditions of approval found in the Advisory Agency's TT-66892-CN-M1 Letter of Determination issued on November 19, 2014. The Advisory Agency's TT-66892-CN-M1 Letter of Determination in conjunction with this Letter of Clarification will constitute the approval.

In order to effectuate this clarification of the grant, the applicant shall record with the Los Angeles County Recorder's Office, a covenant and agreement to include this Letter of Clarification. A copy of the recorded document shall be submitted to the Advisory Agency for inclusion in the subject case file.

All other terms and conditions of VTT-66892-CN-M1 shall remain unchanged.

Michael J. LoGrande  
Advisory Agency

  
Frank Quon  
City Planner



**DEPARTMENT OF  
CITY PLANNING**

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

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(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

**Decision Date: November 19, 2014**

**Appeal Period Ends: December 1, 2014**

1200 S. Figueroa Development, Inc. (A) RE: Thomas Iacobellis (E)  
3424 Wilshire Boulevard, Suite 1200  
Los Angeles, CA 90010 Iacobellis & Associates, Inc.  
11145 Tampa Avenue, #15B  
Northridge, CA 91326

LR 1200 Fig Investors Series, LLC  
(and Series JHJ, HAL, AMS, GER  
and WLR as parts thereof (O)  
4751 Wilshire Boulevard, Suite 110  
Los Angeles, CA 90010

Andie Adame (R)  
Craig Lawson & Co., LLC  
8758 Venice Boulevard  
Los Angeles, CA 90034

Tentative Tract Map No.: TT-66892-CN-M1  
Incidental Case: DIR-2014-1795-SPPA-SPP  
Address: 1200 South Figueroa Street  
Community Plan: Central City  
Zone: LASED  
Council District: 14  
CEQA No.: Addendum to ENV-2000-3577-EIR  
(State Clearinghouse No. 2000901046)

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03 and 17.11 the Advisory Agency approved Modification of Tentative Tract Map No. 66892-CN-M1, located at 1200 South Figueroa Street for a merger and re-subdivision of 7 lots into 1 Master Lot and 4 Airspace Lots for a new maximum of 648 residential condominiums and 26 commercial condominiums consisting of 48,000 square feet of retail/entertainment/restaurant uses and 4 signage condominiums uses, as shown on map stamp-dated June 5, 2014 in the Central City Community Plan. This unit density is based on the LASED Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
  - a. Plan view at different elevations.
  - b. Isometric views.
  - c. Elevation views.
  - d. Section cuts at all locations where air space lot boundaries change.
2. That a 15-foot and variable width sidewalk easement be dedicated along 12<sup>th</sup> Street as shown on the tentative map satisfactory to the City Engineer.
3. That the air space area of 14.5-foot above the finished grade of existing alley turning area be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
  - a. That consents to the alley being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
  - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities in the area being merged.

Note: The Advisory Agency hereby finds that the dedications to be merged are unnecessary for present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.
4. That any surcharge fee in conjunction with the alley merger request be paid.
5. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots.
6. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewers in this area.
7. That any fee deficit under Work Order No. EXT00568 expediting this project be paid.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

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

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

9. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Provide a copy of [Q] and D condition(s). Show compliance with the above conditions as applicable or Department of City Planning approval is required.
  - b. Provide a copy of affidavit of AFF-15298, AFF-58496, AFF-44461, AFF-15515 and AFF-52757. Show compliance with all the conditions/requirements of the above affidavits as applicable.
  - c. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication.
  - d. Define the signage condominium and obtain approval from City Planning to allow usage in the proposed map. Show compliance with the locations and total number of square footage of the four proposed signage condominium.
  - e. Provide a copy of DIR-2014-1795-SPPA-SPP. Show compliance with the above conditions as applicable or Department of City Planning approval is required.

**Notes:**

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

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



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

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

#### DEPARTMENT OF TRANSPORTATION

10. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum of 40-foot reservoir space be provided between any security gate(s) and the property line.
  - b. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 400, Station 3.

#### FIRE DEPARTMENT

11. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following: (MM)
  - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - b. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units
  - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - d. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
  - e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

- f. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- g. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- h. Submit plot plans indicating access road and turning area for Fire Department approval.
- i. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- j. Where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.
- k. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- l. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- m. Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

**Policy Exception:****L.A.M.C. 57.09.03.B Exception:**

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.

- This policy does not apply to single-family dwellings or to non-residential buildings.
- n. Entrance to the main lobby shall be located off the address side of the building.
- o. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
- p. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- q. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
- r. For updated Helipad requirements see: \*Rooftop and ground level, Helicopter Landing Facilities FPB requirement No. 10 11/26/13

#### **DEPARTMENT OF WATER AND POWER**

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

#### **BUREAU OF STREET LIGHTING**

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

#### **BUREAU OF SANITATION**

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



**INFORMATION TECHNOLOGY AGENCY**

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

**DEPARTMENT OF RECREATION AND PARKS**

16. That the Quimby fee be based on the LASED Zone. (MM)

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

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

- a. Limit the proposed development to a maximum of 648 residential condominiums and 26 commercial condominiums consisting of 48,000 square feet of retail/entertainment/restaurant uses and 4 signage condominiums.
- b. Provide a minimum of 810 residential parking spaces and 48 commercial parking spaces within Airspace Lot 5 (parking structure).

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

- c. The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

- g. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
18. That prior to the issuance of the building permit or the recordation of the final map, a copy of DIR-2014-1795-SPPA-SPP shall be submitted to the satisfaction of the Advisory Agency. The applicant shall comply with all mitigation measures and conditions of approval identified in the aforementioned cases.
19. That the subdivider shall make suitable arrangements for clearance with the Community Redevelopment Agency for the Central Business District and City Center Redevelopment Project areas.
20. Prior to the issuance of a building permit, grading permit and the recordation of the final tract map, the subdivider shall record and execute a Covenant and Agreement to comply with the Los Angeles Sports and Entertainment District Specific Plan.
21. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
22. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

#### DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

23. Prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 11, 24, and 25 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
24. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- MM-1. The Applicant shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials (such as graffiti or posters) would be posted on any temporary construction barriers or temporary pedestrian walkways and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.
- MM-2. The Applicant shall substitute vegetated surfaces for hard surfaces, which shall include 15 percent of at-grade plazas and courtyards and 5 percent of elevated surfaces. In addition, the project streetscape plan shall provide for additional landscape areas. The Applicant shall explore elimination of blacktop and the use of new coatings and integral colorants for asphalt to achieve light colored surfaces, to the extent feasible for project development.
- MM-3. The applicant shall prepare a Lighting Plan in coordination with the Department of City Planning to establish lighting standards and guidelines.
- MM-4. To the extent feasible and consistent with the functions and uses of the Project, the following mitigation measures shall be addressed in the design of the Project's facilities:
- Pedestrian-level lighting shall be used adjacent to Olympic Boulevard and Figueroa, 11th, 12th, and Flower Streets.
  - Floodlights shall be located so as to minimize impacts onto sensitive receptors.
  - The Applicant shall coordinate with the Bureau of Street Lighting as to whether the streetlights shall be refurbished and/or reinstalled to preserve the character of the community, in addition to providing adequate lighting to motorists and pedestrians.
  - All new lighting shall be designed to minimize glare and to prevent light impacts upon adjacent sensitive receptors.
  - The use of highly reflective building materials for the exterior walls of the Project structures shall be minimized.
  - Use high performance glass with high shading coefficient and low reflectivity, such as Heat Mirror or Low E type glass.
  - Architectural and/or landscape screening elements shall be incorporated into project design so as to minimize glare impacts on adjacent sensitive receptors.



