

APPROVED

APR 19 2017

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-104

DATE April 19, 2017

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EXPOSITION PARK – ~~CONCEPTUAL~~ APPROVAL OF PROPOSED LUCAS MUSEUM OF NARRATIVE ART, CONCURRENCE WITH THE CONDITIONS OF VESTING TENTATIVE TRACT MAP NO. 74715, GRANT AUTHORITY TO THE GENERAL MANAGER OR HIS DESIGNEE TO EXECUTE THE DEPARTMENT OF CITY PLANNING APPLICATION

AP Diaz

V. Israel

for R. Barajas

CSD

N. Williams

H. Fujita



General Manager

Approved _____

Disapproved _____

Withdrawn _____

As Amended _____

RECOMMENDATIONS

1. Authorize Department of Recreation and Parks' (RAP) General Manager or Designee to execute the Department of City Planning Application, herein included as Exhibit A, subject to City Planning issuing a letter of clarification to the Determination Letters for Vesting Tentative Tract Map No. 74715, and that the staff report to the City Planning Commission for Case No. CPC-2016-4121-GPA-SP-SPP shall include certain conditions of approval as described in the Summary of this Report; and,
2. Direct RAP staff to work with the 6th District Agricultural Association/Exposition Park (6th District) staff to:
 - A. Amend the terms and conditions of the Ground Lease – Athletic Field between the 6th District and the City that are affected by the proposed Lucas Museum;
 - B. Draft a Lease Agreement to allow the use of park property located on Leighton Street and identified with Los Angeles County Assessor's Parcel Nos. 5307-027-101 and 102 (see Figure 1) for the proposed Lucas Museum;
 - C. Come to an agreement on the transfer of ownership of the park property to the State and the transfer to the City of the replacement property in accordance with the City Charter; and,
 - D. Present the Amended Ground Lease – Athletic Field Agreement, the Lease Agreement with State for the Leighton Street parcels, and the proposed transfer of ownership of park property to the State, to the Board for final approval.

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SUMMARY

In January 2017, filmmaker George Lucas announced that he selected Los Angeles as the location to build the Lucas Museum of Narrative Art (Museum). Mr. Lucas, as stated in several news outlets, has said that he will fund the entire project at a cost of approximately \$1 billion. This estimate includes building costs, his art and an endowment of at least \$400 million. The Museum would be located within the western portion of Exposition Park, which is bounded by Exposition Boulevard to the north, Figueroa Street to the east, Martin Luther King Jr. Boulevard to the south, and Vermont Avenue to the west (see Figure 1).

The Museum is intended to be a one-of-a-kind gathering place to experience art collections, films, and exhibitions dedicated to visual storytelling and the evolution of art and moving images in a setting focused on narrative painting, illustration, photography, film, animation and digital art. It would present original work by world renowned and emerging artists, cutting-edge digital technologies, and daily film screenings in state-of-the-art theaters, as well as educational opportunities for students of all ages. Special tours, talks, workshops and screenings would be tailored to serve the curriculum of students from elementary school to college age.

Collection and education programming would include collection presentations, temporary exhibitions, daily film screenings, film premieres, public lectures, hands-on workshops, school tours and programs, classes for all ages, and campus-wide festivals.

The Museum would also include numerous amenities such as a sit-down restaurant, state-of-the-art cinematic theaters, museum store, casual café, lecture halls of various sizes, digital classrooms, video conferencing for guest lectures and workshops, a drop-in library, several spaces available for event rental, and production quality editing classrooms (see Figures 2-5).

The Museum building would comprise approximately 299,717 square feet of floor area. It would include five levels above grade rising to a maximum height of 115 feet. A two-level parking structure, referred to as the Museum Parking Garage, would be located beneath the Museum. A separate three-level subterranean parking structure, referred to as the Replacement Garage, would be located to the south of the museum. In total, approximately 2,425 parking spaces would be provided to serve both the Museum and replace existing surface parking (see Exhibit B).

Department of City Planning Application

In February 2017, a Department of City Planning (City Planning) Application related to the proposed Museum project was submitted to City Planning. Recently, it was realized that two parcels within the project area, Lots 101 and 102 on Leighton Street, were City-owned lots under the jurisdiction of RAP (see Figure 1). Previously, it had been assumed that all the parcels within the project area were State-owned. The City Planning process requires that all land owners be a signatory on the application; therefore, RAP is being requested to sign the City Planning Application.

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Through a Determination Letter dated April 11, 2017 and a follow-up letter dated April 12, 2017, City Planning provided the tract conditions listed in the Vesting Tentative Tract Map No. 74715 (see Exhibit C). RAP staff has reviewed the tract conditions and has identified two issues related to the two City/RAP-owned parcels on Leighton Street that need to be addressed.

First, the two parcels are currently subject to the Ground Lease – Athletic Field Agreement (Agreement) between the State and the City. This Agreement was approved by the Board and executed in 2016. The Agreement allows RAP to use three acres of State property located across the street from RAP's EXPO Center for soccer fields. In exchange, RAP, in addition to an annual rent of approximately Ninety Thousand Dollars (\$90,000), provides up to 325 parking spaces to the State for special events at the Coliseum. Thirty-three (33) of these parking spaces are located on the Leighton Street lots. These 33 parking spaces would no longer be available as the concept plan for the Museum proposes to convert the surface area of the parcels to an open landscaped area.

Second, the requirement to transfer ownership of the subject parcels to State was included as a Planning Department condition. Since RAP is the owner, only the Board of Recreation and Park Commissioners (Board), and ultimately the City Council, have authority to transfer the parcels to the State and therefore this condition should be under the Recreation and Parks section.

It is RAP staff's opinion that these issues could be mitigated by City Planning issuing a letter of clarification to the Decision Letters previously issued and adding conditions of approval to the staff report to the City Planning Commission. In the interest of keeping this project moving forward, RAP staff is recommending that the Board grant the General Manager or Designee authority to sign the City Planning Application subject to:

1. City Planning issuing a letter of clarification to the Determination Letters for Vesting Tentative Tract Map No. 74715 that includes the following:
 - a. Add the condition to the Recreation and Parks section that RAP shall modify the Ground Lease – Athletic Field Agreement with the State to release RAP owned parcels (Lot 101 and 102) from the Agreement.
 - b. Move condition 32-c that refers to the transfer of Lots 101 and 102 to the State from the Planning section to the Recreation and Parks section.
2. The staff report to the City Planning Commission for Case No. CPC-2016-4121-GPA-SP-SPP include the following conditions of approval:
 - a. That RAP shall modify the Ground Lease – Athletic Field Agreement with the State to release RAP owned parcels (Lot 101 and 102) from the Agreement.
 - b. That RAP shall transfer Lots 101 and 102 to the State.

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Next Steps

As stated above, RAP will have to re-negotiate the terms and conditions of the Ground Lease – Athletic Field Agreement with the State as the Lucas Museum will occupy City-owned parcels on Leighton Street and portions of State property that are currently leased to the City for the soccer fields. Also, the City-owned parcels on Leighton Street are intended to be merged with the State-owned parcels under a single tract map. Therefore, RAP will have to begin discussions with the State on the transfer ownership of these parcels to the State and the replacement of these parcels that must be of similar size or larger in accordance with the City Charter.

Additionally, RAP may have to enter into a Lease Agreement with the State for their use of the City-owned parcels on Leighton Street in the event that the exchange of properties take longer than expected.

The amended Ground Lease – Athletic Field Agreement, the Lease Agreement, and the land exchange with the State shall be presented to the Board for final approval.

ENVIRONMENTAL IMPACT STATEMENT

RAP staff has determined that the conceptual approval of the proposed project for the purpose of authorizing the City Department of Planning Application is an administrative action that will not in and of itself result in direct or indirect physical changes to the environment. Therefore, this action is not considered a project subject to the California Environmental Quality Act (CEQA) pursuant the Section 15378 of the State CEQA Guidelines. However, with the approval of the final Tract Map based on the Application, the proposed project will also approve a CEQA determination that will include specific action required by the Board as conditions of the approved Tract Map. At the time the Board takes these required actions, it will make its own CEQA determination as it pertains to park property.

FISCAL IMPACT STATEMENT

There are no anticipated Fiscal Impacts to RAP's General Fund should the Board authorize the General Manager or Designee to execute the City Planning Application.

