

## **CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL**

### **BUREAU OF ENGINEERING – SPECIFIC CONDITIONS**

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). 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.

1. Dedication Required:

James M. Wood Boulevard (Avenue III) - None.

Westlake Avenue (Local Street) - None.

Alley (West of Westlake Avenue) - A 2.5-foot wide strip of land along the alley frontage to complete a 10-foot half alley right-of-way in accordance with Alley standards.

2. Improvements Required:

**James M. Wood Boulevard** - Construct new concrete curb, 2-foot gutter and concrete sidewalk along the property frontage. Upgrade all driveways to comply with ADA requirements or close unused driveway with standard curb height, gutter and concrete sidewalk.

**Westlake Avenue** - Construct new concrete curb, 2-foot gutter and concrete sidewalk along the property frontage. Upgrade the access ramp at the intersection with James M. Wood Boulevard and open driveways to comply with ADA requirements. Close all unused driveways with standard curb height, gutter and sidewalk.

**Alley** - Repave the 17.5-foot alley with asphalt concrete and reconstruct the longitudinal gutter per B-Permit requirements along the property frontage. Reconstruct the alley intersection with James M. Wood Boulevard to comply with City standards.

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.

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.

Refer to the Department of Water and Power regarding power poles (213) 367-2715.

3. 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 connection to the catch basins.
4. Sewer lines exist in alley. Extension of the 6-inch house connection laterals to the new property line may be required. Sewer Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
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) 482-7050.
6. Submit shoring and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating adjacent to the public right-of-way (213) 482-7048.
7. Submit parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

#### **DEPARTMENT OF TRANSPORTATION**

8. Suitable arrangements shall be made with the Department of Transportation to assure that a parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. For an appointment, call (213) 482-7024.

#### **FIRE DEPARTMENT**

Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.

9. Parking Requirements

The traffic study did not include the number of parking spaces that will be provided by the project. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.) as required herein, are completed to the satisfaction of the City Engineer.