- Parking facilities exits shall be located and designed so as to minimize glare impacts from vehicle headlights on adjacent sensitive receptors.
  - Parking facilities exits shall be located and designed so as to minimize glare impacts from vehicle headlights on adjacent sensitive receptors.
- MM-5. To reduce shading from the Project structures on the Olympic East, Olympic North and Figueroa South Properties, design elements, including roof form, setback, building height and massing, shall be implemented (to the extent feasible and consistent with the functions and uses of the Project) to avoid shading currently unshaded off site shadow-sensitive uses for more than three hours between the hours of 9:00 A.M. and 3:00 P.M. between the October and early April, or for more than four hours between the hours of 9:00 A.M. and 5:00 P.M. between early April and late October.
- MM-6. Prior to construction activities on any development area, the Applicant shall prepare a master erosion control plan for that developed area, which includes detailed flood control plans, for the City of Los Angeles Department of Public Works, Bureau of Engineering. The plans shall include hydrology/hydraulic calculations and drainage improvement plans, showing quantitatively how projected storm water runoff would not exceed existing design conditions. Such plans shall be reviewed and approved by the City prior to the issuance of building permits.
- MM-7. The Applicant shall construct catch basins, roof drains, and surface parking drains connecting directly to the existing storm drain system, and any other drainage improvements, as may be required by the Bureau of Engineering.
- MM-8. The Applicant shall secure any necessary permits from the SCAQMD.
- MM-9. In order to reduce the long-term mobile source emissions associated with the proposed Project, the Applicant shall continue to implement transportation systems management and demand management measures and comply with SCAQMD Rule 2202, which applies to all employers who employ 250 or more persons on a full or part-time basis at a single worksite. This rule, which aims to reduce volatile organic compounds (VOCs), NO<sub>x</sub>, and CO, provides employers a menu of options that they can choose from to reduce emissions related to employee commutes.
- MM-10. The Applicant shall provide alternative refueling stations within the Project at a ratio of one per 1,000 parking spaces distributed throughout the Project as the parking is developed.

- MM-11. Northbound SR-110 Off-Ramp / 9<sup>th</sup> Street Signage: The Applicant shall coordinate with Caltrans and LADOT to develop and install signage to the northbound SR-110 Freeway to direct traffic to exist south of the 9<sup>th</sup> Street off-ramp. The LAALC shall finalize signage plan (with Caltrans and LADOT), prepare design plans and detailed cost estimate for improvements independently of, and prior to issuance of a Certificate of Occupancy for the 1200 South Figueroa Project. The Project Developer shall provide a cash payment for the final fair share cost, to LAALC for the Project's pro-rata share of costs of improvement. The LAALC shall send a letter of credit to LADOT prior to issuance of a Certificate of Occupancy for the 1200 South Figueroa Project.
- MM-12. Levy for Areawide Programs: Mitigation measures IV.F.1-10 and IV.F.1-15 (in Environmental Impact Report No. ENV-2000-3577-EIR, SCH No. 2000091046) require the funding and implementation of a Neighborhood Traffic Management Plan and a Transportation Demand Management Plan, respectively. The Project Developer has already paid necessary contributions to the LAALC. The LAALC shall provide a Letter of Credit to LADOT prior to issuance of a Certificate of Occupancy for the 1200 South Figueroa Project.
- MM-13. Linkages to Transit: Incorporate enhanced connections and linkages to transit, particularly including physical linkages to the Metro Blue Line Station at Flower/Pico Boulevard, as well as directional signage to bus and rail lines and the provision of landscaped bus stops with passenger amenities such as benches and shaded areas into the project design to the satisfaction of LADOT as Monitoring Agency per Mitigation Monitoring and Reporting Program in final EIR.
- MM-14. Bus Shelters: The Project Developer shall facilitate a bus shelter location on the Figueroa South block or within the LASED Specific Plan area to the satisfaction of LADOT prior to the issuance of a Certificate of Occupancy. The bus shelter shall be provided by a City contractor.
- MM-15. Crosswalks: The Applicant shall install 30-foot wide crosswalks at Figueroa Street/Pico Boulevard and Pico Boulevard/Flower Street where and as feasible to the satisfaction of LADOT prior to the issuance of a Certificate of Occupancy.
- MM-16. Figueroa Street / Pico Boulevard: The Project Developer shall provide cash payment for the final cost of improvement to LAALC. The LAALC shall design and complete improvement to satisfaction of LADOT, as Monitoring Agency to MMRP in Final EIR, prior to the Certificate of Occupancy for the 1200 South Figueroa Project.
- MM-17. Pico Boulevard and Flower Street: The Project Developer shall provide cash payment for the final cost of improvement to LAALC. The LAALC shall design and complete improvement to satisfaction of LADOT, as

Monitoring Agency to MMRP in Final EIR, prior to the Certificate of Occupancy for the 1200 South Figueroa Project.

- MM-18. South Park PCMP: The Applicant shall participate in the existing South Park Even Parking and Circulation Management Plan, and the ongoing traffic management activities coordinated by the South Park Event Coordination Committee to the satisfaction of LADOT.
- MM-19. 12<sup>th</sup> Street Realignment: Realign 12<sup>th</sup> Street at Figueroa Street to align with 12<sup>th</sup> Place and eliminate the existing jogged intersection, to the satisfaction of LADOT. This improvement is already completed by the LAALC and the Project's contribution has been paid to LAALC. No further action is necessary.
- MM-20. Two-Way Figueroa Street: The Project Developer shall provide one southbound lane on Figueroa Street between 9<sup>th</sup> Street and Olympic Boulevard by widening the street by 6 feet on the west side and striping one 20-foot southbound traffic lane with curb parking. This is a voluntary improvement contingent upon the City acquiring the right-of-way. The LAALC shall prepare design plans and detailed cost estimate for improvements independently of, and prior to issuance of a Certificate of Occupancy for the 1200 South Figueroa Project. The Project developer shall provide a cash payment for final fair share cost to LAALC for the Project's pro-rata share of costs of improvement. LAALC shall provide a Letter of Credit to LADOT prior to issuance of a Certificate of Occupancy for the 1200 South Figueroa Project.
- MM-21. Northbound SR-110 Off-Ramp: Provide for a fair-share of the costs for improvements to the SR-110 Freeway 9<sup>th</sup> Street northbound off-ramp (as defined in the Project Study Report) up to a maximum of \$400,000 to the satisfaction of LADOT. The applicant shall provide cash payment in the amount of 100% of this fair-share cost to LAALC. LAALC shall provide a Letter of Credit to LADOT prior to issuance of a Certificate of Occupancy for the 1200 South Figueroa Project.
- MM-22. The Applicant shall develop a Construction Management Plan, which shall provide for the coordination of construction areas and the replacement of STAPLES Center parking prior to commencing construction. During Project utility relocation, existing street parking shall be retained wherever possible.
- MM-23. As part of the Construction Management Plan, measures to minimize parking impacts to STAPLES Center and other land uses in the area shall be developed (for example, the provision of permanent or temporary replacement parking). Delays in construction of the Project shall be avoided to the fullest possible extent.