This Report was prepared by Cid Macaraeg, Sr. Management Analyst II in Real Estate and Asset Management, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Exhibit A - Department of City Planning Application
- 2) Exhibit B - Lucas Museum of Narrative Art at Exposition Park
- 3) Exhibit C - Tract Determination Letters
- 4) Figure 1 – Aerial Photograph of Modified Project Site
- 5) Figure 1a – Aerial Photograph of Property ownership

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- 5) Figure 1a – Aerial Photograph of Property ownership
- 6) Figure 2 – Conceptual Site Plan
- 7) Figure 3 – Conceptual Rendering
- 8) Figure 4 – Conceptual Rendering View from Exposition Park
- 9) Figure 5 – Conceptual Landscape Plan



APPLICATIONS

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____
 Env. Case Number _____
 Application Type _____
 Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)
 Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
 All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address¹ 3800 S. Vermont Avenue (See Exhibit A for all addresses) Unit/Space Number _____
 Legal Description² (Lot, Block, Tract) See Exhibit A
 Assessor Parcel Number See Exhibit A Total Lot Area 688,396

2. PROJECT DESCRIPTION

Present Use Surface parking lots, soccer field
 Proposed Use Museum and ancillary uses, parking structure
 Project Name (if applicable) Lucas Museum of Narrative Art
 Describe in detail the characteristics, scope and/or operation of the proposed project Construction of a five-story, 100 feet in height museum with 299,717 square feet of floor area, and 2,202 subterranean parking spaces. The museum includes a cafe and restaurant, theatres, office space, lecture halls, library, classrooms, and exhibition areas.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

<input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)	<input type="checkbox"/> Site is located within 500 feet of a freeway or railroad
<input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)	<input checked="" type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park)
<input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)	<input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree
- New construction: 299,717 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 0 = Total 0
 Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Mixed Use Projects, Amount of Non-Residential Floor Area: 299,717 square feet

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section 11.5.7.G Section from which relief is requested (if any): _____

Request: Specific Plan Amendment to the Coliseum District Specific Plan.

Authorizing section 11.5.7.C Section from which relief is requested (if any): _____

Request: Project Permit Compliance Review for project compliance with the Coliseum District Specific Plan.

Authorizing section 17.15 Section from which relief is requested (if any): _____

Request: Vesting Tentative Tract Map for the merger and resubdivision of the project site with 2 ground lots and 5 airspace lots. Includes vacation and merger of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot public right-of-way strip.

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) ENV-2015-2497-EIR, CPC-2015-3477-SP-SN

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

- Condition compliance review
- Clarification of Q (Qualified) classification
- Modification of conditions
- Clarification of D (Development Limitations) classification
- Revision of approved plans
- Amendment to T (Tentative) classification
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

Applicant concurrently filed Vesting Tentative Tract Map 74715 for the merger and resubdivision of the site with 2 ground lots and 5 airspace lots and to vacate a portion of 39th Street and a 20 foot public right of way in conjunction with the proposed development of a museum and associated parking.

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

- Development Services Case Management Number _____
- Building and Safety Plan Check Number _____
- Bureau of Engineering Planning Referral (PCRF) _____
- Bureau of Engineering Hillside Referral _____
- Housing and Community Investment Department Application Number _____
- Bureau of Engineering Revocable Permit Number _____
- Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Angelo Avila Garcia
Company/Firm Lucas Museum of Narrative Art
Address: One Letterman Drive, Suite A3700 Unit/Space Number _____
City San Francisco State CA Zip Code: 94129
Telephone (415) 746-5236 E-mail: angelo.garcia@skywalkerranch.com
 Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant
Name (if different from applicant) Sixth Agricultural District Association
Address 700 Exposition Park Drive Unit/Space Number _____
City Los Angeles State CA Zip Code: 90037
Telephone (213) 744-7659 E-mail: ana.lasso@expositionpark.ca.gov

Agent/Representative name Laurie Stone
Company/Firm University of Southern California
Address: 3335 South Figueroa Street Unit/Space Number G
City Los Angeles State CA Zip: 90007
Telephone (213) 821-3070 E-mail: laurie.stone@usc.edu

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

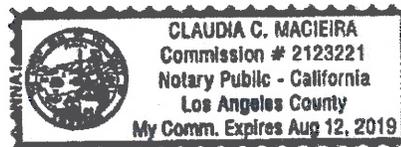
On 2-22-2017 before me, Claudia C. Macieira, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Ana M. Lasso, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature] (Seal)
Signature



APPLICANT

10. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

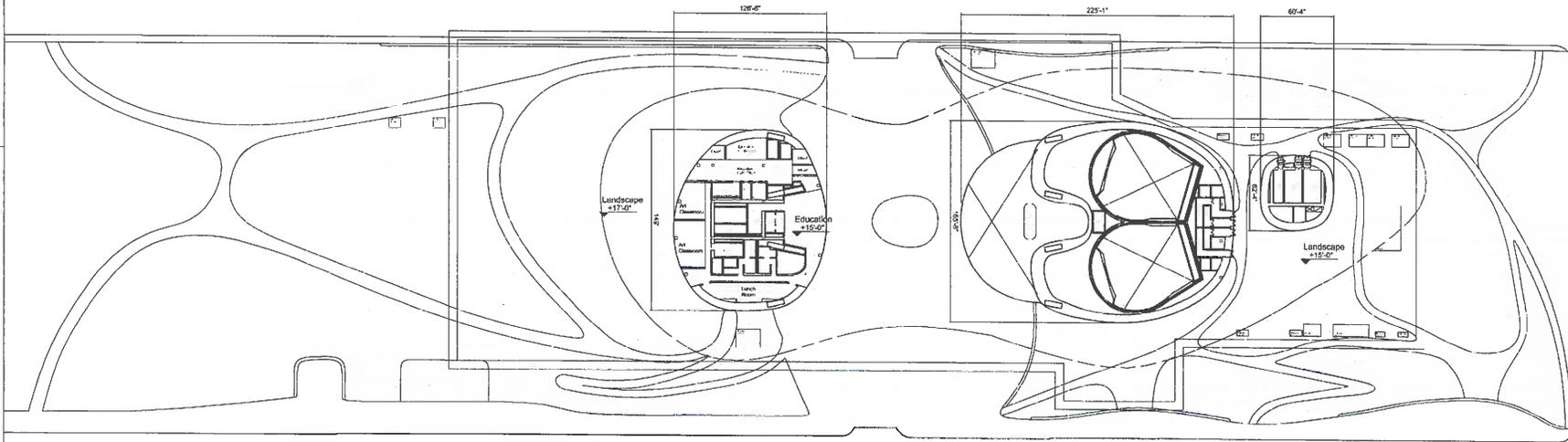
- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- G. I understand that if this application is denied, there is no refund of fees paid.
- H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

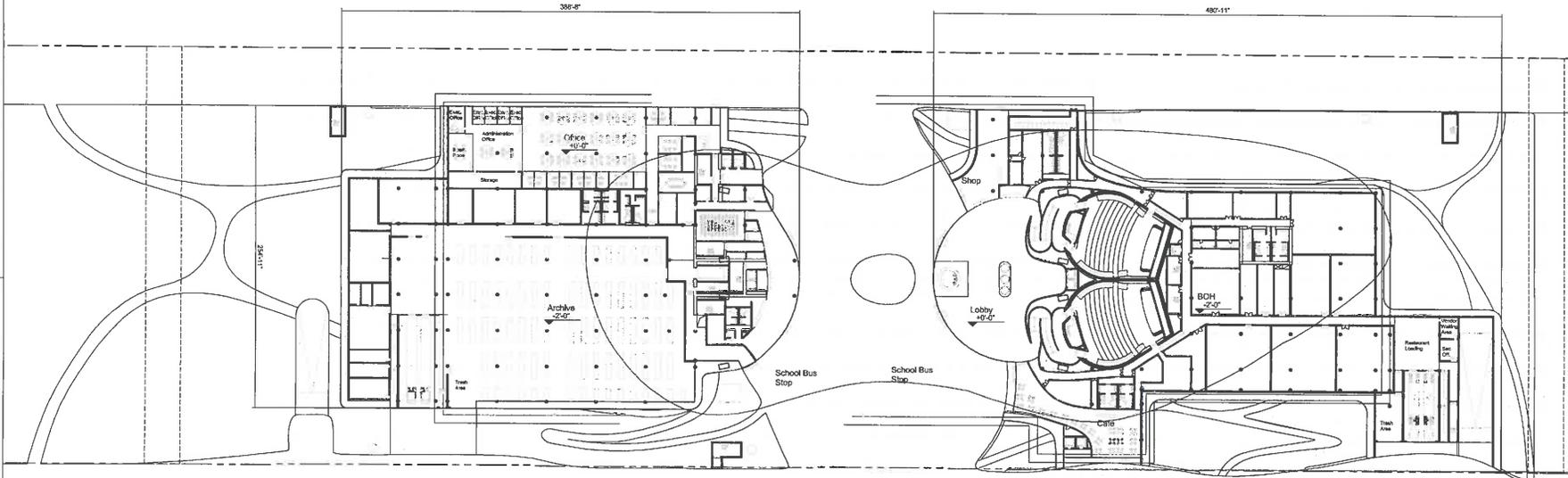
Signature: _____

Date: 2/16/2017

Print Name: Angela Avula Garcia



2 LEVEL 2 FLOOR PLAN
1:32 = 1/8"



1 LEVEL 1 FLOOR PLAN
1:32 = 1/8"



North Arrow to
U.N. North

REV	DESCRIPTION	DATE
1	ISSUED	11/11/10

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Not for permit, pricing or other official purposes.
The document has not been completed or checked
and is for general information or comment only.
Key Plans:

LUCAS MUSEUM OF
NARRATIVE ART
Foothill Park
Los Angeles, California

MUSEUM FLOOR PLANS

Project No.
222/01502
Drawing No.



