

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE

KAREN MACK
MARC MITCHELL

VERONICA PADILLA-CAMPOS
DANA M. PERLMAN
VACANT

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

April 4, 2019

Kari Derderian
100 S. Main St
Los Angeles, CA 90012

RE: Parcel Map No.AA-2014-2769-PMLA
Related Case: CPC-2014-2768-GPA-PUB
Address: 454-462 and 506 Commercial Street
and 503-511 East Ducommun Street
Community Plan: Central City North
Council District: 14
CEQA: WOE 1904503-REC2

EXTENSION OF TIME

On March 9, 2015 the Advisory Agency conditionally approved AA-2014-2769-PMLA, for a merger of approximately 25 lots at Hewitt Street, between Commercial and Ducommun Streets, resulting in maximum of one (1) parcel to allow a Los Angeles Department of Transportation Public Facility composed of a 28,696 square-foot bus maintenance and a compressed natural gas fueling facility.

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 extension, totaling 9 years from the decision date for the recording of the final map.

Therefore, the new expiration date for AA-2014-2769-PMLA, is March 9, 2024 and no further extension of time can be granted. The associated case number CPC-2014-2768-GPA-PUB is synchronized per 12.36G (2) and will expire March 9, 2024.

Vincent P. Bertoni
Director of Planning

Robert Duenas
Deputy Advisory Agency
RD:SK

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
DANA M. PERLMAN
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

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

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

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

June 4, 2015

Carl Nelson (A)(O)
City of Los Angeles
Department of Public Works
1 149 S. Broadway, Suite 830
Los Angeles, CA 90015

Tricia Robbins Kasson (R)
Rosenheim & Associates
21600 Oxnard Street, Suite 630
Woodland Hills, CA 91367

Case No. AA-2014-2769-PMLA
Related Case: CPC-2014-2768-GPA-PUB
454-462 and 506 Commercial Street and
503-511 East Ducommun Street
Zone : CM-1-RIO
D.M. : 130-5A215
C.D. : 14
CEQA : WOE1 904503-REC2

LETTER OF CORRECTION

On March 9, 2015, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Parcel Map AA-2014-2769-PMLA for a merger of approximately 25 lots and Hewitt Street, between Commercial and Ducommun Streets, resulting in a maximum of one (1) parcel to allow a Los Angeles Department of Transportation Public Facility comprised of a 28,696 square-foot bus maintenance and a compressed natural gas fueling facility, as shown on map stamped dated November 24, 2014 in the Central City North Community Plan.

It has been discovered that Condition No(s). 9a and 12a second bullet need further clarifications on how the conditions are worded.

Therefore Condition No(s). 9a and 12a second bullet are hereby revised to read as follows:

Modify Condition No. 9a to read as follows:

~~Condition No. 9a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or to the satisfaction of the Department of Transportation.~~

Condition No. 9a. There shall be a minimum of 20-foot reservoir space between property line and any security gate or to the satisfaction of the Department of Transportation.

Modify Condition No. 12a second bullet to read as follows:

~~Condition No. 12a:~~

- ~~• One-story 6,829 square-foot service building.~~

Condition No. 12a.

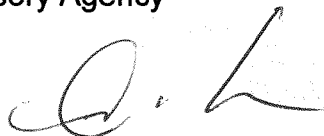
- One-story, yard service buildings totaling 6,829 square-feet.

All other conditions remain unchanged.

The subdivider is advised that the above action does not extend the time for recording the final parcel map.

If you have any questions, please contact Iris Wan at iris.wan@lacity.org.