- MM-24. The Project shall participate in the South Park Event Coordinating Committee, to coordinate parking management issues.
- MM-25. The Applicant shall develop a Construction Management Plan, which shall provide for the coordination of construction areas and safe pedestrian movement throughout the Project area such that adequate and safe pedestrian access is maintained to STAPLES Center, the Convention Center and surrounding land uses during construction.
- MM-26. The Applicant shall coordinate with the Los Angeles Unified School District to provide crossing guards along identified pedestrian routes to the Tenth Street Elementary School in the vicinity of the construction site during construction activities.
- MM-27. Haul routes shall be established which minimize construction vehicle traffic passing by Tenth Street Elementary School.
- MM-28. The Los Angeles Unified School District's Transportation Branch shall be provided with a construction schedule and shall be notified of the commencement of project construction. During construction, the Los Angeles Unified School District shall also be notified of any planned lane closures in the vicinity of the project.
- MM-29. Further investigation by a registered environmental professional of the potential soil and/or groundwater contamination on 1240 South Figueroa Street (APN 5138-025-004), 844 West Olympic Boulevard (APN 5138-009-002), and 931 West Olympic Boulevard (APN 5138-005-008) shall be conducted in accordance with the RWQCB, where applicable. Any required remedial action recommended by the registered environmental professional and approved by the RWQCB for any contamination discovered during these investigations shall be fully implemented and documented.
- MM-30. Coordination of ongoing remediation activities with proposed Project construction shall be performed to ensure that soil cleanup is not stopped or impeded.
- MM-31. In the event that previously undiscovered contaminated soil or hazardous materials are encountered at the Project site during construction, identification and remediation procedures shall be developed in accordance with applicable federal, State and City regulations, which would ensure that the potential for the risk of upset would be below a level of significance.
- MM-32. Entrances and exits from parking lots in the Olympic and Figueroa Properties parking areas shall be located to minimize impact on residential, motel, or hotel units.

- MM-33. As part of the South Park Area Parking and Circulation Management Plan (PCMP), an operational traffic plan shall be implemented which minimizes the amount of Project generated traffic passing by sensitive receptors by providing traffic control personnel to direct departing vehicles along corridors that will have the least impact on sensitive receptors in the area.
- MM-34. The proposed Project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan Element, as well as the Safety Element, both of which are elements of the General Plan of the City of Los Angeles.
- MM-35. The Applicant shall submit definitive plans and specifications to the LAFD and requirements for necessary permits shall be satisfied prior to commencement of any portion of the proposed Project.
- MM-36. The Project shall provide access for LAFD apparatus and personnel to and into all structures shall be required. At least two different ingress/egress roads for each area, which will accommodate major fire apparatus and provide for major evacuation during emergency situations, shall be required. Additional vehicular access may be required by the LAFD where buildings exceed 28 feet in height.
- MM-37. The Applicant shall submit plans that show proposed access road(s) and turning area(s) for LAFD approval.
- MM-38. Project development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.
- MM-39. Project design shall use standard cut-corners on all street corners to permit easy turning access for LAFD vehicles.
- MM-40. Fire lanes, where required, and dead-ending streets shall terminate in a cul-de-sac or other approved turning area. No fire lane or dead ending street shall be greater than 700 feet in length or secondary access shall be required.
- MM-41. All access roads, including fire lanes, shall be maintained in an unobstructed manner, and removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05. of the Los Angeles Municipal Code.
- MM-42. Adequate off-site public and on-site private fire hydrants may be required. Their number and location are to be determined after the LAFD's review of the Project's plot plan. The maximum distance



between fire hydrants on roads and fire lanes in a regional commercial area is 300 feet.

- MM-43. The Applicant shall coordinate with the South Park Event Coordinating Committee to address issues relating to vehicle and pedestrian flows during major events and to identify measures for ensuring LAFD access to the Project site, parking lots, and the immediate vicinity during the pre-event and post-event periods.
- MM-44. The Applicant shall ensure that during construction, LAPD access will remain clear and unobstructed.
- MM-45. Proposed roadway modifications shall be reviewed by the LAPD to assure adequate access to the proposed Project and adjacent uses.
- MM-46. The Applicant shall provide security features on the construction site(s), such as guards, fencing, and locked entrances.
- MM-47. The Applicant shall submit plot plans for all proposed development to the Los Angeles Police Department's Crime Prevention Section for review and comment. Security features subsequently recommended by the LAPD shall be implemented to the extent feasible.
- MM-48. The Applicant shall file building plans with the LAPD Central Area Commanding Officer. Plans shall include access routes, floor plans, and any additional information that might facilitate prompt and efficient police response.
- MM-49. Alarms and/or locked gates shall be installed on doorways providing public access to commercial facilities.
- MM-50. Landscaping shall not be planted in a way that could provide cover for persons tampering with doors or windows of commercial facilities, or for persons lying in wait for pedestrians or parking garage users.
- MM-51. Additional lighting shall be installed where appropriate, including on the Project site and in parking garages, as determined in consultation with the LAPD.
- MM-52. Safety features shall be incorporated into project design to assure pedestrian safety, assist in controlling pedestrian traffic flows, and avoid pedestrian/vehicular conflicts on-site. Safety measures may include provision of security and traffic control personnel; approved street closures for special events or peak pedestrian activity; clearly designated, well-lighted pedestrian walkways on-site; special street and pedestrian-level lighting; physical barriers (e.g., low walls, landscaping), particularly around the perimeter of the parking garages, to direct pedestrians to specific exit locations that correspond to designated

crosswalk locations on adjacent streets; guide signs for Project site-bound pedestrians approaching the site from the Pico Blue Line Metro station; and provision of an on-site bus passenger drop-off facility.

MM-53. The Applicant shall develop and implement a new or modified Security Plan to minimize the potential for on-site crime and the need for LAPD services. The plan would outline the security services and features to be implemented, as determined in consultation with the LAPD. The following shall be included in the plan:

- Provision of an on-site security force that would monitor and patrol the Project site. During operational hours, security officers shall perform pedestrian, vehicular, and/or bicycle patrols.
- Implementation of a video camera surveillance system and/or a closed-circuit television system;
- Additional security features shall be incorporated into the design of proposed parking facilities, including "spotters" for parking areas and ensuring the availability of sufficient parking either on- or off site for all building employees and anticipated patrons and visitors;
- Security lighting incorporating good illumination and a minimum of dead space in the design of entryways, seating areas, lobbies, elevators, service areas, and parking areas to eliminate areas of concealment. Security lighting shall be full cutoff fixtures which minimize glare from the light source and provide light downward and inward to structures to maximize visibility;
- Provision of lockable doors at appropriate Project entryways, offices, retail stores, and restaurants;
- Installation of alarms at appropriate Project entryways and ancillary commercial structures;
- The City shall approve all businesses desiring to sell or allow consumption of alcoholic beverages through specific plan regulation or issuance of one or more Conditional Use Permits;
- Accessibility for emergency service personnel and vehicles into each structure, and provision to the Central Area Commanding Officer of detailed diagram(s) of the Project site, including access routes, unit numbers, and any information that would facilitate police response.
- In addition, security procedures regarding initial response, investigation, detainment of crime suspects, LAPD notification,

crowd and traffic control, and general public assistance shall be outlined in the Security Plan. The plan would be subject to review by the LAPD, and any provisions pertaining to access would be subject to approval by the Los Angeles Department of Transportation.