STANTEC Architecture
1700 California Street, Suite 1700
San Francisco, CA
415-802-4500

mad
DESIGN ARCHITECT
1000 LINDEN BLVD
ANN ARBOR, MI 48106
TEL: 734-769-0000

Client: American M

L.S. Number

DATE	DESCRIPTION	BY	CHKD

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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This document has not been completed or checked
and is for general information or comment only.

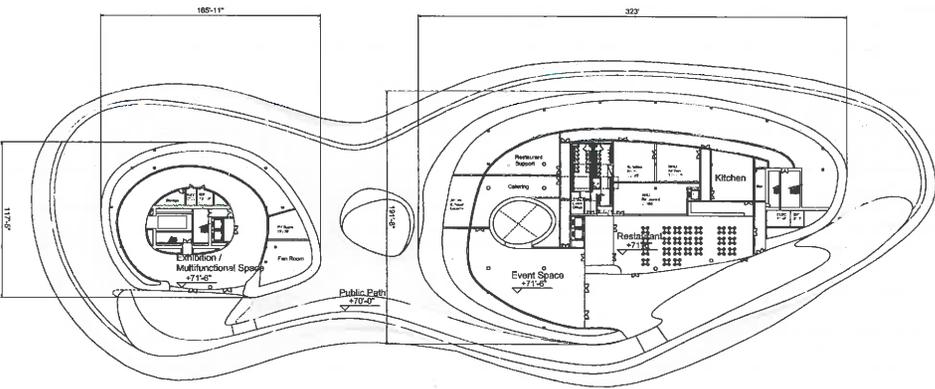
Key Plans:

LUCAS MUSEUM OF
NARRATIVE ART
Exposition Park
Los Angeles, California

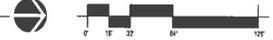
MUSEUM FLOOR PLANS

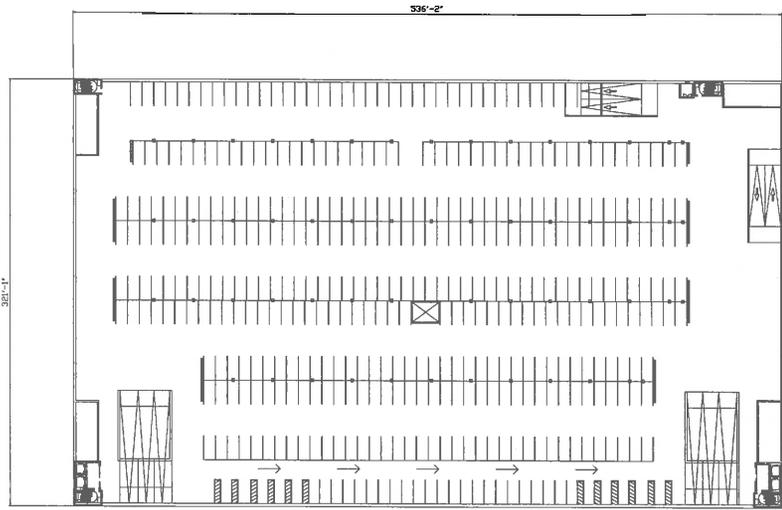
Project No. 227701502
Scale
Drawing No.

A104

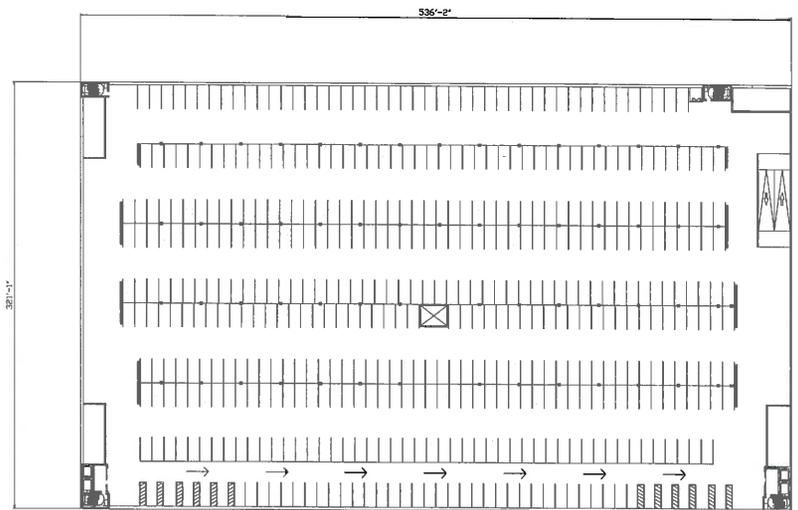
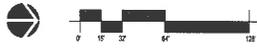


1 LEVEL 5 FLOOR PLAN
1/8" = 1'-0"

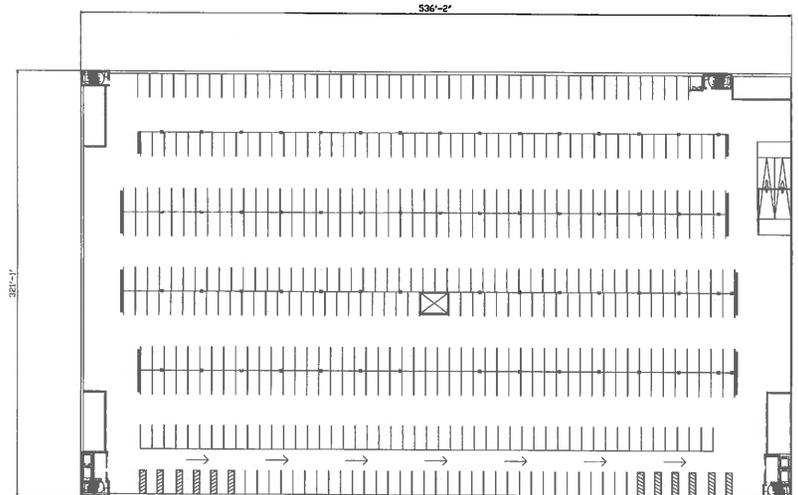




2 PARKING LEVEL B1 FLOOR PLAN
1/32" = 1'-0"



2 PARKING LEVEL B2 FLOOR PLAN
1/32" = 1'-0"



1 PARKING LEVEL B3 FLOOR PLAN
1/32" = 1'-0"



Project Name
e.g. Narrative

NO.	DESCRIPTION	DATE	BY	CHECKED

PRELIMINARY
NOT FOR
CONSTRUCTION

Not for permit, pricing or other official purposes.
This document has not been completed or checked
and is for general information or comment only.

Key Plans:

LUCAS MUSEUM OF
NARRATIVE ART
Exposition Park
Los Angeles, California

SOUTH GARAGE
FLOOR PLANS

Project No. 222701202
Scale:

Drawing No.

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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PRESIDENTRENEE DAKE WILSON
VICE-PRESIDENTCAROLINE CHOE
RICHARD KATZJOHN W. MACK
SAMANTHA MILLMANMARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMANROCKY WILES
COMMISSION OFFICE MANAGER
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CALIFORNIAERIC GARCETTI
MAYOREXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273<http://planning.lacity.org>

Decision Date: April 11, 2017

Appeal Period Ends: April 21, 2017

Angelo Avila Garcia (A)
Lucas Museum of Narrative Art
One Letterman Drive, Suite A3700
San Francisco, CA 94129State of California – Sixth Agricultural
District Association (O)
700 Exposition Park Drive
Los Angeles, CA 90037Laurie Stone (R)
University of Southern California
3335 South Figueroa Street, Suite G
Los Angeles, CA 90007Vesting Tentative Tract Map No. 74715
Related Case: CPC-2016-4121-GPA-
SP-SPPAddress: 3800 South Vermont Avenue
South Los Angeles Community Plan
Zones : OS-1XL, RD1.5-1, and R4-1
C. D. : 9 – Curren D. Price Jr.CEQA: Los Angeles Memorial Coliseum
Renovation Project EIR, First Addendum,
Second Addendum, Third Addendum,
Fourth Addendum, and Errata (SCH No.
1990011065)

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03, the Advisory Agency approved Vesting Tentative Tract Map No. 74715, located at 3800 South Vermont Avenue, for the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots and the vacation and merging of the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way, as shown on the map stamp-dated February 22, 2017 in the South Los Angeles Community Plan Area. 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

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. Georgic Avanesian or by calling (213) 202-3484.