Michael J. LoGrande
Advisory Agency



JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

MJL:JRN:IW:th

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
MARIA CABILDO
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
DANA M. PERLMAN
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

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

Decision Date: March 9, 2015

Appeal End Date: March 24, 2015

Attn: Carl Nelson (A)(O)
City of Los Angeles
Department of Public Works
1149 S. Broadway, Suite 830
Los Angeles, CA 900015

Tricia Robbins Kasson (R)
Rosenheim & Associates
21600 Oxnard Street, Suite 630
Woodland Hills, CA 91367

RE: Case No. AA-2014-2769-PMLA
Related Case: CPC-2014-2768-GPA-PUB
454-462 and 506 Commercial Street and
503-511 East Ducommun Street
Central City North Community Plan
Zone : CM-1-RIO
Land Use: Commercial Industrial
D.M. : 130-5A215
C.D. : 14
CEQA: WOE1904503-REC2
Legal Description: Lot A (Arb's 1,2),
Tract 1152 (MB18-25), Portions of
"unnumbered Lot" (Arb's 258-264,266),
City Lands of Los Angeles (MR2-504/
505 PAT 3-64/65), Lot 66-69, 72-75,
Portions of "unnumbered Lot (Arb's 5-9,
11, 12), Subdivision of the Alanis
Vineyard Tract (MR2-526/527)

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved **Parcel Map AA-2014-2769-PMLA** for a merger of approximately 25 lots and Hewitt Street, between Commercial and Ducommun Streets, resulting in a maximum of one (1) parcel to allow a Los Angeles Department of Transportation Public Facility comprised of a 28,696 square-foot bus maintenance and a compressed natural gas fueling facility, as shown on map stamped dated November 24, 2014, and subject to the following conditions. The intended use is consistent with LAMC Section 14.00 (Public Benefit Projects), and it is requested for approval to the City Planning Commission which may impose additional variations and /or restrictions to the proposed use. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

Note: on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain a record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for the purposes of having a building permit issued.

BUREAU OF ENGINEERING

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

1. That Hewitt Street be downgraded to Local Street Classification prior to recordation of the final map.
2. That the Department of Transportation in a letter to Advisory Agency state that they have no objection to the merger of Hewitt Street between Commercial and Ducommun Street.
3. That in the event a no objection letter has been received from the Department of Transportation, then Hewitt Street between Commercial and Ducommun Streets be permitted to be merged with the remainder of the subdivision 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 street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

Note: Advisory Agency hereby finds that the dedications to be merged are unnecessary for the present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.
4. That any surcharge fee in connection with Hewitt Street merger be paid.
5. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Commercial Street, Ducommun Street, and Garey Street adjoining the subdivision by repairing and replacing any bad order curb, gutter, sidewalk and roadway pavement and close the Hewitt Street intersections at Commercial Street and Ducommun Street.
 - b. Construct the necessary house connections to serve the subdivision and evaluate the efficiency of the existing house connections.
6. **STREET IMPROVEMENT CONDITION:** Construct new street lights: five (5) on Commercial Street, and two (2) on Garey Street. If street widening per BOE improvement conditions, relocate and upgrade street lights; four (4) on Ducommun Street.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 201 N. Figueroa Street, 3rd Floor, Counter 24.

7. That prior to the issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated February 28, 2015, Log No.86470-01 and attached to the case file for Parcel Map AA-2014-2769-PMLA.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

8. 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 CPC case CPC-2014-2768-GPA-PUB. Show compliance with all the conditions/requirements of the CPC case as applicable.
 - b. Provide a copy of affidavits AFF-38795. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - c. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.
 - d. Obtain permit for the demolition or removal of the existing structure on the site if the existing building and/or parking spaces project beyond the new property line after the required street dedication is taken. Provide copy of the demolition permit and signed inspection card to show completion of the demolition work prior to obtaining the Zoning clearance.

Notes:

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

appointment is required for the issuance of a clearance letter from the Department of Building and Safety.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

9. 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. In addition, the following items shall be satisfied:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or to the satisfaction of the Department of Transportation.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.
 - d. That a fee in the amount of \$197 be paid for the Department of Transportation as required per Ordinance no. 180542 and LAMC Section 19.15 prior to recordation of the final map. *Note: the applicant may be required to comply with any other applicable fees per this new ordinance.*

FIRE DEPARTMENT

Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

10. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
 - a. Sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code Section 57.09.07.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

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.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

Plans showing areas to be posed and/or painted "FIRE LANE NO> PARKING" shall b submitted and approved by the Fire Department prior to building permit application sign-off.