- MM-54. The Applicant shall develop and implement an Emergency Procedures Plan to address emergency concerns and practices. The plan shall be subject to review by the LAPD, and any provisions pertaining to access would be subject to approval by the City of Los Angeles Department of Transportation.
- MM-55. The Applicant shall coordinate with the South Park Event Coordinating Committee to address issues relating to vehicle and pedestrian flows during major events and to identify measures for ensuring LAPD access to the Project site, parking lots, and the immediate vicinity during the pre-event and post-event periods.
- MM-56. The Applicant shall pay applicable development fees to the Los Angeles Unified School District ("LAUSD"), pursuant to California Government Code Sections 65995 and 65996.
- MM-57. The Project shall incorporate project design features such as plazas, terraces and paseos that encourage access to a variety of open space uses for residents and visitors to the Project site.
- MM-58. The Project and occupants shall adhere to all applicable DWP rules and regulations. The DWP shall be consulted regarding feasible water conservation features, including xeriscape practices (e.g. use of drought-tolerant landscaping and drip irrigation systems), which can be incorporated into the design of the project. All necessary infrastructure improvements shall be constructed to meet the requirements of the DWP.
- MM-59. Automatic sprinkler systems shall be set to irrigate landscaping during morning or evening hours to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.
- MM-60. The DWP shall conduct a flow test prior to the issuance of certificates of occupancy to determine whether the existing water system meets fire flow requirements imposed by the Fire Department for the Project. The Applicant shall undertake and complete those required improvements identified by the DWP as a result of findings of the flow test.
- MM-61. The Applicant shall obtain a DWP Letter of Service prior to issuance of building permits.

- MM-62. The Applicant shall comply with procedural requirements of City ordinances regulating connections to the City sewer system (e.g., Ordinance No. 166,060).
- MM-63. All necessary infrastructure improvements shall be constructed to meet the requirements of the Department of Public Works.
- MM-64. The Applicant shall comply with all provisions of Ordinance No. 162,532, which reduces water consumption levels, thereby restricting wastewater flows. Water saving devices to be installed shall include low flow toilets and plumbing fixtures that prevent water loss.
- MM-65. The Applicant shall develop and implement a construction management plan for any temporary lane closures that may be necessary (including temporary coning, signing, road striping, signalization, etc.), to assist in the orderly flow of vehicular and pedestrian traffic in the project area, and to ensure the maintenance of adequate access to STAPLES Center and the Convention Center.
- MM-66. Prior to the issuance of building permits, a Recycling and Resource Recovery Plan shall be prepared to coordinate resource conservation and recycling for the Project. Prior to implementing this plan, it shall be reviewed and approved by the City of Los Angeles Department of Public Works, Solid Resources Citywide Recycling Division. The plan shall include the following:
- A recycling program shall be designed to reduce the amount of solid waste going to landfills, in line with the City's goals and continued efforts towards a Citywide 50 percent waste reduction rate over 1990 waste diversion levels.
  - Measures for maximizing the recycling of demolition and construction debris, including a proposed layout for source separation of materials and recycling bins at the Project site and utilization of prospective contractor(s) specializing in demolition and construction waste management shall be implemented, to the extent feasible.
  - Recycling bins and chutes shall be provided at appropriate locations to promote the recycling of paper, metal, glass, and other recyclable materials.
  - An education/outreach program for all Project employees shall be instituted to reduce the output of solid waste through recycling and reduction of waste at the source.
  - Promote recycling to patrons.

- MM-67. Trash compaction facilities shall be provided in all occupied structures, where deemed feasible.
- MM-68. Yard waste management techniques shall be incorporated into the maintenance of the Project, including use of drought tolerant plants and mulching or composting of regular landscape maintenance waste where appropriate.
- MM-69. A State-certified geologist shall review all excavations for evidence indicative of faulting, or seismically-induced ground deformation. If during grading, an active fault is determined to extend through the area, appropriate building setbacks from the fault line shall be established.
- MM-70. An assessment of the potential for subsidence at the Project site shall be conducted as part of the geotechnical evaluation.
- MM-71. To assist in response to a seismic event, an emergency response and building-specific evacuation plan for Project structures shall be developed in coordination with the Los Angeles Fire Department prior to the Certificate of Occupancy being granted by the City of Los Angeles. Such information shall be disseminated to employees to reduce the potential for human injury.
- MM-72. To assist in response to a seismic event, an emergency response and building-specific evacuation diagram for Project structures shall be posted in each on-site building. Such signage shall be posted in appropriate locations to reduce the potential for injury to visitors, employees and residents.
- MM-73. If unknown paleontological, archaeological and/or cultural materials are discovered during any grading or construction activity, work will stop in the immediate area. Upon such discoveries the contractor shall immediately notify the client and the City of Los Angeles. A paleontologist and/or archaeologist shall be consulted to determine the discovery's significance and, if necessary, formulate a mitigation plan, including avoidance alternatives, to mitigate impacts. Work can only resume in that area with the approval of the City of Los Angeles and paleontologist and/or archaeologist.
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:

- CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
- CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-3. The 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-4. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-5. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-6. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-7. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-8. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-9. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-10. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-11. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.



- CM-12. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.
- CM-13. Non-toxic soil stabilizers shall be applied according to manufacturers' specifications or vegetation shall be planted on all inactive construction areas (i.e., previously graded areas inactive for 10 days or more and not scheduled for additional construction activities within 12 months) to the extent feasible.
- CM-14. Exposed pits (i.e., gravel, soil, dirt) with five percent or greater silt content shall be watered twice daily, enclosed, covered or treated with non-toxic soil stabilizers according to manufacturers' specifications.
- CM-15. All other active sites shall be watered at least twice daily.
- CM-16. All grading activities shall cease during second stage smog alerts and periods of high winds (i.e., greater than 25 mph) if soil is being transported to off-site locations and cannot be controlled by watering.
- CM-17. All trucks hauling dirt, sand, soil, or other loose materials offsite shall be covered or wetted or shall maintain at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and the top of the trailer).
- CM-18. A construction relations officer shall be appointed by the Applicant to act as a community liaison concerning onsite construction activity, including resolution of issues related to fugitive dust generation.
- CM-19. Diesel fueled onsite generators shall not be used during construction of the proposed Project.
- CM-20. All construction roads internal to the construction site that have a traffic volume of more than 50 daily trips by construction equipment, or 150 total daily trips for all vehicles, shall be surfaced with base material or decomposed granite, or shall be paved.
- CM-21. Streets shall be swept if visible soil material has been carried onto adjacent public paved roads.
- CM-22. Construction equipment shall be visually inspected prior to leaving the site and loose dirt shall be washed off with wheel washers as necessary.
- CM-23. Water or non-toxic soil stabilizers shall be applied, according to manufacturers' specifications, as needed to reduce offsite transport of fugitive dust from all unpaved staging areas and unpaved road surfaces.
- CM-24. Traffic speeds on all unpaved roads shall not exceed 15 mph.

