

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 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.

Bureau of Engineering.

1. Dedication Required:

- a. **Figueroa Street.** A 5-foot wide strip of land be dedicated and a 8-foot wide average sidewalk easement shall be provided along Figueroa Street adjoining the tract to provide a 15-foot wide sidewalk with an additional 8-foot average sidewalk easement in accordance with the Modified Boulevard II standard as modified by the Downtown Street Standards, including a 15-foot by 15-foot corner cut at the intersection with Pico Boulevard.
- b. **Pico Boulevard.** That limited to an upper limit of 48-feet, a 15-foot wide strip of land shall be dedicated and a 3-foot wide sidewalk easement shall be provided, measured from the adjacent finished sidewalk grade along Pico Boulevard intersection with Flower Street adjoining the tract easterly of the alley easterly of Figueroa Street, to provide a 15-foot wide sidewalk with an additional 3-foot average sidewalk easement, in accordance with the Modified Boulevard II standard as modified by the Downtown Street Standards and including a 20-foot radius property line return dedication limited to an upper limit of 48-feet at the intersection with Flower Street. Above limited dedication area shall be per "Exhibit A" as provided at the public hearing.
- c. **Flower Street.** That a 10-foot wide strip of land be dedicated along Flower Street adjoining the tract to provide a 20-foot wide sidewalk in accordance with the Modified Avenue I standard as modified by the Downtown Street Standards, including a 20-foot radius property line at the intersection with Pico Boulevard.

2. Improvements Required: That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. **Pico Boulevard - east.** Improve Pico Boulevard adjoining the subdivision between Figueroa Street and the alley easterly of Figueroa Street by the construction of the following:
 - i. A concrete curb, a concrete gutter, and a 15-foot concrete sidewalk.
 - ii. Suitable surfacing to join the existing pavements and to complete an approximately 45-foot, variable and approximately 48-foot wide half roadway to the satisfaction of City Engineer and the Department of Transportation.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvements.
- b. **Pico Boulevard - west.** Improve Pico Boulevard adjoining the subdivision between the

alley easterly of Figueroa Street and Flower Street by the construction of full width concrete sidewalk with street wells, including any necessary removal and reconstruction of the existing improvements.

- c. **Figueroa Street.** Improve Figueroa Street adjoining the subdivision by the construction of 15-foot wide concrete sidewalk with tree wells, consistent with the Los Angeles Sports and Entertainment District Streetscape Plan, including any necessary removal and reconstruction of the existing improvements.
 - d. **Flower Street.** Improve Flower Street adjoining the subdivision by the construction of 20-foot wide concrete sidewalk with tree wells, consistent with the Los Angeles Sports and Entertainment District Streetscape Plan, including any necessary removal and reconstruction of the existing improvements.
3. That the Department of Transportation in a letter to the City Engineer determine that the Pico Boulevard Street merger area is not necessary for future public street purposes.
 4. That the Planning Department in a letter to the City Engineer determine that the proposed Pico Boulevard Street merger is in conformance with the General Plan and Community Plan.
 5. That in the event that Department of Transportation and the Planning Department have no objection to the street merger then the portion of Pico Boulevard westerly of the alley east of Figueroa Street within the tract in excess of approximately 60-foot, variable and approximately 63-foot half right of way, substantially as shown on the vesting tentative map stamp dated October 12, 2016, and excluding a 15-foot by 15-foot corner cut at the intersection with Figueroa Street, be permitted to 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:
 - a. That consents to the street 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.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

Note: The Advisory Agency hereby finds that the dedications to be merged are unnecessary for present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.
 6. That a 15-foot wide subsurface portion of the alley easterly of Figueroa Street within the tract property substantially as shown on the vesting tentative map stamp dated October 12, 2016, and below an upper limit of 4 feet below the finished alley surface as referred to in the communication dated December 11, 2017 from the applicant, be permitted to 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:
 - a. That consents to the portion of 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.

- b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

Note: The Advisory Agency hereby finds that the dedications to be merged are unnecessary for present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.