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

Private Streets and entry gates shall be built to City standards to the satisfaction of the City Engineer and the Fire Department.

Electric gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

BUREAU OF STREET LIGHTING-SPECIFIC CONDITIONS

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

11. 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 of annexation of the property within the boundary of the development into a Street Lighting maintenance Assessment District.

IMPROVEMENT CONDITION: Construct new street lights: five (5) on Commercial Street, and two (2) on Garey Street. If street widening per BOE improvement conditions, relocate and upgrade street lights; four (4) on Ducommun Street.

NOTES: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection. Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition(s) above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.

DEPARTMENT OF CITY PLANNING- SITE SPECIFIC CONDITIONS

Approvals conducted at 200 North Spring Street, Room 750, unless otherwise indicated.

12. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Use. Limit the proposed development to a 28,696 square-foot bus maintenance and compressed natural gas fueling facility, including the following:
 - Two-story 21,867 square foot maintenance and operations building.
 - One-story 6,829 square-foot service building.
 - Two-story parking structure with approximately 100 parking spaces.
 - A compressed natural gas (CNG) fueling facility and surface parking for 70 DASH buses.
 - b. Parking. A total of 100 automobile parking spaces located within a two-story parking structure and 70-DASH bus parking spaces to be located on a surface parking lot. All exterior parking area lighting shall be shielded and directed onto the site.
 - c. Landscape Plans. That a landscape plan prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit.

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- ii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

OR

Landscape requirements shall be met pursuant to LAMC Sections 14.A.3 and as determined by the City Planning Commission under CPC-20142768-GPA-PUB.

- d. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - e. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
 - f. **Indemnification.** Upon the effective date of this conditional approval, 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.
13. That prior to the issuance of the building perrnit or the recordation of the final map, a copy of the CPC-2014-2768-GPA-PUB determination shall be submitted to the satisfaction of the Advisory Agency. In the event that case is not approved, the Subdivider shall submit a parcel map modification.
 14. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by **Condition No. 15a** of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post construction/maintenance) to ensure continued implementation of the above mentioned mitigation items. (This covenant may be recorded concurrently with Condition No. 15.)
 15. Prior to recordation of the final map, a Covenant and Agreement be recorded satisfactory to the Advisory Agency, binding the subdivider and all successors to all the environmental mitigation measures stated in the related to Mitigated Negative Declaration (W.O. E1904503)

- a. Archaeological resources may be present onsite. The Zanja Madre is an early water conveyance system dating back to the founding of the City of Los Angeles in 1781 which, if present beneath the asphalt pavement on the project site, is a significant cultural resource. In order to assess the presence of the Zanja Madre and other cultural resources, the project site needs to be free of construction materials which are currently onsite. The property is currently owned by the MTA and those materials include large steel girders and materials that are not readily movable. The presence of those materials onsite would preclude any meaningful assessment of the underlying resources, if conducted at this time. After MT A has removed such materials from the property and before any new construction begins, mechanical trenching by an archaeologist will take place prior to the start of construction. If significant cultural resources are encountered, the City will prepare a treatment plan prior to any earth moving activities onsite. This plan may include avoidance, recordation, excavation, or other professionally accepted methods of mitigating the effect on the resource. The City Engineer will have approval authority of the plan.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

The Bureau of Public Works was the lead agency for the proposed Department of Transportation Bus Maintenance and Inspection Facility. On September 20, 2006, the City Council adopted and approved the subject Mitigated Negative Declaration (MND). Following adoption by City Council, changes were made to the project description which resulted in the reevaluation of the MND by the Public Works Agency's Environmental Management Group. In a memo dated October 27, 2011, the lead agency determined that the MND was adequate for the proposed project, as there was no substantial changes to the project that would require additional environmental review.

