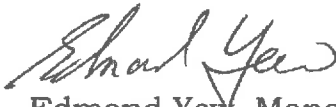


**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

**Date:** March 18, 2016

**To:** Mr. Vince Bertoni, Director  
 Department of City Planning  
 Attn: Jane Choi (Senior City Planner)

**From:**   
 Edmond Yew, Manager  
 Land Development & GIS Division  
 Bureau of Engineering

Date: 08/02/2016  
 Submitted in PLUM Committee  
 Council File No: 16-0516  
 Item No. 4  
 Deputy: Comm from Planning

**Subject: Case No. CPC 2012-3196 (ZC/HD/CU/CUB/SPR): 2951 West 6<sup>th</sup> Street  
 – Revised Report**

The following recommendations identifying the infrastructure deficiencies adjacent to the application site are submitted for your use for the approval of a Zone Change, Height District, Conditional Use Permit, Conditional Use Beverages, and Site Plan Review adjoining the area involved:

1. Dedication Required:

**6<sup>th</sup> Street** (Avenue II) – A 3-foot wide strip of land along the property frontage to complete a 43-foot half right-of-way in accordance with Avenue II of Mobility Plan 2035 except at locations where there are existing buildings to remain. Dedicate a 15-foot by 15-foot cut corner limited to a height of 12 feet and 6 inches above the finished sidewalk elevation at the intersection with Commonwealth Avenue.

**Virgil Avenue** (Avenue II) – A 3-foot wide strip of land along the property frontage to complete a 43-foot half right-of-way in accordance with Avenue II of Mobility Plan 2035 except at locations where there are existing buildings to remain. The applicant shall submit a detailed survey of the existing buildings to remain with the dedication application.

**Commonwealth Avenue** (Collector Street) – None.

2. Improvements Required:

**6<sup>th</sup> Street** – Construct a new 12-foot to 15-foot concrete sidewalk, integral concrete curb, and 2-foot gutter along the property line, including in the area of the cut corner or property line return. Upgrade all driveways and access ramps at the intersections with Virgil Avenue and Commonwealth Avenue to comply with ADA requirements.

**Virgil Avenue** – Construct a new 12-foot to 15-foot concrete sidewalk, integral concrete curb, and concrete gutter along the property frontage. Upgrade all driveways to and access ramps to comply with ADA requirements.

**Commonwealth Avenue** – Repair all broken, off-grade or bad order concrete curb, gutter and sidewalk along the property frontage. Upgrade all driveways to comply with ADA requirements.

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.

3. Roof drainage and surface run-off from the project site shall be collected and treated at the site and directed to the street via drain systems constructed under the sidewalk and through curb drains connected to the catch basins.
4. Sewer lines exist in Virgil Avenue and Commonwealth Avenue. All Sewerage 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 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.

Any questions regarding this report may be directed to Quyen M. Phan of my staff at (213) 202-3488.

cc: Dante Charleston  
Central District Office