7. That appropriate structural engineering plan and calculations, be submitted to the Structural Engineering Division of the Bureau of Engineering for review establishing the subsurface structure construction requirements to eliminate any potential damage to the structure based on normal public use and maintenance of the alley, based on the proposed upper limit of the subsurface alley merger.
8. That a revised tentative map be submitted for information purposes only, prior to the submittal of the final map delineating and showing the dimensions of all approved merger areas consistent with any approved street plan, including the upper limit of the subsurface alley merger, and showing the limited dedication detail along Pico Boulevard in accordance with "Exhibit A" presented at the public hearing. This map will be used for final map checking purposes.
9. That a Covenant and Agreement be recorded satisfactory to the City Engineer binding the subdivider and all successors to the following:
 - a. That the owners shall be required to maintain all elements of the structure below the limited alley right-of-way of the alley easterly of Figueroa Street within the subdivision in a safe and usable condition to the satisfaction of the City Engineer. The City shall be given reasonable access to the structure and adjacent to the limited alley right-of-way areas for any necessary inspection, upon request during normal business hours. The City may request the owners to repair or replace damaged, defective or unsafe structural elements or to correct unacceptable conditions at the owner's expense if owner elects not to do so. Owner shall grant reasonable access to City's contractor to make said repairs.
 - b. The owners shall be required to limit use and occupancy of the structures below the limited alley right-of-way of the alley easterly of Figueroa Street for non-residential uses only. No combustible material shall be stored in the subsurface merger area.
 - c. The owners shall obtain a B-Permit from the City Engineer for any substantial structural modification below the alley right-of-way area of the alley easterly of Figueroa Street and for any structural element outside said area which provides lateral or vertical support to structures within the area.
 - d. The owners shall incorporate the subsurface structural construction requirements established under the City Engineer review of the proposed subsurface alley merger into the construction of the project.
10. That the subdivider execute and record an agreement satisfactory to the City Engineer to waive any right to make or prosecute any claims or demands against the City for any damage that may occur to the structures underneath the limited right-of-way of the alley easterly of Figueroa Street in connection with the use and maintenance operations within said alley right-of-way. This waiver of damage shall also be shown on the final map.

11. That any surcharge fee in conjunction with the street and subsurface alley merger requests be paid.
12. 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.
13. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
 - a. Plan view at different elevation
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
14. 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.
15. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will provide an interim alley roadway or alternate access and drainage control provisions satisfactory to the City Engineer during the construction phase of this project to maintain access to and drainage runoff from the remaining portion of the alley adjacent to the tract area.
16. **Department of Transportation.** Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line when driveway is serving less than 100 parking spaces. Reservoir space will increase to 40-feet and 60-feet when driveway is serving more than 100 and 300 parking spaces respectively.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk, LAMC 12.21 A.
 - c. Driveways and vehicular access to Master Lot 2 shall be provided from alley and/or Flower Street or as shall be determined to the satisfaction of the Department of Transportation.
 - d. 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, Room 550. For an appointment, call (213) 482-7024.
 - e. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 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.

NOTE: Additional measures for traffic improvements are required in the Mitigation

Monitoring Program (Exhibit B), and include requirements for a Construction Management Plan, Transportation Demand Management Program, and Transportation Systems Management Improvements, which would include fiber optic upgrades along South Figueroa Street from Pico Boulevard to Olympic Boulevard, and two CCTV camera upgrades at Pico Boulevard and Figueroa St, and LA Live Way and Pico Boulevard.

17. **Fire Department.** Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Access for Fire Department apparatus and personnel to and into all structures shall be required. Access to both towers shall be off Pico Blvd. (Via a currently unnamed alley).
 - b. 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 FRB Req #75).
 - c. The entrance to a Residence lobby must be within 50 feet of the desired street address curb face.
 - d. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - f. **L.A.M.C. 57.09.03.B Exception:**
 - When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
 - This policy does not apply to single-family dwellings or to non-residential buildings.
 - g. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
 - h. Entrance to the main lobby shall be located off the address side of the building.
 - i. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft

visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

- j. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- k. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- l. 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.
- m. 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.
- n. 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 secondary access shall be required.
- o. Submit plot plans indicating access road and turning area for Fire Department approval.
- p. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- q. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- r. 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.
- s. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- t. **HELIPADS ON HIGHRISE BUILDINGS.** Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing pads are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing pad.
- u. Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.
- v. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- w. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- x. **Section 510, Emergency Responder Radio Coverage.** 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 communications systems.

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) 482-6543. You should advise any consultant representing you of this requirement as well.

18. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering.

19. **Bureau of Street Lighting.**

a. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting. Improvement Condition:

Construct new pedestrian lights:

- one (1) on Figueroa Street
- six (6) on Pico Boulevard
- one (1) on Flower Street.

If street widening per BOE improvement conditions, relocate and upgrade street lights:

- five (5) on Figueroa Street
- three (3) on Pico Boulevard
- two (2) on Flower Street.

Lighting shall be in substantial conformance with the LASED Streetscape Plan.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

b. 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.

20. **Bureau of Sanitation.** There are easements contained within the property. Any proposed development in close proximity to the easements must secure Department of Public Works approval. 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.
21. **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) 922-8363. Please email cabletv.ita@lacity.org for an automated response with instructions on how to obtain Cable TV clearance.
22. **Bureau of Street Services, Urban Forestry Division.** Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards and the Los Angeles Sports and Entertainment District Streetscape Plan, as applicable.

Replacement by a minimum of 24-inch box trees in the parkway and on the site of to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency. **Note:** Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

23. **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: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.

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.