On July 30, 2014 the Department of City Planning received correspondence from the Applicant's representative requesting a reconsideration of the subject MND due to a revised project description. The original environmental assessment considered the following entitlements requests: Street Vacation, Zone Change and Variance. The reconsidered MND evaluated revised entitlement requests including; Merger and Resubdivision, General Plan Amendment and Public Benefit Project process, including Alternative Compliance procedures for Public Benefit projects. On January 29, 2015 the Department of City Planning issued a reconsideration of the subject MND in the affirmative.

The applicant's request for reconsideration of project MND was in conjunction with the filing of the Parcel Map Case AA-2014-2769-PMLA, seeking approval for the merger of 25 lots and a portion of Hewitt Street and for case number CPC-2014-2768-GPA-PUB which includes a request for a General Plan Amendment to re-designate Hewitt Street between Commercial and Ducommun Streets from Collector Street to Local Street and for approval of a Public Benefit Project.

Potential noise impact derived from buses circulating around the perimeter for the facility would be less than significant in that DASH buses would normally roll out in the early morning hours, prior to morning peak traffic and the evening after evening peak hours thereby reducing significantly potential noise impacts in the area. The Commuter Express buses will not be housed at this facility, however they will layover mid-day and not during peak hours. Additionally, nearly all on site personnel would work a very early shift arriving before morning peak and leaving before afternoon peak traffic. Personnel would rotate in three shifts, early morning and swing shifts and nights, further minimizing any potential noise and circulation impacts.

Potential air quality impacts may derive from buses, however such impacts would be less than significant in that Commuter Express buses and DASH buses run with CNG Compressed Natural Gas. CNG is a natural gas which remains clear and odorless and non-corrosive, and is a cleaner burning fuel than gasoline and diesel fuel.

Pursuant to Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, the Department of City Planning in a memo dated January 29, 2015 has determined that the previously issued MND (W.O. E1904503) dated March 9, 2006 and Addenda dated October 27, 2011 addresses all potential environmental impacts of the revised project entitlement request, and therefore no new impacts are identified as a result of the project entitlement revision. Therefore, no additional mitigation measures are required. Consequently, no further environmental documentation is required for the proposed project.

The Deputy Advisory Agency has reviewed the MND, and subsequent addendum (WO-E-E1904503-REC2) and has determined that addendum to project MND adequately serves as the environmental clearance for the proposed project.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2014-2769-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 *et seq.*) or Article 7, Section 17.50 of the Los Angeles Municipal Code (LAMC) as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Adopted Central City Community Plan designates the subject property for Commercial Industrial land uses, with corresponding zones of CM-1, and P. The proposed three (3) acre site will be zoned CM-1-RIO. The project site is generally bounded by the 101 Freeway to the north, Alameda Street to the west, Garey Street on the east and Ducommon Street to the south. Properties in the vicinity are zoned CM-1-RIO, PF-1XL-RIO, M3-1-RIO and OS-1XL-RIO with land use designations of Commercial Industrial, Public Facilities, Heavy Industrial, and Open Space respectively. These properties are developed with public facilities and industrial uses including warehouses, distribution and storage, a strip club, an 8-story private parking structure, and an existing LADOT 1-story maintenance facility. The site located immediately across the street just south of the subject site, and fronting Ducommon Street is developed with a large Department of Water and Power Facility. The Gold line Metro Station right-of-way is located within less than 100 feet of the subject site.

The project site is located within the River Improvement Overlay District (RIOD) which requires an Administrative Clearance. The RIOD addresses development standards such as lighting, screening and landscaping. The proposed parcel map is not in conflict with the RIOD in that the proposed use is not a prohibited use, as uses are not regulated by the RIOD. The project's proposed exterior site lighting, landscaping, and screening and fencing will be reviewed for compliance as part of case number CPC-2014-2768-GPA-PUB.

The subject site is located within the Arts District which is a Business Improvement District (BID) intended to improve and convey special benefits to properties located within the BID. The objectives of the BID are to implement clean and safe programs through fiscal strategies. The proposed use is not in conflict with the Arts Districts (BID) Program. Furthermore, the Business Improvement District does not regulate land uses or circulation changes.

