

REVISED CONDITIONS FOR EFFECTUATING (T)**TENTATIVE CLASSIFICATION REMOVAL FOR CASE NO. [CPC-2018-1511-ZC-ZV-ZAA-CU-CUB-SPR-HCA]
SUBMITTED FOR CONSIDERATION BY THE PLANNING AND LAND USE MANAGEMENT
COMMITTEE UNDER CF 24-1484**

Pursuant to Section 12.32 G of the Municipal Code, the (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.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following 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. Dedications Required:**

Mariposa Avenue (Local Street)- None.

8th Street (Avenue II)- A 3-foot-wide strip of land along the property frontage to complete a 43-foot-wide half right of way in accordance with Avenue II standard, and a 20-foot radius property line return or a 15-foot by 15-foot corner cut at the intersection with Mariposa Avenue.

2. Improvements Required:

Mariposa Avenue. - Construct additional surfacing to join the existing improvements to provide an 18-foot-wide half roadway, including asphalt pavement, integral concrete curb, concrete gutter and a 12-foot-wide concrete sidewalk with tree wells or a 5-foot wide concrete sidewalk and landscaping of the parkway. Construct a new curb ramp at the intersection with 8th Street. These improvements should suitably transition to join the existing improvements satisfactory to the City Engineer.

Note: Street Trees exist within the improvement area and denial of their removal could impact the ability to widen the roadway. Should the Bureau of Street Services- Urban Forestry Division deny the removal of street trees improve Mariposa Avenue with the construction of a new concrete curb gutter at existing location, and full-width concrete sidewalk abutting the new property line. Repair any broken off-grade, or damaged roadway and close all unused driveways with a full-height curb, gutter and sidewalk.

8th Street- Remove the existing sidewalk and construct a new 15-foot-wide sidewalk with tree wells. Repair and or replace any damaged, cracked and off grade curb, gutter and roadway pavement. Close all unused driveway with a full-height curb, gutter and sidewalk.

CF-24-1484

Notes: 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, S440-4, S442-6 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. The applicant should contact the Urban Forestry Division for further information (213) 487-3077, or via <http://appointments.lacity.org/apptsys/Public/Account>.

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 is required in conjunction with the street widening for this project. Please include the tree removal issue in your public hearing notice for this application.

Notes: Street lighting will be required satisfactory for the Bureau of Street Lighting (213)847-1551 or via <https://appointments.lacity.org/apptsys/Public/Account>.

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

Refer to the Department of Transportation regarding traffic signals, signs and equipment (213)482-7024 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Regarding any conflicts with power pole matters contact the Department of Water and Power at (213) 367-2715 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants (213) 482-6543 or via <https://appointments.lacity.org/apptsys/Public/Account>.

3. Relocate catch basin per B-Permit plan check requirements. Provide proper drainages for all streets being improved. 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 through curb drains or connections to the catch basins.

CF-24-1484

4. Sewer line exists in Mariposa Avenue and 8th Street. Extension of the house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. An investigation by the BOE 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 or via <https://appointments.lacity.org/apptsys/Public/Account>.
6. Submit parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for the review and approval.

FIRE DEPARTMENT CONDITIONS

1. Submit plot plans for Fire Department approval and review prior to recordation of CPC Action.
2. Access for Fire Department apparatus and personnel to and into all structures shall be required. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
3. Entrance to the main lobby shall be located off the address side of the building.
4. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
5. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
6. 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.
7. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
8. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
9. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

DEPARTMENT OF TRANSPORTATION CONDITIONS

CF-24-1484

1. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
2. A parking area and driveway plan must be submitted to the City Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 400, Station 3.