- CM-25. The Applicant shall use low emission vehicles to the extent technologically and economically feasible. This may include vehicles using alternative fuels, low sulfur diesel, diesel with particulate traps, methanol, or electricity.
- CM-26. The Applicant shall implement the use of low emission technology to the extent technologically and economically feasible.
- CM-27. The Applicant shall comply with applicable Proposition 65 notice requirements in the event that construction activities utilize toxic materials, or cause toxic materials to be released into the air, including if toxics are identified in the fugitive dust.
- CM-28. Prior to construction, the Applicant shall, in consultation and cooperation with the South Park Event Coordinating Committee, develop and implement a Construction Management Plan for construction of the Project. The goals of the Construction Management Plan shall be to minimize conflicts with STAPLES Center and Convention Center operations and conflicts and delays in construction of the Project.
- CM-29. The Construction Management Plan shall provide for the coordination of construction staging areas and traffic controls, in order to assist in the orderly flow of pedestrian and vehicular traffic in the Project area, and to/from STAPLES Center and the Convention Center events; and of labor, materials and construction vehicles to the construction site, including the staging of delivery trucks on public streets surrounding the Project site. The Construction Management Plan shall also address measures to ensure adequate access to STAPLES Center and to the Convention Center, if temporary lane closures on adjacent roadways are required.
- CM-30. Prior to full implementation of mitigation measures in this section, the Construction Management Plan should consider the use of temporary operational techniques (e.g., coning, temporary/changeable signs, etc.), as appropriate to the circulation needs of particular events.
- CM-31. The Los Angeles Unified School District shall be provided with a construction schedule.
- CM-32. All construction equipment shall be in proper operating condition and fitted with standard factory silencing features.
- CM-33. Sound blankets shall be used on all construction equipment for which use of sound blankets is technically feasible.

- CM-34. If noise levels from construction activity are found to exceed 75 dBA at the property line of an adjacent property and construction equipment is left stationary and continuously operating for more than one day, a temporary noise barrier shall be erected between the noise source and receptor.
- CM-35. All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- CM-36. The Applicant shall notify residents within 800 feet of the Project construction site and in addition will post a notice in a local newspaper as part of the Construction Management Plan notifying residents of construction activity.
- CM-37. The Applicant shall ensure that during construction, LAFD access will remain clear and unobstructed.
- CM-38. Proposed roadway modifications shall be reviewed by the LAFD to assure adequate access to the Project site and adjacent uses.
- CM-39. The DWP shall conduct a flow test prior to the issuance of building permits to determine whether the existing water system meets fire flow requirements imposed by the Fire Department for the Project. The Applicant shall undertake and complete those required improvements identified by the DVWP as a result of findings of the flow test.

#### **DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS**

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
  2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

- C-2. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

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

- C-4. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

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

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

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

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

- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
  - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
    - i. Install a pedestrian street lighting system to the satisfaction of the Bureau of Street Lighting.
    - ii. If street widening, relocate and upgrade street lights; seven (7) on 12<sup>th</sup> Street, three (3) on Figueroa Street, and seven (7) on Flower Street.
  - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
  - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
  - (f) Construct access ramps for the handicapped as required by the City Engineer.
  - (g) Close any unused driveways satisfactory to the City Engineer.



- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - (1) Improve the alley being dedicated and adjoining the subdivision by the construction of suitable improvements of the turning area, together with any necessary removal and reconstruction of existing improvements all satisfactory to the City Engineer.

**NOTES:**

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

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

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

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

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

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

**FINDINGS OF FACT (CEQA)**

On November 12, 2014, the City of Los Angeles, acting through the Planning Department as the Lead Agency, found that the previously adopted Environmental Impact Report, ENV-2000-3577-EIR, certified on September 4, 2001, and adopted a Statement Overriding Consideration, and subsequently adopted Addenda to the Final Environmental Impact Report, together with the Addendum dated October 3, 2014, as

the project's environmental clearance pursuant to the California Environmental Quality Act and Section 21082.1(c)(3) of the California Public Resources Code is adequate environmental clearance and complies with the California Environmental Quality Act.

The City finds and determines that the information contained in the Addendum for the Revised Project is adequate for matters related to the Revised Project, which is before the City, and that the City has reviewed and considered the information contained therein pursuant to the State CEQA Guidelines, and the City CEQA Guidelines along with other factors related to this matter.

The City finds and determines that, based on the information set forth in the Addendum with respect to the potentially significant impacts analyzed in the EIR, the Revised Project will not create any new or result in any substantial increase in the severity of previously identified potentially significant impacts in any of the analyzed environmental impact categories and that no new mitigation measures are identified in the Addendum that would modify the Mitigation Monitoring and Reporting Program adopted in connection with certification of the EIR and which are incorporated into the Addendum by reference.

The City finds and determines that, pursuant to Section 15162(a)(3) of the State CEQA Guidelines, the Revised Project, as compared to the Approved Project, neither constitutes nor contains new information of substantial importance that was not known or could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete. The City finds and determines that no additional environmental impacts other than those identified in the EIR will have a significant effect or result in a substantial or potentially substantial adverse effect on the environment as a result of the Revised Project.

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

#### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Tentative Tract Map No. 66892-CN-M1, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The adopted Central City Community Plan designates the subject property for Regional Center Commercial and High Density Residential land uses with the corresponding zone(s) of CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3 and RAS4. The property is located in the Los Angeles Sports and Entertainment District (LASED) Specific Plan. The property contains approximately 2.7 net acres

(118,000 net square feet after required dedication) and is presently zoned LASED (R5-4D underlying zone). The proposed development of 648 residential condominiums, 26 commercial condominiums consisting of 48,000 square feet of retail/entertainment/restaurant uses is allowable under the current adopted zone and land use designation and based on the approval of Case No. DIR-2014-1795-SPPA-SPP. The project will provide much needed new home ownership opportunities and retail activities for the area surrounding the L.A. Live project in the Community Plan area.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The project conforms with both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance No. 172,081). Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

Figueroa Street is a Major Highway dedicated to a variable 107 to 117-foot width at the project's street frontage. Flower Street is a Secondary Highway dedicated to a 95-foot width at the project's street frontage. 12<sup>th</sup> Street is a Collector Street dedicated to an 82-foot width at the project's street frontage. The Bureau of Engineering is requiring a 15-foot variable width sidewalk easement to be dedicated along 12<sup>th</sup> Street and permitting the merger of airspace area of 14.5-foot above the finished grade of the existing alley. This project is subject to the Los Angeles Sports and Entertainment District (LASED) Specific Plan requirements. The applicant is requesting a concurrent Project Permit Compliance and Specific Plan Adjustment under Case No. DIR-2014-1795-SPPA-SPP for a Specific Plan Project Permit Compliance for 648 residential condominiums and 48,000 square feet commercial use in two 36-story towers with 858 parking spaces, a Specific Plan Sign Application Compliance to allow the construction, maintenance and use of large-scale architectural lighting and up to 4 signs, totaling up to 15,656 square feet within Specific Plan Sign District A in the Figueroa South Subarea, and a Specific Plan Adjustment to allow less 20% reduction of the residential tower setback from the edge of the podium by allowing the podium to be setback 3 feet 11 inches from the private setback. As conditioned and with the approval of Case No. DIR-2014-1795-SPPA-SPP, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is currently improved with surface parking lots. It's one of the few under-improved properties in the vicinity. The development of this tract is an infill of an otherwise mix-density neighborhood. The subject property is a level, irregular-

shaped site in the LASED zone and designated as Regional Center Commercial and High Density Residential land uses consisting of the northerly two-thirds of the city block bounded by 12<sup>th</sup> Street to the north, Figueroa Street to the west, Flower Street to the east and Pico Boulevard to the south in the Central City Community Plan area.

