

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the 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).

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 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. Dedication Required:

Olympic Boulevard (Boulevard II) – Dedicate a 2-foot wide strip of land along the property frontage to complete a 53-foot wide half right-of-way in accordance with Boulevard II standards of Mobility Plan 2035, as modified herein, together with 20-foot radius property line returns or 15-foot by 15-foot cut corners at the intersections with Hoover Street and Arapahoe Street.

Hoover Street (Avenue II) – Dedicate a 3-foot wide strip of land along Lot 7 Arb 1, Lot 8 Arb 1, Lot 8 Arb 2, and Lot 9 Arb 2, all part of the "Clark And Bryan's Westmoreland" Tract, to complete a 43-foot wide half right-of-way in accordance with Avenue II standards of Mobility Plan 2035.

Arapahoe Street (Local Street - Standard) – None.

b. Improvements Required:

Olympic Boulevard – Construct additional surfacing to join the existing improvements to provide a 40-foot half roadway in accordance with Mobility Plan 2035, including asphalt concrete pavement, integral concrete curb, 2-foot gutter, and a 15-foot wide concrete sidewalk. Construct access ramps at the corners with Hoover Street and Arapahoe Street to comply with ADA requirements. Close all unused driveways with full height curb, gutter and sidewalk. Upgrade all driveways to comply with ADA requirements. Repair or replace other existing public improvements that may get

damaged during construction of the proposed project. These improvements should suitably transition to join the existing improvements.

Hoover Street – Construct additional concrete sidewalk in the newly dedicated area to provide a full width concrete sidewalk in accordance with Avenue II standards of Mobility Plan 2035. Repair and/or replace any broken, off-grade or bad order concrete curb, gutter and sidewalk. Close all unused driveways with full height curb, gutter and sidewalk. Upgrade all driveways to comply with ADA requirements. Repair or replace other existing public improvements that may get damaged during construction of the proposed project. These improvements should suitably transition to join the existing improvements.

Arapahoe Street – Repair and/or replace any broken, off-grade or bad order concrete curb, gutter and sidewalk. Close all unused driveways with full height curb, gutter and sidewalk. Upgrade all driveways to comply with ADA requirements. Repair or replace other existing public improvements that may get damaged during construction of the proposed project. These improvements should suitably transition to join the existing improvements.

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. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Trees: 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 area associated with the improvement requirements outlined herein. 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.

Notes: Street lighting and street light relocation may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Refer to the Department of Transportation regarding traffic signals, signs, and parking meters (213) 482-7024.

Refer to the Fire Department regarding fire hydrants and access units (213) 482-6543.

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

- c. There are existing catch basins in Arapahoe Street, Olympic Boulevard, and Hoover Street. Relocate catch basins per B-Permit Plan check requirements. Roof drainage and surface run-off from the project shall be collected and treated at the site and directed to the streets via drain systems constructed under the sidewalk and through the curb drains or connections to the catch basins.
- d. Sewers exist in Arapahoe Street and Hoover Street. Extension of the 6-inch house connection laterals to the new property may be required. CCTV the sewer laterals to verify the current condition of the line. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

- e. 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 (213) 482-7050.
- f. Submit shoring and lateral support plans to the Bureau of Engineering Central District Office Excavation Counter for review and approval prior to excavating adjacent to the right-of-way (213) 482-7050.
- g. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

3. Department of Transportation.

- a. **Construction Impacts.** DOT recommends that a construction work site traffic control plan be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours.
- b. **Highway Dedication and Street Widening Requirements.** Per the new Mobility Element, **Olympic Boulevard** is designated as a Boulevard II (Major Highway Class I) that would require a 40-foot half-width roadway with a 53-foot half-width right-of-way, as modified herein. **Hoover Street** is designated as an Avenue II (Major Highway Class II) that would require a 28-foot half-width roadway with a 43-foot half-width right-of-way. **Arapahoe Street** will continue to be designated as a Local Street requiring an 18-foot half-width roadway within a 30-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine the specific highway dedication, street widening and/or sidewalk requirements for this project.
- c. **Parking Requirements.** The traffic study indicated that the proposed mixed-use project will provide up to 288 vehicle parking spaces and up to 226 bicycle parking spaces in a subterranean garage. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.
- d. **Driveway Access and Circulation.** The conceptual site plan for the project as shown on **Attachment 3** is acceptable to DOT. However, the review of this study does not constitute approval of the dimensions for any new proposed driveways. This requires separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design. All new driveways should be Case 2 driveways.
- e. **Development Review Fees.** An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009 and updated in 2014. This ordinance identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

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.