The Central City Community Plan encourages the preservation of industrial land as well as the aggregation of smaller and older sites to facilitate revitalization or reuse of older industrial properties for industrial uses. The proposed project is utilizing a Federal grant in order to develop the subject site for an LADOT Public Facility. The merging of 25 non-contiguous lots and portion of Hewitt Street is consistent with the language of the Community Plan, as the merger would result in one large site that would facilitate the use of land for a Public Benefits Project pursuant to LAMC 14A3 in an area predominately developed and zoned for manufacturing and public facilities uses.

Furthermore, Section 14.00 of the Los Angeles Municipal Code states that certain uses proposed as part of a Public Benefit Project may be permitted in any zone, and such uses are subject to performance standards or alternative compliance measures approval.

The Central City North Community Plan designates Hewitt Street as a Collector Street and the request to re-designate Hewitt Street from Collector to Local Street through a General Plan Amendment will be considered by the City Planning Commission and City Council. On January 24, 2014, in a City Council Motion regarding the subject matter, the Council found that the circulation improvements associated with the construction of the Metro Gold Line Eastside Extension, including relocation of the freeway off-ramp and the closure of Ducommon Street at Alameda Street, eliminate the importance and use of Hewitt Street. The downgrade of Hewitt Street is required to allow for the merger of Hewitt Street into the

proposed project site. The merger of Hewitt Street will conform to the site's zoning and land use designation. The proposed use will conform to the CM-1-RIO pursuant to Public Benefit provisions under Section 14A3 of the LAMC, which stipulates that government enterprises are allowed irrespective of zoning pursuant to compliance with performance standards or approved alternative compliance measures. Therefore, upon affirmative action of the City Planning Commission, the proposed merger of the Hewitt Street will be consistent with the General Plan. Furthermore, the Department of Transportation is required to transmit a letter to the Bureau of Engineering certifying that DOT has no objection to the merger of Hewitt Street between Commercial and Ducommun Streets.

As conditioned the proposed parcel map is consistent with the intent and purposes of the General Plan.

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

The proposed merger of 25 lots and Hewitt Street, between Commercial and Ducommun Streets will result in one parcel which lot size that would be consistent with the surrounding lot sizes designated for industrial and public facility uses.

Ducommun, Garey, and Commercial Streets are designated as Collector Streets under the Central City North Community Plan. Collector streets in industrial areas require a 64 foot roadway. On February 25, 2014, the City Council Transportation Committee adopted Council Motion No. 14-0106 directing the Department of Public Works to impose no setback, street dedications, widening or landscaping requirements on Commercial Garey or Ducommun Streets, in order to meet the needs and requirements of the planned bus maintenance and CNG fueling facility (a proposed Public Benefit Project). The memo issued by BOE, dated January 9, 2015, did not list any street dedications or widening requirements. Per City Council motion and per the Bureau of Engineering recommendation report, the proposed project would be required to improve Commercial Street, Ducommun Street, and Garey Streets by repairing curb gutter, sidewalk and roadway pavement. BOE also requires that necessary house connections serving the subdivision be constructed.

Therefore, as conditioned, the new design and improvement of the proposed subdivision are consistent with the intent and purpose of the General Plan. The Advisory Agency, has determined that the subject merger of Hewitt Street is adequate, subject to receiving a letter for the Department of Transportation, stating that DOT has no objection to the merger of Hewitt Street between Commercial and Ducommun Streets.

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The site is one of several underimproved properties in the vicinity. The project is providing a development that is consistent with the industrial and government uses in this general area of the Central City North Community Plan. The site is level and is not located in a slope stability study area, high erosion hazard area, or fault rupture study zone.

The Bureau of Sanitation determined that the sewer and storm drain lines serving subject parcel, does not pose any potential problems to BOS structures or cause any maintenance problems to such structures. The Bureau of Engineering, in the memo dated January 9, 2015, stated that sanitary sewers are available in both Commercial and Ducommun Streets adjoining the subdivision with existing house connection sewers. Therefore, as conditioned that site is physically suitable for the proposed subdivision.

