

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedications and Improvements. Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies as may be necessary).

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Bureau of Engineering. Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

a. Dedication Required:

8th Street (Avenue II) - A 3-foot wide strip of land along the property frontage to complete a 43-foot half right-of-way and 20-foot radius property line returns at the intersections with Hobart Boulevard and Harvard Boulevard in accordance with Avenue II of Mobility Plan 2035.

Harvard Boulevard (Collector Street) - A 3-foot wide strip of land along the property frontage to complete a 33-foot wide half right-of-way in accordance with Collector Street standards of Mobility Plan 2035.

Hobart Boulevard (Local Street) - None.

b. Improvements Required:

8th Street - Trim tree roots. Construct a new 15-foot full-width concrete sidewalk, integral concrete curb and 2-foot gutter along the property frontage. Reconstruct all driveways and existing curb ramps at the intersections with Hobart Boulevard and Harvard Boulevard to comply with ADA requirements.

Harvard Boulevard - Trim tree roots. Construct a new 13-foot concrete sidewalk, integral concrete curb and 2-foot gutter along the property frontage. Reconstruct all driveways to comply with ADA requirements and close all unused driveways with standard integral concrete curb, gutter and sidewalk.

Hobart Boulevard - Trim tree roots. Construct a new 12-foot construct concrete sidewalk. Repair all broken, off-grade or bad order concrete curb and gutter. Reconstruct all driveways to comply with ADA requirements and close all unused driveways with standard concrete sidewalk, integral concrete curb and gutter.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S410-4, S442-5 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Trees: That Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy of the development project for the removal of any tree in the existing or proposed public right-of-way. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.

Removal of street trees may be required for this project. Please include the tree removal issue in your public hearing notice for this application.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Contact the Department of Transportation regarding any conflicts with parking spaces, meters, traffic signs, colored curbs, or traffic control devices.

3. There is a 20-foot and variable width storm drain and sanitary sewer easement that traverses across the properties. No building shall be constructed over this easement without prior approval from the B-Permit Group of the Bureau of Engineering. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk or through curb drains connected to the catch basins.
4. Sewer lines exist in 8th Street, Hobart Boulevard and Harvard Boulevard. Extension of the 6-inch house connection lateral to the new property line may be required. All Sewer Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit at (213) 482-7030.

5. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7030.
6. Submit shoring and lateral support plans to the Bureau of Engineering for review and approval prior to excavating adjacent to the public right-of-way (213) 482-7048.
7. Submit parking area and driveway plans to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
8. Los Angeles Fire Department. Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.
9. Access for Fire Department apparatus and personnel to and into all structures shall be required.
10. One or more Knox Boxes will be required to be installed for LAFD access to project. location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
11. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
12. The entrance to a Residential lobby must be within 50 feet of the desired street address curb face.
13. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
14. 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.
15. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

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

16. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.
17. Entrance to the main lobby shall be located off the address side of the building.
18. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
19. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
20. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
21. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
22. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
23. Site plans shall include all overhead utility lines adjacent to the site.
24. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
25. Department of Transportation. Transportation Demand Management (TDM) Program:

The purpose of a TDM plan is to reduce the use of single occupant vehicles (SOV) by increasing the number of trips by walking, bicycle, carpool, vanpool and transit. A TDM plan should include design features, transportation services, education, and incentives intended to reduce the amount of SOV during commute hours. Through strategic building design and orientation, this project can facilitate access to transit, can provide a pedestrian-friendly environment, can promote non-automobile travel and can support the goals of a trip-reduction program. A preliminary TDM program shall be prepared and provided for DOT review prior to the issuance of the first building permit for this project and a final TDM program approved by DOT is required prior to the issuance of the first certificate of occupancy for the project. The TDM program should include, but not be limited to, the following strategies:

- a. Provide an on-site transportation coordinator to promote the TDM program and alternatives to the car and facilitate rideshare;
- b. Transportation Information Center, educational programs, kiosks and/or other measures;
- c. Implementation of vehicle trip reduction incentives and services for Project employees and/or tenants; provide on-site education on alternative transportation modes;
- d. Parking incentives and support for formation of carpools/vanpools;

- e. Incentives such as discounted transit passes for using alternative travel modes;
 - f. Unbundling and lease of parking spaces for residents;
 - g. Contribute a one-time fixed fee contribution of \$50,000 to be deposited into the City's Bicycle Plan Trust fund to implement bicycle improvements in the vicinity of the project;
26. Record a Covenant and Agreement to ensure that the TDM program will be maintained;
27. Street Lighting: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on Hobart Bl., one (1) on Harvard Bl., and three (3) on 8th St.

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

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition, 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.

28. Urban Forestry

On-Site Trees - The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

Note: Removal of Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information. CEQA document must address protected tree removals.