The current project is proposed as one master lot and four airspace lots that includes Airspace Lot 2: 29-story tower with 324 residential condominium units; Airspace Lot 3: 29-story tower with 324 residential condominium units, Airspace Lot 4: 48,000 square feet of retail/restaurant/entertainment uses containing 26 commercial condominium units, Airspace Lot 5: six-levels of parking in the podium and two-levels of subterranean parking spaces consisting of 810 residential parking spaces and 48 retail parking spaces and four condominiums for signage to be located on the face of the podium.

On November 13, 2006, the Central Area Planning Commission approved entitlements for 648 residential condominiums and 23,000 square feet commercial use for the subject site including 833 parking spaces. On December 13, 2007, the Advisory Agency approved Tentative Tract Map No. 66892 for a merger and re-subdivision of 7 lots into 3 grounds lots for a maximum of 648 residential condominium and 26 commercial condominiums consisting of 23,000 square feet of retail/entertainment/restaurant uses with a minimum of 854 residential parking spaces and 23 commercial parking spaces. As such, the site is physically suitable for the proposed type of development.

The site is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The Department of Building and Safety, Grading Division, has tentatively approved the tract map, subject to control of on-site drainage in a manner acceptable to that Department.

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

The site is located in the subarea known as the Figueroa South within the Los Angeles Sports and Entertainment District (LASED) Specific Plan area directly to the east of the Staples Center. The property to the north is the proposed Figueroa Central, a similar high-rise mixed-use project. The property to the south is the remaining portion of this block, currently improved with parking lots. The Metro Blue Line Station is located to the east, along Flower Street, across which is developed with commercial uses.

The site is currently improved with surface parking lots, and the proposed project would provide 648 residential condominiums, 26 commercial condominiums consisting of 48,000 square feet of retail/entertainment/restaurant uses. With the approved Case No. DIR-2014-1795-SPPA-SPP, the proposed project will comply with all LAMC requirements for parking, yards, and open space. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

On October 3, 2014, the City of Los Angeles, acting through the Advisory Agency of the Department of City Planning, is the "Lead Agency" for the Revised Project evaluated in the Addendum. The Project was fully analyzed by Environmental Impact Report No. ENV-2000-3577-EIR, SCH No. 2000091046, which incorporates the approved mitigation and monitoring measures for the Project. The City finds that the Addendum to the previously certified EIR was prepared in compliance with CEQA and the CEQA Guidelines. The City finds and determines that no additional environmental impacts other than those identified in the EIR will have a significant effect or result in a substantial or potentially substantial adverse effect on the environment as a result of the Revised Project.

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

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

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

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

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

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

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

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

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

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

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



These findings shall apply to both the tentative and final maps for Tentative Tract Map No. 66892-CN-M1.

Michael J. LoGrande  
Advisory Agency



JAE H. KIM  
Deputy Advisory Agency

JK:FQ:CL:jq

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

Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213 482-7077

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

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

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

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

**MASTER LOT 1**

**MODIFICATION:**  
THE PROPOSED MODIFICATION  
LOTS INTO MASTER LOT 1  
CONDOMINIUM UNITS  
PREVIOUSLY APPROVED  
TO 48,000 SQ FT.  
THE ALLEY TYP  
ALLEY TO 10'

**AIRSPACE LOT 1**  
CONTAINING 28 COMMERCIAL  
CONDOMINIUM UNITS

**AIRSPACE LOT 2**  
RESIDENTIAL  
MINIMUM UNITS

**AIRSPACE LOT 3**  
324 RESIDENTIAL  
CONDOMINIUM UNITS

**AIRSPACE LOT 4**  
CONTAINING 28 COMMERCIAL  
CONDOMINIUM UNITS

**AIRSPACE LOT 5**  
CONTAINING RESIDENTIAL  
PARKING SPACES

**AIRSPACE LOT 6**  
CONTAINING RESIDENTIAL  
PARKING SPACES

FIGUEROA STREET

RCD BOULEVARD

VALLEY ROAD

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

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THE PROPOSED MODIFICATION  
LOTS INTO 1 MASTER LOT &  
CONDOMINIUM UNITS  
PREVIOUSLY APPROX  
TO 48,000 SQ FT &  
THE ALLEY TYP  
ALLEY TO 14'

[illegible]

**DEPARTMENT OF  
CITY PLANNING**

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

**CITY PLANNING COMMISSION**

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MARTA SEGURA

JAMES K. WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT II  
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**CITY OF LOS ANGELES**

**CALIFORNIA**



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FAX: (213) 978-1275

INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

December 6, 2013

LR Series Manager, LLC (O)(A)  
550 South Hope Street, Suite 220  
Los Angeles, CA 90071

Craig Lawson and Co., LLC (R)  
Andie Adame  
8758 Venice Boulevard  
Los Angeles, CA 90034

RE: Vesting Tentative Tract No. 66892  
1200 South Figueroa Street, 1241  
South Flower Street and 624 West  
12<sup>th</sup> Street  
Central City Community Plan  
Council District 14

**EXTENSION OF TIME**

On December 13, 2007, the Advisory Agency conditionally approved Vesting Tentative Tract Map No. 66892, located at 1200 South Figueroa Street, 1241 South Flower Street and 624 West 12<sup>th</sup> Street in the Central City Community Plan.

In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17:56-A of the Los Angeles Municipal Code, the Advisory Agency hereby grants a 6-year time extension, totaling 9 years, from the decision date for the recording of the final map for the recording of the final map for Vesting Tentative Tract No. 66892, or until December 13, 2016.

*Pursuant to SB 1185, all maps are automatically granted an additional one year as long as those maps were still valid as of July 15, 2008 and will expire before January 1, 2011.*

*Pursuant to AB 333, all maps are automatically granted an additional two years as long as those maps were still valid as of July 15, 2009 and will expire before January 1, 2012.*

*Pursuant to AB 208, all maps are automatically granted an additional two years as long as those maps were still valid as of July 15, 2011 and expires before January 1, 2014.*

*Pursuant to AB 116, all maps are automatically granted an additional two years as long as those maps were still valid as of January 1, 2000 and have not expired as of July 1, 2013.*

Therefore, the new expiration date for the subject vesting tentative tract map is **December 13, 2023** and no further extension of time to record a final map can be granted.

Michael J. LoGrande  
Director of Planning

  
Herman Van Buren  
City Planner

HVB:MN:mn

NOTE: IF THERE IS A RELATED CASE  
WITH YOUR TRACT, THIS EXTENSION  
WILL NOT EXTEND THE RELATED  
CASE APPROVAL

## TIME EXTENSIONS PER ORDINANCE NO. 182,106

City of Los Angeles - Department of City Planning

### APPLICANT INFORMATION

Applicant's Name: John Day Company: L&R Group of Companies  
Address: 550 S Hope St. Telephone: 213-784-3014  
Suite 2200, Los Angeles, CA 90071 E-mail: JDay@lrgr.com

PROJECT ADDRESS: 1200 S. Figueroa St., 1241 S. Flower St., and 624 W. 12th St. ENVIRONMENTAL CASE #: SCH 2000091046

### PROJECT DESCRIPTION

The merger and resubdivision of 7 lots into 3 ground lots for a new maximum 648 residential condominiums and 26 commercial condominiums consisting of 23,000 square feet of retail/entertainment/restaurant uses.