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT

Project is not proposing any residential uses. The proposed 130,060 square-foot area for the proposed parcel map is of sufficient size for a 1 lot subdivision to allow for the 1 and 2 story structures for a bus maintenance and fueling facility.

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

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. The project site, as well as the surrounding area is presently developed with industrial and public facilities structures and does not provide a natural habitat for either fish or wildlife.

In light of the above, the project qualifies for the De Minimis Exemption for Fish and Game fees (AB3158)

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

There are no apparent health problems that might be caused by the design or construction of the proposed project. The Bureau of Engineering has reported than existing sanitary sewer is available under Ducommon Street and Commercial Street adjoining the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. The proposed project includes a bus storage and maintenance and refueling facility for Commuter Express buses, and for DASH buses, which run with CNG Compressed Natural Gas. CNG is a natural gas which remains clear and odorless, and non-corrosive, and is a cleaner burning fuel, than gasoline and diesel fuel.

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. However, needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

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

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

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding cable television franchise holder for this area, or by calling (213)978-0856.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the City Planning Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

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

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

There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

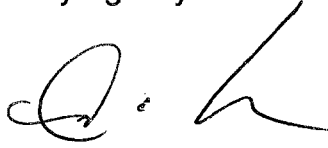
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person.

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

If you have any questions, please call Parcel Maps staff at (213) 978-1364.

Michael J. LoGrande
Advisory Agency



JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

MJL:JCR:GG

cc:

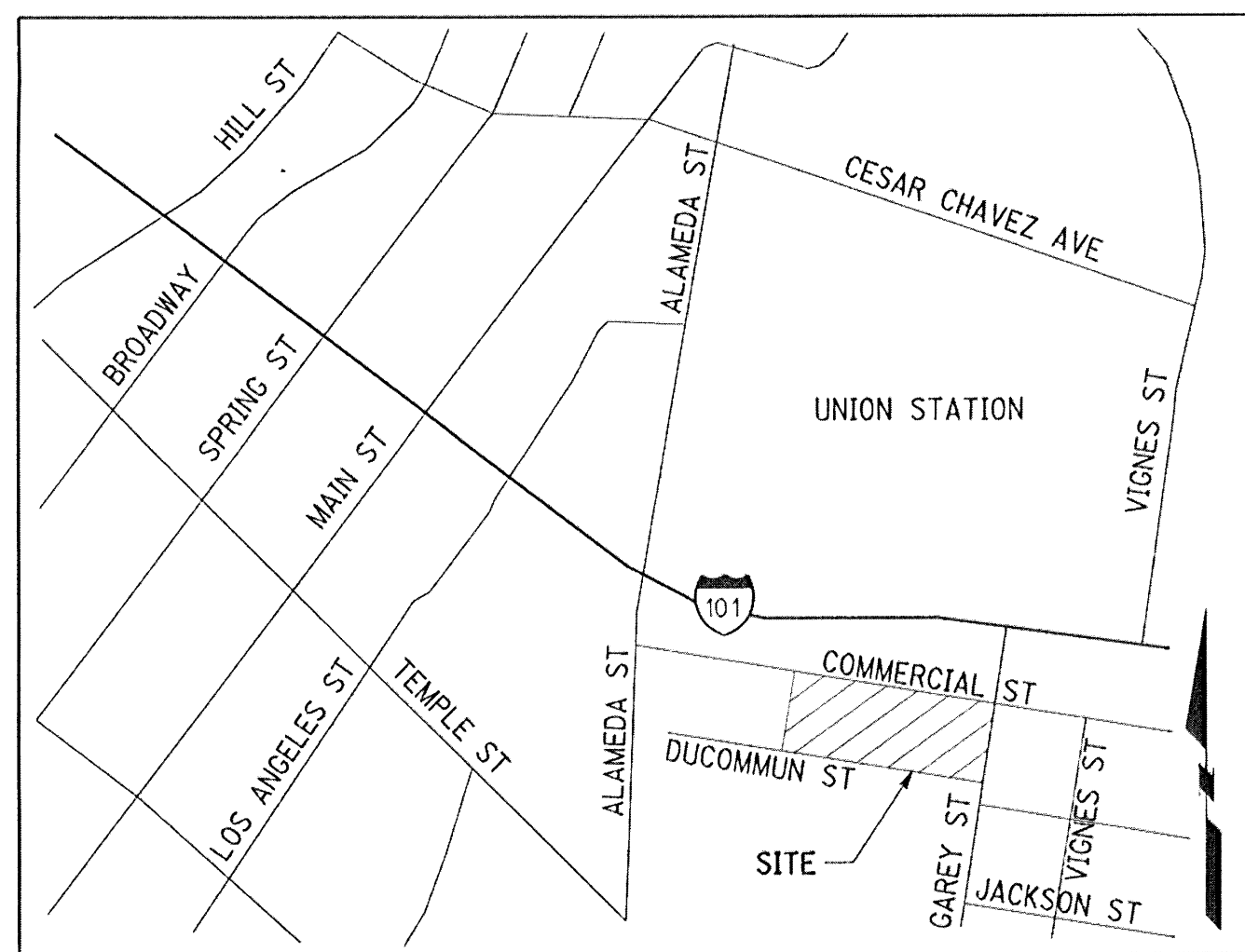
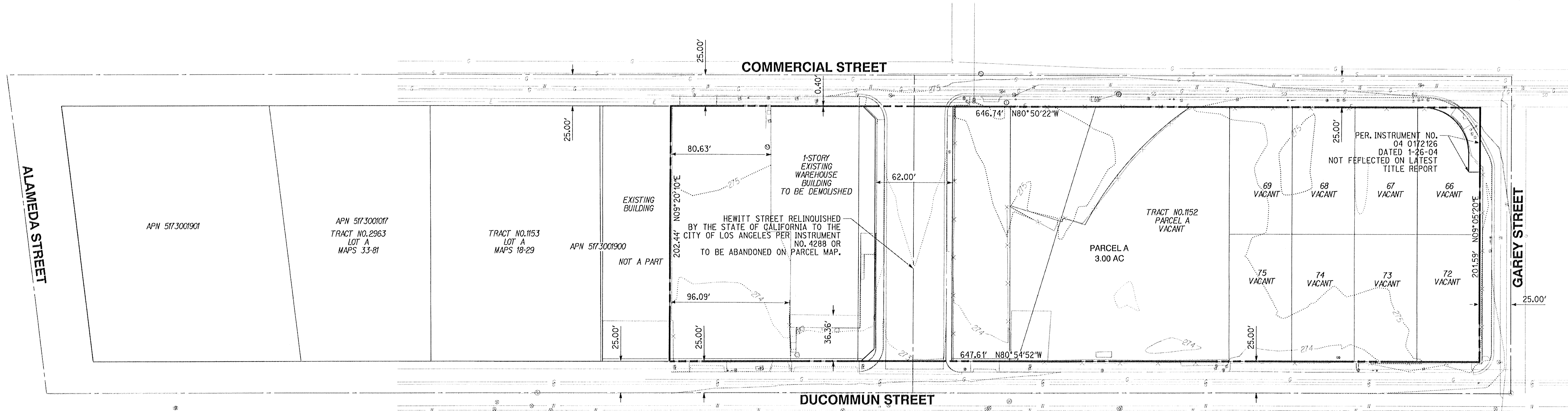
Bureau of Engineering - 4
Community Planning Bureau
Planning Office & 1 Map
D.M. 130-5A215
Bureau of Street Lighting
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

PRELIMINARY PARCEL MAP NO. AA-2014-2769-PMLA

IN THE CITY OF LOS ANGELES



VICINITY MAP
N.T.S.