1. That a set of drawings for airspace lots be submitted to the City Engineer showing the following:
 - 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 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 and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.
3. That 10-foot wide and variable width strip of land be dedicated along Vermont Avenue adjoining the subdivision to complete a 50-foot wide half street dedication in accordance with Avenue I of LA Mobility Plan Standards.
4. That proposed portion of 39th Street requested to be merged which is currently designated as a Collector Street be downgraded to a Local Street classification by City Council prior to the recordation of the final map.
5. That the City Department of Transportation in a letter to City Engineer shall determine that the merger area of 39th Street between Vermont Avenue and Bill Robertson Lane and as shown on the tentative tract map is not necessary for current and future Public Street.
6. That Department of the City Planning in a letter to the City Engineer prior to the recordation of the final map also determine that the proposed merger area of 39th Street between Vermont Avenue and Bill Robertson Lane, as shown on the tentative tract map, is consistent with all applicable General Plan Elements of Highway and Circulation Elements for Mobility Plan 2035.
7. 39th Street between Vermont Avenue and Bill Robertson Lane, as shown on the tentative tract map, be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code. 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.

8. That arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for realignment and replacement of the existing LA County Drainage system within the 39th Street merger area including any necessary new drainage easements to be shown on the final map.
9. That arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into and reconstruction of their existing storm drain catch basin.
10. That the public alley northerly of 39th street being merged, as shown on the tentative tract map, be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code. In addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the alley being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the alley area being merged.
11. That the existing public sanitary sewer line within the tract property be abandoned or relocated satisfactory to the City Engineer prior to the recordation of the final map.
12. That in the event the City Engineer agrees to abandonment or relocation of the sanitary sewer easement then the existing public sanitary Sewer easement within the tract area and as shown on the tentative tract map be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code.
13. That any surcharge fee in conjunction with the street merger request be paid.
14. That the subdivider makes a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewer in the area.
15. That any fee deficit under Work Order No. EXT00741 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 N. Figueroa Street, 12th Floor, Suite 1200. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

16. Prior to the issuance of building or grading permits, a comprehensive soils report including a detailed description of the proposed construction, detailed plans and sections, site-specific field exploration and laboratory tests, and robust engineering analysis (including site-specific liquefaction analysis) and building specific recommendations shall be submitted to the Department for review and approval.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

17. 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 copy of building records, plot plan, and certificate of occupancy of all existing structures to verify the last legal use and the number of parking spaces required and provided on each site.
 - b. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - c. Provide a copy of Case No. CPC-2016-4121-GPA-SP-SPP. Show compliance with all the conditions/requirements of the CPC case as applicable.
 - d. Museum uses are not allowed in the OS-1VL/RD1.5-1/R4-1 Zone. Revise the Map to show compliance with the above requirement or obtain Zone Change or amendment to the Coliseum District Specific Plan approval from the Department of City Planning and City Council.
 - e. Specify on the map the existing and proposed zone(s).
 - f. Obtain Bureau of Engineering approval for the proposed street/alley merger.
 - g. 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. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - h. Revise map to indicate the lot boundary of the Master Lot for Air Space Subdivision.
 - i. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes: Proposed project shall comply with the Coliseum District specific plan. Each Air Space lot shall have access to a street by one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer. This property is located in a Liquefaction Zone. The submitted Map may not comply with the number of parking spaces required by Section 12.21 A4(a). If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning. The existing or

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. Plan check will be required before any construction, occupancy or change of use. If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

DEPARTMENT OF TRANSPORTATION

Please contact DOT at (213)482-7024 for any questions regarding the following. Transportation approvals are conducted at 201 North Figueroa Street, Room 550.

18. A minimum 20-foot reservoir space be provided between any security gates and the property line when driveway is serving less than 100 parking spaces. Reservoir space will increase to 40 feet and 60 feet when driveway is serving more than 100 and 300 parking spaces respectively.
19. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk, LAMC 12.21-A.5(i)a
20. The project shall comply with requirements of the LADOT's traffic assessment letter dated March 30, 2017.
21. Location of a potential school bus turnout as shown on the School Bus Exhibit Map in the file is permitted by the Advisory Agency subject to final review and approval by the Department of Transportation. Street plans for Bill Robertson Lane will be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to approval of project improvement plans by the Bureau of Engineering. Transportation approvals are conducted at 201 North Figueroa Street, Suite 4000, Station 3.
22. Non-standard designs for proposed driveways are permitted by the Advisory Agency, subject to final review and approval by DOT. 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.

FIRE DEPARTMENT

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

23. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.

- b. 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.
- c. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- d. Adequate public and private fire hydrants shall be required.
- e. Private roadways for general access use shall have a minimum width of 20 feet.
- f. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- g. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- h. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- i. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- j. Entrance to the main lobby shall be located off the address side of the building.
- k. 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.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

24. Prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District to address potential impacts upon existing pedestrian and school bus routes. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

DEPARTMENT OF WATER AND POWER

Questions should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1120.

25. 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).)

26. That the existing 15-foot wide water line easement within the tract property, and as shown on the vesting tentative tract map and as recorded under Instrument No.77-178211, be permitted to be merged with the remainder of the tract map with the final map pursuant to Section 66499.20.2 of the State Government Code.

BUREAU OF STREET LIGHTING

27. Prior to the recordation of the final map or issuance of the Certificate of Occupancy, 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

28. 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

29. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three (3) people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

30. The Department of Recreation and Parks has reviewed the proposed project and has no recommendations regarding the project given that there will be no anticipated recreation and parks impacts.

URBAN FORESTRY DIVISION

Contact Urban Forestry Division at: 213-847-3077.

31. 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 Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division upon completion of construction to expedite tree planting. All protected tree removals must be approved by the Board of Public Works.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

32. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract Map No. VTT-74715 shall not be issued until after the final map has been recorded, or the subdivider submits satisfactory improvement plans together with the necessary guarantee that the improvements will be installed.
 - b. Limit the subdivision request to the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots. The Vesting Tentative Tract Map also proposes to vacate and merge the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way.
 - c. Prior to recordation of the final map, the existing City-owned parcels comprising the former Leighton Avenue right-of-way, portions of Lots 101 and 102 as shown on Exhibit "A", shall be transferred to State ownership, or the tentative map shall be modified to include a separate parcel reflecting the City's ownership interest.
 - d. Prior to the issuance of a building permit or the recordation of the final map, a copy of CPC-2016-4121-GPA-SP-SPP shall be submitted to the satisfaction of the Advisory Agency. In the event that CPC-2016-4121-GPA-SP-SPP is not approved or is modified by the City Planning Commission or City Council, the subdivider shall submit a tract modification.
 - e. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
33. 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.
34. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
- a. Defend and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgment or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

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 one-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 one-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 one-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 percent.
 - (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) Remove street lights: three (3) on Leighton Avenue and five (5) on 39th Street. If street widening per BOE improvement conditions, relocate and upgrade street lights; thirteen (13) on Vermont Avenue, and nine (9) on Bill Robertson Lane.

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, 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. Improve Vermont Avenue being dedicated and adjoining the subdivision by the construction of a concrete sidewalk, landscaping, or both, within the 10-foot newly dedicated area, satisfactory to the City Engineer.
- b. Improve the Bill Robertson Lane adjoining the tract including the public sidewalk easement area being provided by construction of a 10-foot full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.

NOTES:

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.

ENVIRONMENTAL FINDINGS (CEQA)

In December 2003, the Los Angeles Memorial Coliseum Commission (LAMCC), as lead agency, certified Environmental Impact Report SCH # 1990011065 (Certified EIR) for the Los Angeles Memorial Coliseum Renovation Project (Approved Project). The Certified EIR analyzed the renovation of the Los Angeles Memorial Coliseum (Coliseum), which included primarily reducing the maximum seating capacity from 92,500 seats to 78,000 seats, the addition of 200 luxury suites, and the construction of two approximate 20,000 square-foot ancillary structures for retail or office use, a 19,000 square-foot press box, and approximately 35,000 square feet of new concession-related facilities.