Subdivision Case No. (if applicable): TT-66892	Effective Date of Approval:  12/13/07	Original Expiration Date*:  12/13/10	New Expiration Date:  12/13/23* <i>QSW</i>
Approval Case No:  APCC-2006-3868-SPE-SPP	Effective Date of Approval:  11/29/06	Original Expiration Date*:  11/29/09**	New Expiration Date:  11/29/14 <i>QSW</i>
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:

\* may be eligible for an additional discretionary extension per LAMC \* Chapter 1 Time Extension granted on 12/6/13 Additional 1 year per SB 1185  
Additional 2 years per AB 333  
Additional 2 years per AB 208  
Additional 2 years per AB 116  
\*\* Chapter 1 Time Extension granted on 11/10/08 until 11/28/09

### DISCLAIMER

This Time Extension does not grant a vested right to proceed. If your project has not been vested, then your project may be subject to new zoning ordinances adopted after your project was approved. A new discretionary land use approval and updated environmental documentation may be required in order to issue the necessary permits from the Department of Building and Safety.



**CEQA ADEQUACY\*\***

☐ No ☒ Yes Does the current project substantially conform to the project as approved?

☐ No ☒ Yes Did the subject discretionary approval consider significant aspects of the project?

If "Yes", which significant aspects were considered?

☒ Building Location ☒ Height ☒ Density ☒ Use ☒ Parking ☒ Access

☐ Other: \_\_\_\_\_

☐ No ☒ Yes Was the environmental documentation for the project completed in compliance with the City's CEQA Guidelines?

☐ No ☒ Yes For projects **without** a Categorical Exemption, did the EIR, MND, ND, or other environmental document consider significant aspects of the project?

If "Yes", which significant aspects were considered?

☒ Building Location ☒ Height ☒ Density ☒ Use ☒ Parking ☒ Access

☐ Other: \_\_\_\_\_

If any of the four questions can be answered "No", then the prior discretionary approval and environmental review did not consider significant aspects of the approved project and the existing environmental documentation under CEQA is not adequate for the issuance of the extension.

**Director's Written Finding:** The prior discretionary approval and environmental review considered significant aspects of the approved project and the existing environmental documentation under CEQA is adequate for the issuance of the extension.

☒ YES

☐ NO\*\*\*

Completed by:	Date:	If Director's Written Finding "YES" Stamp:
MINDY NGUYEN	11/18/13	<b>DEPARTMENT OF CITY PLANNING</b> <b>APPROVED</b> BY <u>[Signature]</u>

\*\* Time Extensions for subdivisions do not need to make the CEQA adequacy finding.

\*\*\* If "NO", the Director of Planning may require additional environmental review or documentation.

If "NO", please explain why CEQA is not adequate:

DEPARTMENT OF  
CITY PLANNING

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

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
(213) 978-1270

[www.lacity.org/PLN](http://www.lacity.org/PLN)

Decision Date: December 13, 2007

Appeal Period Ends: December 24, 2007

Figueroa South Land, LLC (O)(A)  
Attn: Gary A. Finicle  
1308 NW Everett Street  
Portland, OR 97209

Thomas D. Iacobellis (E)  
11145 Tampa Avenue #15B  
Northridge, CA 91326

Craig Lawson & Company, LLC (R)  
8758 Venice Boulevard, Suite 200  
Los Angeles, CA 90034

RE: Tentative Tract Map No.: 66892  
Address: 1200 South Figueroa Street, 1241  
South Flower Street and 624 West 12<sup>th</sup> Street  
Council District: 9  
Existing Zones: LASED and R5  
Community Plan: Central City  
CEQA No.: SCH No. 2000091046

In accordance with provisions of Section 17.03 of the LAMC, the Advisory Agency approved Tentative Tract Map No. 66892 for a merger and resubdivision of 7 lots into 3 ground lots, located at 1200 South Figueroa Street, 1241 South Flower Street and 624 West 12<sup>th</sup> Street for a new maximum **648 residential condominiums and 26 commercial condominiums consisting of 23,000 square feet of retail/entertainment/restaurant uses** as shown on revised map stamp-dated December 12, 2007 in the Central City Community Plan. This unit density is based on the LASED Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1362. The Advisory Agency's approval is subject to the following conditions:

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

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That a minimum alley turning area be dedicated at the terminus of the alley northeasterly of Pico Boulevard southeasterly of the portion of the alley to be merged with the remainder of the subdivision.
2. That a 15-foot and variable width sidewalk easement be dedicated along 12<sup>th</sup> Street as shown on the tentative map satisfactory to the City Engineer.
3. That the northeasterly 60.02 feet of the limited alley dedication above elevation 231 feet northeasterly of Pico Boulevard be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20-1/2 of the State Government Code, and in addition, the following conditions be done and be and administered by the City Engineer:
  - a. That consents to the alley being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
  - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

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

4. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewers in this area.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

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

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

6. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Provide a copy of [Q] and D condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.

- b. Provide a copy of affidavit OB AFF- 15298, AFF-58496, AFF 44461, AFF 15515 and AFF-52757. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- c. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication.
- d. For Lot 1 with lot area of 57,332 SF allows only 286 dwelling units in R5 Zone while in Lot 2 with lot area of 39,040 SF allows only 195 dwelling units. Revise the map to show compliance with the above requirement or obtain approval from the Department of City Planning.

#### DEPARTMENT OF TRANSPORTATION

- 7. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.

#### FIRE DEPARTMENT

- 8. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
  - b. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
  - c. The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.
  - d. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

- e. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- f. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- g. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- h. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- i. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- j. Adequate public and private fire hydrants shall be required.
- k. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- l. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- m. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- n. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- o. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- p. Those plot plans be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

**DEPARTMENT OF WATER AND POWER**

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

**BUREAU OF STREET LIGHTING**

10. Satisfactory arrangements shall be made with the Bureau of Street Lighting to assure the property be formed or annexed into a Street Lighting Maintenance Improvement District.

**BUREAU OF SANITATION**

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

**INFORMATION TECHNOLOGY AGENCY**

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

**DEPARTMENT OF RECREATION AND PARKS**

13. That the Quimby fee be based on the LASED and R5 Zones. The applicant has submitted documentation that Quimby fee has been paid, however, the Department of Recreation and Parks will make the final determination.

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

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



- a. Limit the proposed development to a maximum of 648 residential condominiums and 26 commercial condominiums consisting of 23,000 square feet of retail/entertainment/restaurant uses.
- b. Provide a minimum of 854 residential parking spaces and 23 commercial parking spaces.

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

- d. 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.
  - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
  - h. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
  - i. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
15. That prior to the issuance of the building permit or the recordation of the final map, a copy of the APCC-2006-3868-SPE-SPP and DIR-2005-5518-SPP-M1 (SCH No. 2000091046) shall be submitted to the satisfaction of the Advisory Agency. The applicant shall comply with all mitigation measures and conditions of approval identified in the aforementioned cases.
16. That the subdivider shall make suitable arrangements for clearance with the Community Redevelopment Agency for the Central Business District and City Center Redevelopment Project areas.

17. Prior to the issuance of a building permit, grading permit and the recordation of the final tract map, the subdivider shall record and execute a Covenant and Agreement to comply with the Los Angeles Sports and Entertainment District Specific Plan.

#### DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

18. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No. 19 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

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

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

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

- CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-3. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-9. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood,

and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

- CM-14. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-15. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-16. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-17. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-18. 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.

#### **DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS**

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
  - 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
  - 2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. That prior to recordation of the final map, the subdivider shall record an "Agreement for Development of Units for Lease or Sale ("15% Ordinance")" covenant, to benefit the Housing Authority, for certification of the development in accordance with Section 12.39-A. Arrangements shall be made with the Department of Building and Safety, Zoning Section - Subdivisions (213-482-0000) to approve the covenant format, prior to recording the covenant.

