

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) Tentative Classification shall be removed 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, 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). Dedications and improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering.

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 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 project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Street Dedications.
 1. De Soto Avenue (Boulevard II) – Accept the 2-foot-wide future street easement and dedicate an additional 3-foot-wide strip of land along the property frontage to complete a 15-foot-wide Boulevard II sidewalk standard.
 2. Alley (West of De Soto Avenue) - None
 - b. Street Improvements.
 1. De Soto Avenue – Remove the existing sidewalk and construct a new full-width concrete sidewalk. Remove and replace any existing broken curb, gutter, and pavement. Remove existing driveway and construct new ADA compliant driveways.
 2. Alley – remove and replace any existing broken and damaged concrete gutter and asphalt pavement.

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 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 with 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) 847-3077 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Street lighting may be required satisfactory to 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 improvements.

Refer to the Department of Transportation regarding traffic signals, signs, and equipment (818) 374-4699 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 (818) 374-5005 or via <https://appointments.lacity.org/apptsys/Public/Account>.

- a. Provide proper drainage for street being improved and for the site being developed.
- b. Sewer mainlines exist in De Soto Avenue. Extension of the house connection lateral to the property line may be required. All Sewage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
- c. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

3. Street Lighting.

- a. Prior to recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
- b. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: one (1) on De Soto Avenue.

4. Department of Transportation

- a. A minimum of 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
- b. A two-way driveway width of 28 feet is required for all driveways, or to the satisfaction of LADOT.
- c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles 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 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
- d. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15 prior to recordation of the final map.

Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

5. Los Angeles Fire Department

- a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- b. 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.
- c. 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).
- d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway or an improved street, access road, or designated fire lane.
- e. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- f. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- g. Entrance to the main lobby shall be located off the address side of the building.
- h. Any required Fire Annunciator panel or Fire Control Room shall be located within 20 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- i. Site plans shall include all overhead utility lines adjacent to the site.
- j. 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.

- k. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- l. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or satisfactory access shall be required.
- m. Submit plot plans indicating access road and turning area for Fire Department approval.
- n. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- o. 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.
- p. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- q. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy and Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
- r. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- s. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
- t. Private streets shall be recorded as Private Streets, **AND** Fire Lane. All private streets plans shall show the words, "Private Street and Fire Lane" within the private street easement.
- u. Private streets and entry gates will be built to City standards to the satisfactory of the City Engineer and the Fire Department.
- v. Construction of public or private roadway in the proposed development shall not exceed 10 percent of grade.
- w. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plans S-470-0.
- x. Standard cut—corners will be used on all turns.
- y. Private roadways for general access use shall have a minimum width of 20 feet.
- z. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less three square feet in area in accordance with Section 503 of the City of Los Angeles Municipal Code.
- aa. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

- bb. FPB #105. 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.
- cc. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, and properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
 - dd. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - ee. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the device on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amended or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - ff. In the event that the property owners association fails to maintain the common property and easement as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - gg. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - hh. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
 - ii. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
 - jj. Adequate off-site public and on-site private fire hydrants may be required. Their numbers and location to be determined after the Fire Department's review of the plots plan.

6. Los Angeles Department of Sanitation and Environment

- a. Wastewater Collection Systems Division of the Bureau of Sanitation has reviewed the sewer/storm drain lines serving the subject area and found no potential problem to its structures and/or potential maintenance issues, as stated in the memo dated November 14, 2023.

7. Urban Forestry – Street Trees.

- a. Street trees shall be provided to the satisfaction of the Urban Forestry Division.

Note: Removal or planting of any tree in the public right-of-way- requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information.