

**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 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.

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.

a. Street Dedication.

- i. That a 12-foot wide strip of land be dedicated along Santa Monica Boulevard adjoining the subdivision to complete a 52-foot wide half right-of-way dedication in accordance with Modified Avenue I Standards of LA Mobility Plan. In addition, 20-foot radius property line returns or 15-foot by 15-foot cut corners be dedicated at street intersections with Orange Drive, and with Mansfield Avenue, adjoining the tract.
- ii. That a three-foot wide strip of land be dedicated along Orange Drive adjoining the subdivision to complete a 33-foot wide half right-of-way dedication in accordance with Collector Street Standards of LA Mobility Plan.

b. Other Conditions.

- i. 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.

c. Street Improvement.

- i. Improve Santa Monica Boulevard being dedicated and adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 15-foot full-width concrete sidewalk with tree wells.
 - (2) Suitable surfacing to join the existing pavement and to complete a 37-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.
 - ii. Improve Orange Drive being dedicated and adjoining the subdivision by the removal of existing sidewalk and construction of a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
 - iii. Improve Mansfield Avenue adjoining the subdivision by the removal of existing sidewalk and construction of a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
 - iv. Improve all newly dedicated corner cuts with concrete sidewalks.
2. Department of Transportation.
- a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line when project's driveway serves less than 100 parking spaces. Reservoir space would be 40-foot when project's driveway serves more than 100 parking spaces and 60-foot when project's driveway serves more than 300 parking spaces.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - c. Driveways and vehicular access to projects shall be provided from Orange Drive and Mansfield Avenue.
 - 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 North 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. 180,542 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.
 - f. The applicant shall comply with the project requirements as stated in the July 19, 2016 DOT Traffic Study Assessment letter to Karen Hoo, City Planner, Department of City Planning. All subsequent revisions and modifications shall remain in effect. A copy of the letter is located in the case file.

3. Fire Department.

- a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Action.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. 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 FPB Req # 75).
- d. The entrance to a Residence lobby must be within 50 feet of the desired street address curb face. 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. 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.
- g. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- h. 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 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 two 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.
- i. 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 onto the roof.

- j. Entrance to the main lobby shall be located off the address side of the building.
 - 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. 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.
 - m. 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.
 - n. 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 communication systems.
 - o. EMERGENCY HELICOPTER LANDING FACILITY

Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing facilities 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 facilities.
 - p. 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.
4. Bureau of Street Lighting.
- a. 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.