

As modified on January 27, 2017

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

Pursuant to Los Angeles Municipal Code Section 12.32 G, the "T" Tentative Classification shall be removed by the recordation of a final tract map or by posting guarantees satisfactory to 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 City Plan Case.

Dedications and Improvements

Prior to the issuance of any building permit, 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), including the following:

A. Responsibilities/Guarantees

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.

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.

1. Street Dedications

- a. That a set of drawings for airspace lots be submitted to the City Engineer showing the following:
 - i. Plan view at different elevations.
 - ii. Isometric views.
 - iii. Elevation views.
 - iv. Section cuts at all locations where air space lot boundaries change.
- b. 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 easement free and clear of obstructions and in safe conditions for use at all times.
- c. That the existing 15-foot wide public sewer easement within the tract

property and as shown on the revised tentative map stamp dated September 23, 2016 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:

- i. That consents to the sewer easement being merged and waivers of any damage 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.
 - ii. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
- e. That any surcharge fee in conjunction with the street merger request be paid.
 - f. That all existing public easements including any utility easements be clearly shown on the final map. There are existing public utility easements that are not part of merger as stated herein.

3. Street Improvements

The following improvements must be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. Improve the alley adjoining the subdivision by the repairing or replacing of any broken or off-grade asphalt pavement including bad order longitudinal gutter, all satisfactory to the West Los Angeles District Engineering Office.

B. Sewer

The Bureau of Sanitation has reviewed the sewer/storm drain lines serving the subject tracts/areas and found no potential problems to structures or potential maintenance problems. 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.

C. 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)/valet booth/ticket dispenser and the property line when driveway is serving less than 100 parking spaces. Reservoir space requirement will increase to 40-feet and 60-feet when driveway is serving more than 100 and 300 parking spaces respectively.
- b. The applicant complies with the measures as stated in the July 10, 2014 LADOT Traffic Impact Assessment letter (DOT Case No. WLA 13-101574) to Karen Hoo, City Planner, Department of City Planning. All subsequent revisions and modifications shall remain in effective.
- c. This project is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements. A parking area and driveway plan shall be

submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045. For an appointment, call (213) 485-1062.

- d. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
- 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.

D. 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.
- b. 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.
- c. 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.
- d. 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.
- e. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- 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 150 feet 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 50 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- j. 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.
- k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- l. 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.
- m. Adequate public and private fire hydrants shall be required.
- n. Electric gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- o. **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.
- p. **FPB #105 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) 482-6504. You should advise any consultant representing you of this requirement as well.

- E. **Street Lights.** Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - a. Improvement Condition: NO street lighting improvements if no street widening per BOE improvement Conditions. Otherwise relocate and upgrade streetlight: two (2) on Granville Avenue, three (3) on Wilshire Boulevard, and two (2) on Stoner Avenue.
- F. **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 Department of City Planning's Development Services Center for

approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the Development Services Center for attachment to the subject file.

Notice: Certificates of Occupancies 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.