The LAMCC approved a First Addendum to the Certified EIR (First Addendum) on May 2, 2006 that was subsequently relied upon and approved by the City Planning Commission in conjunction with the approval of the modified Los Angeles Memorial Coliseum Renovation Project, Coliseum District Specific Plan Overlay, and Development Agreement between the City of Los Angeles and the LAMCC on May 16, 2006. Among other things, the First Addendum evaluated changes to the architectural design, the establishment of a Coliseum District Specific Plan to govern the development and operation of the Coliseum under a proposed lease agreement between the LAMCC and the National Football League, the adoption of a signage plan, and approval of the sale and service of alcoholic beverages for on-site consumption.

In 2008, the University of Southern California (USC) signed a long-term lease with the LAMCC for use of the Coliseum. The lease agreement, as amended in 2013, provides for renovations to the Coliseum and management of the Coliseum by USC. USC proposed the renovation of the Coliseum as previously contemplated in the Certified EIR, with some modifications. Such modifications primarily included reducing the number of luxury suites, and reducing the size of the press box, concession-related facilities, and ancillary structures. These modifications were addressed in a Second Addendum to the Certified EIR (Second Addendum) that was approved by the LAMCC on July 28, 2016.

In addition, a Third Addendum to the Certified EIR (Third Addendum) was prepared and approved by the LAMCC in December, 2016. The Third Addendum addressed the replacement of two video boards with two new video boards that would be better integrated into the seating bowl of the Coliseum as well as the replacement of the center Peristyle game clock with a modern smaller integrated game clock. All references hereafter to the "Approved Project" reflect the Los Angeles Memorial Coliseum Renovation Project as evaluated in the Certified EIR and as modified by the three addenda and other approvals.

A Fourth Addendum to the Certified EIR dated April 2017 (Fourth Addendum) was prepared to analyze further modifications to the Approved Project, specifically the development of the Lucas Museum for Narrative Arts (LMNA) and associated open space and below grade parking, a separate below grade replacement parking structure, a relocated soccer field, and landscape and circulation improvements to Jesse Brewer Jr. Park and Exposition Park (Modified Project). The Fourth Addendum demonstrates that the Modified Project would not result in any new or substantially increased significant environmental impacts as compared to the Approved Project. In addition, the Fourth Addendum demonstrates that there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified, that would require preparation a Subsequent or Supplemental EIR pursuant to Section 15162 and 15163 of the CEQA Guidelines.

SECTION 1. CEQA AUTHORITY FOR AN ADDENDUM

The Fourth Addendum addresses the changes to the Approved Project proposed under the Modified Project. The Certified EIR included all statutory sections required by CEQA, comments received on the Draft EIR, responses to comments on the Draft EIR, and supporting technical appendices. CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

"The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Sections 15162 and 15163 of the CEQA Guidelines respectively require preparation of a Subsequent or Supplemental EIR when an EIR has been certified and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, California Public Resources Code (PRC) Section 21166 states that unless one or more of the following events occur, no Subsequent or Supplemental EIR shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated in the Fourth Addendum, the Modified Project's impacts would be less than significant except for Construction Air Quality, which would exceed the significance threshold for regional NO_x emissions if construction of the Modified Project overlaps with the Coliseum renovation. However, the combined impacts of the Modified Project and the Coliseum improvements would be substantially less than the impacts disclosed in the Certified EIR.

All the Modified Project's environmental impacts would similar to or less than those of the Approved Project. Therefore, the Modified Project would not result in any new significant impacts, nor would it substantially increase the severity of any previously anticipated significant impacts set forth in the Certified EIR. Based on this determination, the changes proposed under the Modified Project do not meet the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 and 15163 of the CEQA Guidelines.

SECTION 2. CEQA FINDINGS

Pursuant to CEQA, the Advisors Agency serves as the lead agency with respect to the Modified Project in connection with the subject City actions. Accordingly, the Advisory Agency (a) has considered the Certified EIR, First Addendum, Second Addendum, Third Addendum, and Fourth Addendum, and other pertinent evidence in the record, including studies, reports, and other information from qualified experts (collectively the "Environmental Documents") and the environmental effects of the Modified Project as set forth in the Environmental Documents, pursuant to CEQA Guidelines Section 15091, and (b) makes the following findings:

- A) Based on substantial evidence in the Environmental Documents and elsewhere in the record, including but not limited to oral and written testimony provided at the public hearings on the matter, (a) no Subsequent or Supplemental EIR is required pursuant to CEQA Guidelines Sections 15162 or 15163 for the Modified Project, and (b) the Fourth Addendum is adequate under CEQA for approval of the subject approvals for the Modified Project. The Fourth Addendum were prepared under the authority of CEQA Guidelines Section 15164(a), which requires a lead agency to prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 and 15163 calling for preparation of a Subsequent or Supplemental EIR have occurred;
- B) Changes and alterations have been required and incorporated into the Modified Project that avoid or substantially lessen the significant environmental effects as identified in the Environmental Documents, pursuant to CEQA Guidelines Section 15091(a)(1);
- C) As more fully set forth below, certain economic, legal, social, technological or other benefits of the Modified Project outweigh the unavoidable adverse environmental effects, all of which are identified in the Environmental Documents, pursuant to CEQA Guidelines Section 15093; and
- D) There are no feasible alternatives or feasible mitigation measures (other than those measures already imposed on the Modified Project and identified in the Environmental Documents) that would substantially lessen or avoid any significant environmental effect of the Modified Project as indicated by the Environmental Documents, pursuant to CEQA Guidelines Section 15091.

SECTION 3 STATEMENT OF OVERRIDING CONSIDERATIONS

As described in the Certified EIR and Fourth Addendum, development of the Modified Project would have significant adverse impacts on the environment that cannot be reduced to less than significant levels through implementation of feasible mitigation measures. Section 15093(b) of the State CEQA Guidelines provides that when a project is approved which will result in the occurrence of significant effects that cannot be avoided or substantially lessened, the lead or decision-making agency shall state in writing the reasons to support its action based on the Final EIR and/or other information in the record.

The following impacts are not mitigated to a less than significant level for the Modified Project: Construction Air Quality (NO_x). Accordingly, the Advisory Agency adopts the following Statement of Overriding Considerations:

The Advisory Agency recognizes that significant and unavoidable impacts will result from the implementation of the Modified Project. Having: (i) adopted all feasible mitigation measures, (ii)

rejected alternatives to the proposed project, (iii) recognized all significant unavoidable impacts, and (iv) balanced the benefits of the Modified Project against the Modified Project's significant and unavoidable impacts, the Advisory Agency hereby finds that the benefits of the Modified Project outweigh and override the significant unavoidable impacts for the reasons stated below.

The following stated reasons summarize the benefits, goals, and objectives of the Modified Project and provide the rationale for the benefits of the Modified Project. These overriding considerations of economic, social, aesthetic, and environmental benefits of the Modified Project justify approval of the Modified Project. Each of these overriding considerations individually would outweigh the adverse environmental impacts of the Modified Project.

- Consistent with the objective of the Exposition Park Master Plan, the Modified Project will develop the LMNA, a one-of-a-kind museum where the community will experience fine art and popular works, including paintings, illustrations, photography, film, animation, and digital art. Through the many exhibitions and programs in its permanent collection galleries, temporary exhibitions, and two state-of-the-art theaters, visitors will be able to learn about and experience the evolution of narrative art. This new addition to Exposition Park will be a unique cultural experience and will create synergy with the existing museums in Exposition Park.
- The LMNA building, with its unique, iconic design by a world class architect, will improve the visual character of the Modified Project site on what is now an unsightly asphalt parking lot.
- The Modified Project will initiate, support, and carry out a wide range of robust education programs for all ages. These programs will include, but are not limited to, exhibition and museum tours, gallery talks, workshops and classes tailored to serve the curriculum of K-12 students, public lectures, hands-on workshops, and daily film screenings.
- Consistent with the recreation policies of the South Los Angeles Community Plan, the Modified Project will create approximately 471,755 square feet of new public green park space, upgrade the existing soccer field with a technologically advanced turf and new amenities, and add landscaping and circulation improvements to Jesse Brewer Jr. Park and Exposition Park.
- The Modified Project will represent a privately funded, approximately \$1.5 billion investment in Exposition Park. Project construction is estimated to generate up to approximately \$43.1 million in state and local taxes over three years, and project operation is estimated to generate up to approximately \$8.7 million in state and local taxes annually.
- The Modified Project will create approximately 3,000 direct construction jobs, including a significant number of good paying union jobs pursuant to a Project Labor Agreement, as well as 300 full-time and 100 full-time equivalent long term jobs during project operation.
- The Modified Project will further the City's sustainability goals by achieving LEED Gold equivalency, installing water conserving plumbing fixtures and fittings that reduce indoor water use by at least 20 percent, and installing photovoltaic panels on a minimum of 15 percent of the roof area of the LNMA building.
- The Modified Project will also reduce vehicle miles travelled and associated pollutants and greenhouse gas emissions as an infill development at a location well served by public transit, with two nearby stops on the Expo Line.