- C-3. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-4. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

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

- C-5. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

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

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

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

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



setting of boundary monuments requires that other procedures be followed.

- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting:
  - i. Install a pedestrian street lighting system to the satisfaction of the Bureau of Street Lighting.
  - ii. If street widening, relocate and upgrade street lights; seven (7) on 12<sup>th</sup> Street, three (3) on Figueroa Street, and seven (7) on Flower Street.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) upon completion of construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - (1) Improve the alley being dedicated and adjoining the subdivision by the construction of suitable improvements of the turning area, together with any necessary removal and reconstruction of existing improvements all satisfactory to the City Engineer.

NOTES:

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

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

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

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

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

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low-and moderate-income housing, per Section 12.39-A of the LAMC.

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

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

#### **FINDINGS OF FACT (CEQA)**

On December 12, 2006, the City Council, as Lead Agency, adopted and certified the Addendum to the Environmental Impact Report (SCH No. 2000091046) for the LASER Specific Plan Amendment. The City Council also adopted the Findings of the City Planning Commission as the Findings of the City Council, including the related environmental findings: (a) that the Addendum prepared to EIR (SCH No. 2000091046) was prepared in compliance with the California Environmental Quality Act (CEQA) and is adequate environmental clearance for the subject request related to the project; (b) that the revised project will not create any new result in any substantial increase in the severity of previously identified potentially significant impacts, and therefore no additional environmental clearance is required under State CEQA Guidelines 15162; and (c) the previously adopted mitigation monitoring program is adequate for the revised project and that the Addendum was prepared in compliance with CEQA.

The Advisory Agency is a Responsible Agency, pursuant to State CEQA Guidelines Sections 15096, and must make those findings with respect to the project required under Public Resources Code Section 21081 and State CEQA Guidelines Sections 15091. The recommended actions implement and further the purposes of CEQA. In making the decision to approve Tract No. 66892, the Advisory Agency of the City of Los Angeles certifies that it has reviewed and considered the information contained in the Addendum to EIR (SCH No. 2000091046). The Advisory Agency hereby adopts the Findings and certifies the Addendum to the EIR, consistent with the action of the City Council.

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

**FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Tentative Tract Map No. 66892, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The adopted Central City Community Plan designates the subject property for Regional Center Commercial and High Density Residential land uses with the corresponding zone(s) of CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3 and RAS4. The property is located in the Los Angeles Sports and Entertainment District (LASED) Specific Plan. The property contains approximately 2.7 net acres (118,000 net square feet after required dedication) and is presently zoned LASED (R5-4D underlying zone). The proposed development of 648 residential condominiums, 26 commercial condominiums consisting of 23,000 square feet of retail/entertainment/ restaurant uses is allowable under the current adopted zone and land use designation and based on the approval of Case Nos. APCC-2006-3868-SPE-SPP and DIR-2005-5518-SPP-M1. The project will provide much needed new home ownership opportunities and retail activities for the area surrounding the L.A. Live project in the Community Plan area.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

Figueroa Street is a Major Highway dedicated to a variable 107 to 117-foot width at the project's street frontage. Flower Street is a Secondary Highway dedicated to a 95-foot width at the project's street frontage. 12<sup>th</sup> Street is a Collector Street dedicated to an 82-foot width at the project's street frontage. The Bureau of Engineering is requiring a minimum alley turning area be dedicated at Pico Boulevard, a 15-foot variable width sidewalk easement be dedicated along 12<sup>th</sup> Street, and an alley dedication above elevation 231 feet northeasterly of Pico Boulevard.

This project is also subject to the LASED Specific Plan requirements. On November 13, 2006, the Central Area Planning Commission approved the Specific Plan Exception and the modification to a previously approved Project Plan Compliance for 648 residential condominiums and 23,000 square feet commercial use in two 35-story and 23-story towers for the subject site including 833 parking spaces. The tentative tract map is otherwise consistent with the overall scale and scope of this entitlement.

As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is currently improved with surface parking lots. It's one of the few under-improved properties in the vicinity. The development of this tract is an infill of an otherwise mixed-use, mix-density neighborhood.

The subject property is a level, irregular-shaped site in the LASED zone and designated as Regional Center Commercial and High Density Residential land uses consisting of the northerly two-thirds of the city block bounded by 12<sup>th</sup> Street to the north, Figueroa Street to the west, Flower Street to the east and Pico Boulevard to the south in the Central City Community Plan area.

The current project is proposed as two high-rise towers: Tower 1 is proposed as a 21-story building with 318 residential condominiums and 10 commercial condorriniums consisting of 8,000 square feet of retail/entertainment/restaurant uses, with a total of 449 parking spaces; Tower 2 is proposed as a 34-story building with 330 residential condorniniums and 16 commercial condominiums consisting of 15,000 square feet of retail/entertainment/ restaurant uses, with a total of 428 parking spaces.

As previously mentioned, on November 13, 2006, the Central Area Planning Commission approved entitlements for 648 residential condominiums and 23,000 square feet commercial use for the subject site including 833 parking spaces. As such, the site is physically suitable for the proposed type of development.

The site is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has tentatively approved the tract map, subject to control of on-site drainage in a manner acceptable to that Department.

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

The site is located in the subarea known as the Figueroa South within the Los Angeles Sports and Entertainment District (LASED) Specific Plan area directly to the east of the Staples Center. The property to the north is the proposed Figueroa Central, a similar high-rise mixed-use project. The property to the south is the remaining portion of this block, currently improved with parking lots. The Metro Blue Line Station is located to the east, along Flower Street, across which is developed with commercial uses.

The proposed project would provide 648 residential condominiums, 26 commercial condominiums consisting of 23,000 square feet of retail/entertainment/restaurant uses. The proposed project is required to comply with the LASED Specific Plan and will otherwise comply with all LAMC requirements for parking, yards, and open space. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

On December 12, 2006, the City Council, as Lead Agency, adopted and certified the Addendum to the Environmental Impact Report (SCH No. 2000091046) for the LASED Specific Plan Amendment. The City Council also adopted the Findings of the City Planning Commission as the Findings of the City Council, including the related environmental findings: (a) that the Addendum prepared to EIR SCH No. 2000091046 was prepared in compliance with the California Environmental Quality Act (CEQA) and is adequate environmental clearance for the subject request related to the project; (b) that the revised project will not create any new result in any substantial increase in the severity of previously identified potentially significant impacts, and therefore no additional environmental clearance is required under State CEQA Guidelines 15162; and (c) the previously adopted mitigation monitoring program is adequate for the revised project and that the Addendum was prepared in compliance with CEQA.

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

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

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has



been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

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

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

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

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

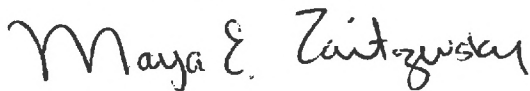
The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

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

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

These findings shall apply to both the tentative and final maps for Tentative Tract Map No. 66892.

S. Gail Goldberg, AICP  
Advisory Agency



MAYA ZAITZEVSKY  
Deputy Advisory Agency

MZ:RG:JK:(jq)

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

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

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

**Forms are also available on-line at [www.lacity.org/pln](http://www.lacity.org/pln).**

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

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