GENERAL NOTES

- EXISTING ZONING: CM-1
- PROPOSED ZONING: CM-1
- EXISTING LAND USE: COMMERCIAL MANUFACTURING
- EXISTING SURROUNDING LAND USE: COMMERCIAL MANUFACTURING AND PUBLIC FACILITIES
- PROPOSED LAND USE: COMMERCIAL MANUFACTURING
- PROJECT ACREAGE: 3.00 AC GROSS
- THOMAS BROS. MAP: 2005 LOS ANGELES COUNTY PAGE 634-H3
- UTILITY PURVEYORS: WATER: CITY OF LA DEPARTMENT OF WATER AND POWER, WATER SYSTEMS
SEWER: CITY OF LA DEPARTMENT OF WATER AND POWER, WASTE WATER SYSTEMS
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER, WASTE POWER SYSTEMS
TELEPHONE: N/A
CABLE TV: TIME WARNER
FLOOD CONTROL: LOS ANGELES COUNTY FLOOD CONTROL DEPARTMENT
- SCHOOL DISTRICT: LAUSD DISTRICT 4
- THIS PROJECT IS SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS
- THIS PROJECT IS NOT WITHIN A SPECIAL STUDY ZONE.
- TOPOGRAPHY MAPPING PREPARED BY FIELD SURVEY DATE 3/27/12. (ONE FOOT INTERVAL CONTOURS)
- TOTAL LOTS: 1
- THIS PROJECT IS NOT IN A FEMA FLOOD ZONE.
- THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
- THIS PROJECT CONTAINS NO KNOWN CONTAMINANTS.
- THERE ARE NO PROTECTED TREES ONSITE.
- SUBJECT PROPERTY IS IN A METHANE ZONE.
- THE FACILITY ACCOMMODATES 100-AUTOMOBILE AND 70-BUS PARKING SPACES.

LEGEND

- EXISTING PERIMETER FENCE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING TELEPHONE VAULT
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING FIRE SERVICE MAIN
- EXISTING STORM DRAIN
- EXISTING CONCRETE
- EXISTING PCC CURB
- EXISTING PCC CURB AND GUTTER
- EXISTING STREET LIGHT
- EXISTING UTILITY VAULT

APPLICANT/OWNER

CITY OF LOS ANGELES
C/O DAVID L. ROBERTS
GENERAL SERVICES DIVISION
111 EAST 1ST STREET, RM 201
LOS ANGELES, CA 90012
(213) 922-8546

ENGINEER

RICK ENGINEERING COMPANY
1770 IOWA AVE., SUITE 100
RIVERSIDE, CA 92507
(951) 782-0707
CONTACT: MARTEN ANDERSON

SITE ADDRESS

454-518 EAST COMMERCIAL STREET
LOS ANGELES, CALIFORNIA

ENGINEER/CONTACT PERSON

THIS MAP WAS PREPARED UNDER THE DIRECTION OF MARTEN L. ANDERSON,
A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

MARTEN ANDERSON
RCE. 51313, EXPIRES 6-30-14

DATE

LAND SURVEYOR

THE BOUNDARY DEPICTED HERE ON WAS PREPARED UNDER THE DIRECTION OF
WILLIAM ROHAL, A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA.

WILLIAM ROHAL
PLS. 8805, EXPIRES 12-31-14

DATE

THIS MAP HAS BEEN FOUND TO BE SUFFICIENT FOR
ISSUANCE OF CITY PLANNING DEPARTMENT RECEIPT

CASE NO.-2014-2769-PMLA

DATE:

DATE PREPARED: MAY 14, 2014

PRELIMINARY PARCEL MAP NO.

AA-2014-2769-PMLA

IN THE CITY OF LOS ANGELES, CALIFORNIA
1 OF 2

AA 2014 2769

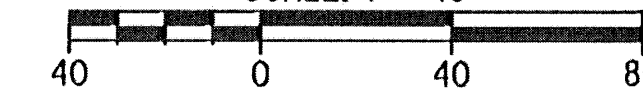


1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723
rickengineering.com

REVISED
MAP

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 TENTATIVE MAP
NOV 24 2014
 REVISED MAP FINAL MAP UNIT
 TIME EXTENSION
DEPARTMENT AGENCY
FILING FEE: _____ DIVISION OF LAND

SCALE: 1" = 40'



DATE	BY	REVISIONS