SECTION 4. MITIGATION MONITORING AND REPORTING PROGRAM

Consistent with Public Resources Code Section 21081.6, the Advisory Agency adopts the Mitigation Monitoring and Reporting Program attached as Exhibit "A", which is incorporated herein by this reference, to mitigate or avoid significant effects of the Modified Project on the environment and to ensure compliance during project implementation.

SECTION 5. CUSTODIAN OF RECORDS

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.

Accordingly, the Advisory Agency of the City of Los Angeles:

- a) Has reviewed and considered, pursuant to CEQA Guidelines Section 15096(a), all relevant evidence in the record, including but not limited to the Certified EIR and the City Planning Department's Findings and Mitigation Monitoring Program (collectively the "CEQA Documents.")
- b) Hereby finds and determines, based on substantial evidence in the record, that no subsequent or supplemental EIR is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 or 15163 and that the Addendum is the proper environmental review. The Addendum was prepared under the authority of CEQA Guidelines Section 15096(f) and readopts the CEQA Findings adopted by the City Planning Department

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 74715 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.**

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant and site address information as required by the Los Angeles Municipal Code ("LAMC"). The Vesting Tentative Tract Map has been filed for the purposes of merging and resubdividing the parcels within the project site to create two ground lots and five airspace lots and the vacation and merging of the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and the subdivision of land. The project site is located in the South Los Angeles Community Plan and is within the western portion of Exposition Park. Exposition Park, comprised of 160 acres of land

bounded by Exposition Boulevard to the north, Figueroa Street to the east, Martin Luther King Jr. Boulevard to the south, and Vermont Avenue to the west. The adopted South Los Angeles Community Plan designates the subject property and nearly all of Exposition Park, including the area subject to the Coliseum District Specific Plan, as Open Space (OS) and identifies Exposition Park as a "major opportunity site." The Open Space land use designation corresponds to the OS and A1 zones. The project site is zoned OS-1XL, RD1.5-1, and R4-1.

The project site is within the Coliseum District Specific Plan that primarily focuses on the preservation and renovation of the Los Angeles Memorial Coliseum and development of a professional soccer stadium with ancillary uses and facilities. Under concurrent case No. CPC-2016-4121-GPA-SP-SPP, the applicant is in request of a General Plan Amendment to change the street designation of the portion of 39th Street located between Vermont Avenue and Bill Robertson Lane from a Collector Street to a Local Street, a Specific Plan Amendment to permit a museum and ancillary museum uses on the site and would provide specific development regulations for development, use, and operation of the museum, and Project Permit Compliance with the Coliseum District Specific Plan. The project is also within the boundaries of the South Los Angeles Alcohol Sales Specific Plan.

With approval of the aforementioned requests, the proposed map will be consistent with the applicable regulations of the Subdivision Map Act and with the Los Angeles Municipal Code as it relates to the General Plan.

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

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the General Plan or any applicable specific plan.

The project request is for the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots and the vacation and merging of the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and of a 20-foot wide public right-of-way, in conjunction with the construction of a new 300,000 square-foot museum with a maximum height of 115 feet, containing theaters, café, museum shop, educational and classroom spaces, library, exhibition spaces, sit-down restaurant, and gardens. In addition, the project will result in the vacation of 39th Street.

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a Vesting Tentative Tract Map. The adopted South Los Angeles Community Plan designates the property for Open Space land uses corresponding to the OS and A1 zones. The project site is zoned OS-1XL, RD1.5-1, R4-1, which is partly consistent with the range of zones corresponding to the site's land use designation.

The design and layout of the Vesting Tract Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, and Bureau of Engineering) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Sewers are available and have been inspected and deemed adequate in accommodating the proposed project's sewerage needs.

The project site is subject to the requirements of the Coliseum District Specific Plan. As part of the plan, the project will be required to obtain approval from the City Planning Commission and the City Council under concurrent Case No. CPC-2016-4121-GPA-SP-SPP. However, under the concurrent case, the project will be conditioned to comply with the requirements of the Specific Plan.

Therefore, 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 project site consists of approximately 17 acres of land and is a relatively flat site that is currently improved with surface parking lots. The site is not located in a Very High Fire Hazard Severity Zone, flood zone, slope stability study area, methane hazard zone, high erosion hazard area, or Alquist-Priolo Fault Zone. In addition, 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).

Adjacent to the project site to the north, across Exposition Boulevard, is the Metro Rail Expo Line, with the University of Southern California to the north of the Rail. Properties to the east, across Bill Robertson Lane, are developed with Exposition Park consisting of Los Angeles Memorial Coliseum, the California Science Center, and the California African American Museum and corresponding garden areas. Properties to the south, across Martin Luther King Jr. Boulevard, are zoned C2-1 and R3-1 and are improved with commercial and multi-family residential uses. Properties to the west, across Vermont Avenue, are zoned C2-1 and are improved with community services buildings and commercial and multi-family residential uses.

B The applicant is requesting the vacation and merging of the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way as part of the Vesting Tentative Tract Map. The Bureau of Engineering recommended that the project provide a 4.5-foot wide public sidewalk easement be provided along Bill Robertson Lane adjoining the subdivision to complete a 10-foot wide sidewalk area. However, given that the applicant will vacate this street, no improvements to the sidewalk are necessary as the area surrounding this portion of the street will be landscaped.

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 tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

The project site is currently developed with surface parking lots, bisected by West 39th Street, with a total lot area of 688,396 square feet (including West 39th Street). The project site is specifically bounded by Vermont Avenue to the west, Jesse Brewer Jr. Park to the north, and Bill Robertson Lane to the east. The project site located within the western portion of Exposition Park. Exposition Park, comprised of 160 acres of land bounded by Exposition Boulevard to the north, Figueroa Street to the east, Martin Luther King Jr. Boulevard to the south, and Vermont Avenue to the west, houses the Los Angeles Memorial Coliseum, the California Science Center, the Dr. Theodore T. Alexander Jr. Science Center School, the California African American Museum, the Los Angeles County Natural History Museum, the Exposition Park Rose Garden, the Wallis Annenberg Building, the Expo Center, which includes a swim stadium, recreation center, senior citizen center, amphitheater, and pre-school, and the future Los Angeles Football Club stadium. USC's University Park Campus lies adjacent to the north of Exposition Park. The development of new museum is entirely consistent with the existing cultural uses within Exposition Park.

The project request is for the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots and the vacation and merging of the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and of a 20-foot wide public right-of-way, in conjunction with the construction of a new museum with a maximum height of 115 feet and 300,000 square feet of floor area containing theaters, café, museum shop, educational and classroom spaces, library, exhibition spaces, sit-down restaurant, and gardens. In addition, the project will result in the vacation of 39th Street. Given that the proposed project consists of a 300,000 square-foot building with subterranean parking, the almost 700,000 square-foot site is physically suitable for the proposed development. As conditioned, the proposed tract map is physically suitable for the proposed museum.

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

The project site, as well as the surrounding area, are presently developed with fully paved parking lots. The Fourth Addendum and Errata, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for the Los Angeles Memorial Coliseum Renovation Project EIR (SCH No. 1990011065) reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. Therefore, the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

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

The project is not located over a hazardous materials site or flood hazard area and is not located on unsuitable soil conditions. The development would be connected to the City's sanitary sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. Additionally,

an environment analysis consistent with the requirements of the California Environmental Quality Act (CEQA) is being prepared for the proposed project, which would incorporate mitigation measures as may be necessary to reduce any adverse impacts to the public health or safety. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The proposed subdivision and associated project are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos/lead abatement, seismic safety, flood hazard management, etc.). In addition, 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.

The applicant is requesting to vacate and merge the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way. Adjoining public streets currently provide multiple access points to the site. Any needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract.

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

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

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed. The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 74715.

Vincent P. Bertoni, AICP
Advisory Agency



NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:HB

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 Department of City Planning and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

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

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

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

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-1881

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

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

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

April 12, 2017

Case No. VTT-74715

On April 11, 2017, the Advisory Agency approved Vesting Tentative Tract Map No. 74715, for the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots and the vacation and merging of the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way, as shown on the map stamp-dated February 22, 2017.

