

As amended by PLUM on June 19, 2018

**CONDITIONS FOR EFFECTUATING
[T] TENTATIVE CLASSIFICATION REMOVAL**

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the permanent "T" Tentative Classification, and shall be cleared prior to the issuance of building permits 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).

A. Responsibilities/Guarantees.

1. 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. Street Dedication.

- i. That a 3-foot wide strip of land be dedicated along 9th Street adjoining the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II Standards of LA Mobility Plan. In addition 20-foot radius property line returns or 15-foot by 15-foot cut corners be dedicated at intersections with San Pedro Street and with San Julian Street adjoining the tract.
- ii. That a 20-foot radius property line return or 15-foot by 15-foot cut corner dedication at intersection of Olympic Boulevard and San Julian Street adjoining the tract be deferred at this time due the existing building to remain.
- iii. That 2-foot wide strips of land be dedicated along both northerly and southerly side of 11th Street adjoining the tract to complete 32-foot wide half right-of-ways and 64-foot full width right-of-way in accordance with Modified Collector Standards of LA Mobility Plan. In addition 20-foot radius property line returns or 15-foot by 15-foot cut corners be dedicated at both the northeasterly and southeasterly corners of the intersection with San Julian Street, and at both the northwesterly and southwesterly corners of the intersection with San Pedro Street, adjoining the tract.
- iv. That a 2-foot wide strip of land be dedicated along 12th Street adjoining the tract to complete 32-foot wide half right-of-ways in accordance with Modified Collector Standards of LA Mobility Plan. In addition a 20-foot radius property line return or 15-foot by 15-foot cut corner be dedicated at the intersection with San Julian Street adjoining the tract.

- v. That an alley turnaround be dedicated at the terminus of the proposed alley merger at a location and measurement as shown on the revised tentative tract map stamp dated June 14, 2017 satisfactory to the City Engineer. This dedication shall be limited to the height of 15-foot measured from the finished alley turnaround surface and limited to a depth of 2-foot below alley turnaround surface.
 - vi. That if necessary, a variable width strip of land be dedicated along the alley westerly of the San Julian Street to complete a 10-foot wide half right-of-way.
- b. Other Conditions.
- i. That the City Department of Transportation in a letter to City Engineer shall determine that the merger areas are not necessary for current and future Public Street.
 - ii. That Department of the City Planning in a letter to the City Engineer shall also determine that the proposed merger areas are consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.
 - iii. In the event that Department of Transportation and Department of City Planning have no objections to the street and alley mergers as shown on the revised tentative map stamp dated June 14, 2017, then the three portions of proposed merger areas on San Julian street beyond 30-foot measured from centerline of the street; and the portion of alley as shown on the revised map, adjoining the tract be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - 1. That consents to the street and the alley being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - 2. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
 - iv. That any surcharge fee in conjunction with the street and the alley merger requests be paid.
 - v. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
 - vi. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.
 - vii. That the following requirements in connection with grading and construction in and adjacent to public rights-of-way be complied with in a manner satisfactory to the City Engineer:

1. Where any excavation would remove lateral support (as defined in 3307.3.1) from a public way or adjacent property or structure, un-shored excavation are not allowed and the excavation shall be shored as recommended.
2. Fill slopes of approved compacted artificial fill shall be reviewed and approved by the geotechnical engineer and engineering geologist of record and shall be no steeper 2:1 (H:V). Cut slopes shall be reviewed and approved by the geotechnical engineer and engineering geologist of record and shall be no steeper than 1.5:1 (H:V) when in competent bedrock.
3. The toes and crests of all cut and fill slopes shall be located on private property and shall be set back a minimum of 2 and 3 feet, respectively, from the property line.
4. Where a fill slope overlies a cut slope, the fill shall be keyed horizontally into bedrock a minimum of 12 feet or the slope shall be overexcavated a minimum of 12 feet and replaced as a compacted fill slope.
5. Where expansive soils are determined to underlie proposed improvements on/adjacent to public property and private streets, the consulting soils engineer and geologist shall provide methods for mitigation. Prior to the approval of plans, the City Engineer must approve the proposed method.
6. All streets shall be founded upon approved firm natural materials or properly compacted fill. Any existing loose fill, loose soil, or organic material shall be removed prior to the placement of engineered fill.
7. Fill material shall be compacted to a minimum of 90 percent relative compaction (95% for granular soils) as defined in Section 300 of the Standard Specifications for Public Works Construction. Fill shall be benched into competent material and bench drains shall be placed in accordance with the City of Los Angeles Grading Code.
8. All slopes shall be planted and an irrigation system installed as soon as possible after grading to alleviate erosion.
9. Adequate perforated pipe and gravel subdrain systems approved by the City Engineer shall be placed beneath canyon fills, behind retaining walls and additionally at locations called out by the consulting engineer and geologist of record.
10. Slopes that daylight adversely dipping bedding, and are not demonstrated per grading code to have strength characteristics sufficient to produce a stable slope, shall be supported by either a retaining wall or a designed buttress fill.

c. Street Improvement.

- i. Improve 9th, 11th and 12th Street being dedicated and adjoining the subdivision by the construction of new full-width concrete sidewalks with tree wells, including any necessary removal and reconstruction of existing improvements.

- ii. Improve San Julian Street, Pedro Street and Olympic Boulevard adjoining the subdivision by the construction of new full-width concrete sidewalks with tree wells, including any necessary removal and reconstruction of existing improvements.
 - iii. Improve all newly dedicated cut corners with additional concrete sidewalks.
 - iv. Improve the alley intersection being merged by construction of a standard driveway satisfactory to the Department of Transportation and City Engineer. Vesting tentative map is proposing to keep the alley entrance open.
 - v. Improve the remainder of the alley not being merged including the turning area by the removal and reconstruction of the existing improvements to provide a new 20-foot wide alley with 2-foot wide center longitudinal concrete gutter including the alley intersection with 12th Street all satisfactory to the Central District Engineering Office.
 - vi. Improve the two portions of the alley westerly of San Julian Street and adjoining the subdivision by the construction of new 10-foot wide half alleys with 2-foot wide center longitudinal concrete gutters including any necessary removal and reconstruction of existing improvements.
 - vii. Improve all areas of property line cut corner dedications by placing additional concrete sidewalks including any necessary removal and reconstruction of existing improvements.
2. Department of Transportation.
- a. Project shall comply to attached Traffic Impact Assessment Report dated November 6, 2013 from LADOT to Karen Hoo, City Planner, DCP.
 - b. 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.
 - c. That a fee in the amount of \$197 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to the recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.
3. Fire Department.
- a. All homes shall have noncombustible roofs. (Non-wood)
 - b. 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.
 - c. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
 - d. All structures should be fully sprinklered.

- e. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- f. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- g. 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.
- h. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- i. 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.
- j. All "Small Lot" Subdivisions are required to have automatic Fire Sprinklers installed as a part of any new or future construction.
- k. 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.
- l. Entrance to the main lobby shall be located off the address side of the building.

Note: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

4. Bureau of Street Lighting.

- a. If new street light(s) are required, then prior to the 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. Construct new street lights: seven (7) on San Julian Street, two (2) on 11th Street, two (2) on 12th Street, one (1) on Olympic Boulevard, and three (3) on 9th Street. Construct pedestrian lights: eighteen (18) on San Pedro Street, four (4) on 9th Street, four (4) on 11th Street, two (2) on 12th Street, and eleven (11) on San Julian Street. If street widening per BOE improvement conditions, relocate and upgrade street lights; nine (9) on San Pedro Street and one (1) on 11th Street.

5. Bureau of Sanitation. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering.

6. Information Technology Agency. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, (213) 978-0856.
7. Bureau of Street Services, Urban Forestry Division. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the applicant or contractor shall notify the Urban Forestry Division (213) 847-3077 upon completion of construction to expedite tree planting.
8. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs, or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
Notice: Certificates of Occupancies for the subject properties 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.