The determination included a typographical error that resulted in the inadvertent splitting of Condition No. 32-c into two sections. As such, Condition No. 32 has been corrected as follows:

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

32. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract Map No. VTT-74715 shall not be issued until after the final map has been recorded, or the subdivider submits satisfactory improvement plans together with the necessary guarantee that the improvements will be installed.
 - b. Limit the subdivision request to the merger and resubdivision of the parcels within the project site to create two ground lots and five airspace lots. The Vesting Tentative Tract Map also proposes to vacate and merge the segment of 39th Street between Vermont Avenue and Bill Robertson Lane and a 20-foot wide public right-of-way.
 - c. Prior to recordation of the final map, the existing City-owned parcels comprising the former Leighton Avenue right-of-way, portions of Lots 101 and 102 as shown on Exhibit "A", shall be transferred to State ownership, or the tentative map shall be modified to include a separate parcel reflecting the City's ownership interest.

~~d. Portions of Lots 101 and 102 as shown on Exhibit "A", shall be transferred to State ownership, or the tentative map shall be modified to include a separate parcel reflecting the City's ownership interest.~~

d.e. Prior to the issuance of a building permit or the recordation of the final map, a copy of CPC-2016-4121-GPA-SP-SPP shall be submitted to the satisfaction of the Advisory Agency. In the event that CPC-2016-4121-GPA-SP-SPP is not approved or is modified by the City Planning Commission or City Council, the subdivider shall submit a tract modification.

e.f. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

The above correction is reflected in the attached determination. Given that the correction does not change the contents of the determination and is an insignificant typographical correction, the appeal period for this case shall remain April 21, 2017 as stated in the determination.

For questions regarding this Case, please contact Heather Bleemers, (213) 978-0092.



NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:HB

Attachment: VTT-74715 Determination



Figure 1
Aerial Photograph of Modified Project Site

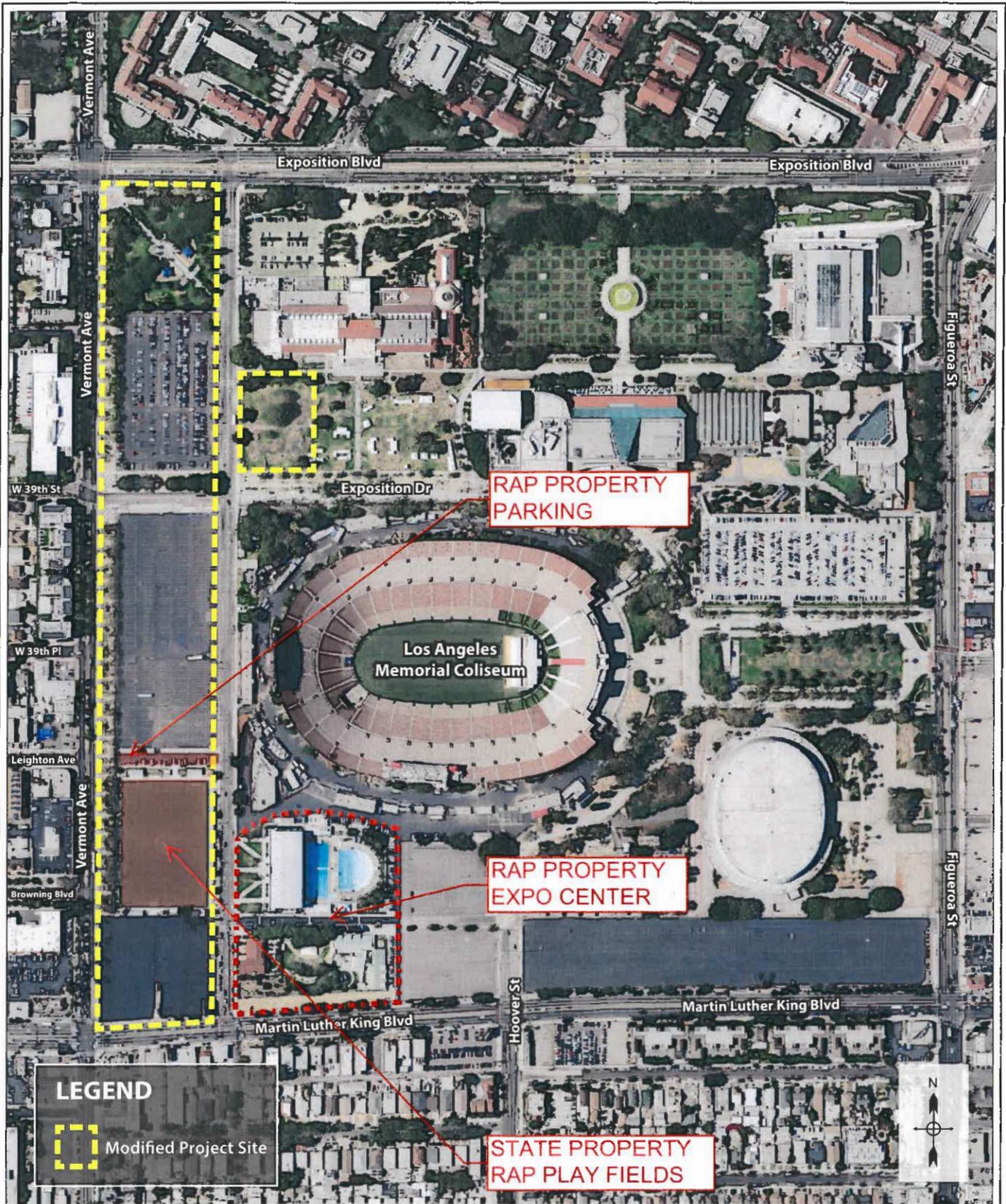


Figure 1
Aerial Photograph of Modified Project Site

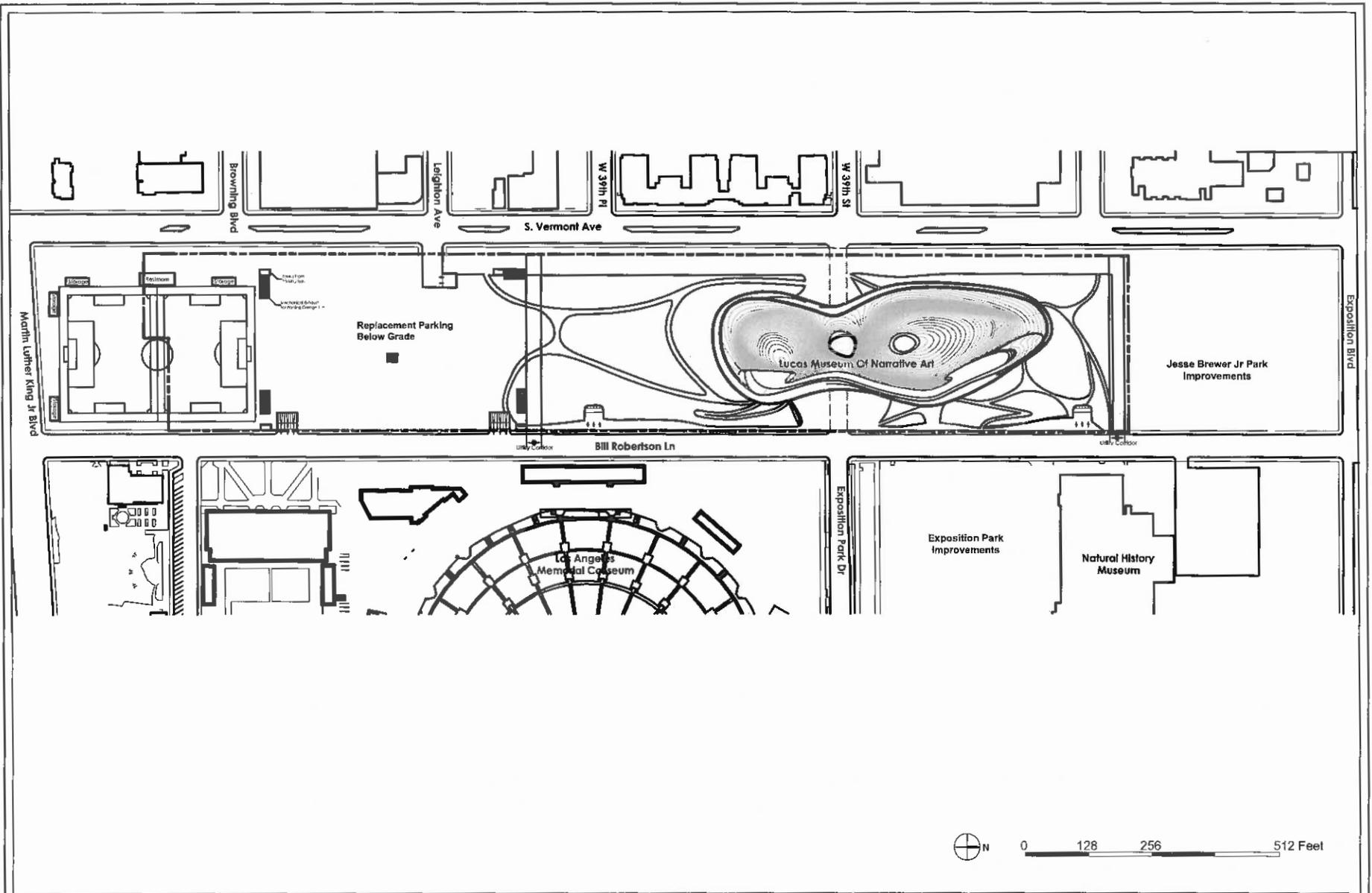


Figure 2
 Conceptual Site Plan



Figure 3
Conceptual Rendering
Bird's Eye View

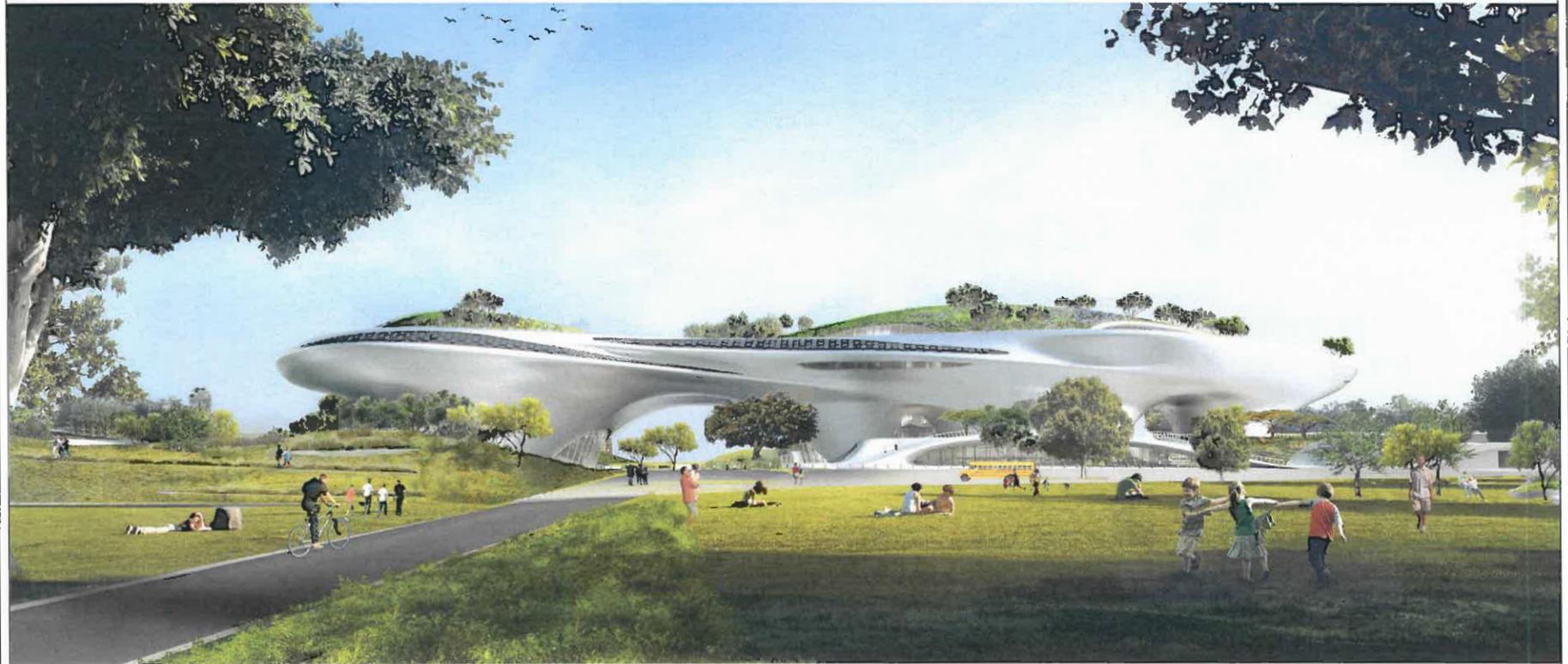


Figure 4
Conceptual Rendering View
From Exposition Park

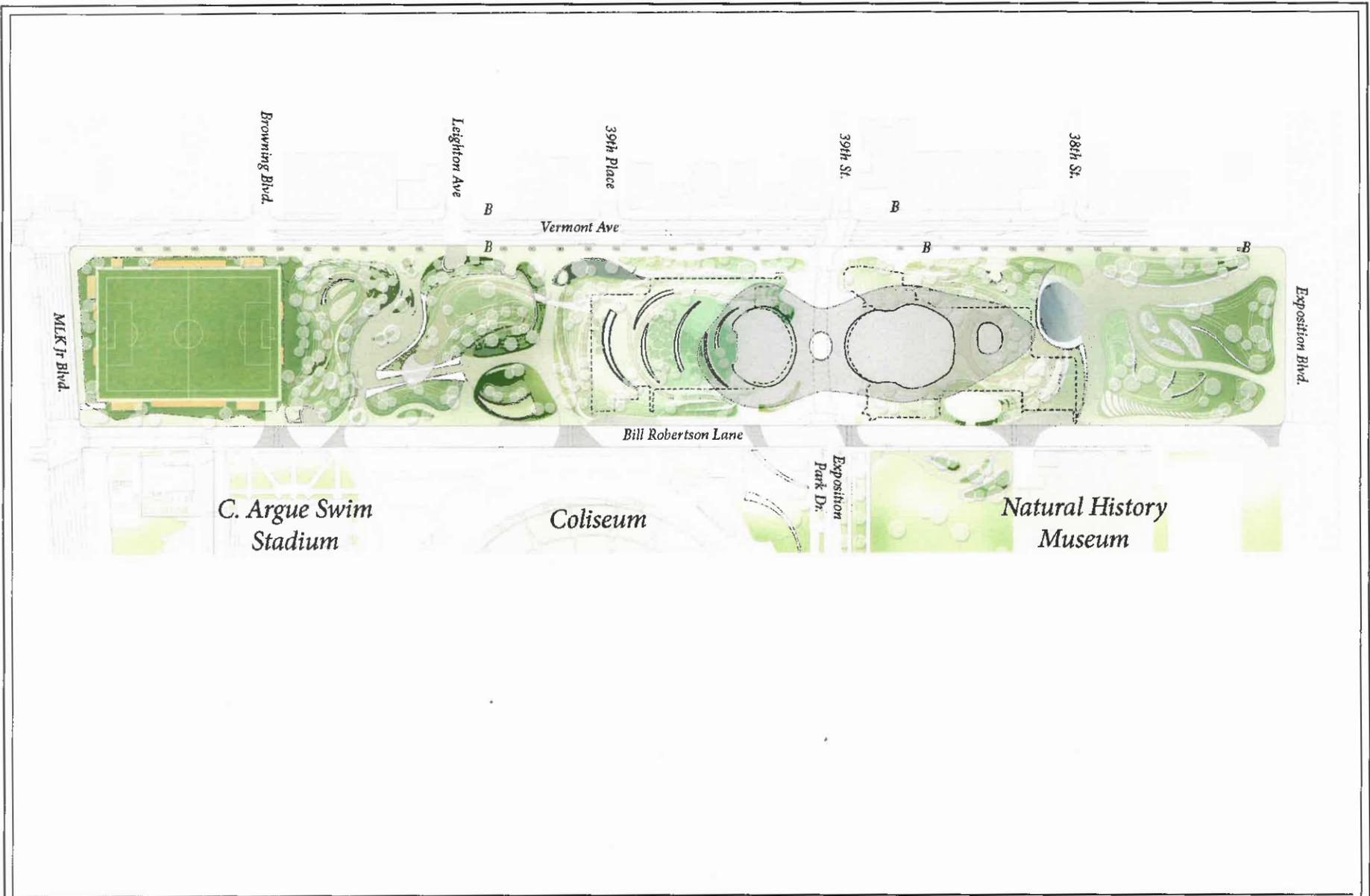


Figure 5
Conceptual Landscape Plan