

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

(As modified by the City Planning Commission on May 14, 2020 *the Los Angeles City Council Planning and Land Use Committee on September 17, 2020*)

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.

1. Dedication Required:

- a. Lincoln Boulevard (Boulevard I - State Highway) - Accept the 17-foot wide future street easement and dedicate an additional 1-foot wide strip of land along the property frontage to complete a 68-foot wide half right-of-way in accordance with Boulevard I/State Highway of Mobility 2035 Plan.
- b. Mindanao Way (Avenue I) - Accept the 5-foot wide future transit easement. Dedicate a 7-foot wide and variable width strip of land along the property frontage to complete a 50-foot wide half right-of-way in accordance with Avenue I of Mobility 2035 Plan.

2. Improvements Required:

- a. Lincoln Boulevard - Construct suitable surfacing to provide a 50-foot wide half roadway with asphalt concrete pavement, integral concrete curb and 2-foot wide concrete gutter. Construct a 10-foot wide concrete sidewalk and an 8-foot wide parkway. Repair all broken and off-grade adjacent roadway pavement along the property frontage. The Bureau of Engineering does not object to have double rows of trees along the property frontage (tree wells with root barriers within the sidewalk along the curb and trees in the parkway that abuts the property line) subject to the approval of Urban Forestry Division of the Bureau of Street Services. These improvements shall suitably transition to join the existing improvements to the satisfaction of the City Engineer.
- b. Mindanao Way - Remove the existing sidewalk and construct a new 10-foot wide concrete sidewalk abutting the new property line and landscape the parkway. Construct integral concrete curb and 2-foot gutter. Repair all broken adjacent roadway pavement and close all unused driveways. Reconstruct the concrete bus pad per BOE and LADOT's requirements. Remove the access ramp at the intersection with Mindanao Way and La Villa Marina and construct ADA ramp per standard plan S-442. The Bureau of Engineering does not object to have no parkway where the right-turn lane is proposed on the North side of La Villa Marina intersection. Obtain approval from LADOT for the proposed ~~right turn~~ **right turn** lane. These improvements shall suitably transition to join the existing improvements.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than $\frac{1}{8}$ inch from the surrounding concrete work or are separated from the

main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than 1/8 inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-5 and S444-0.

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: That 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. 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.

Removal of street trees is required in conjunction with the street widening for this project. Please include the tree removal issue in your public hearing notice for this application.

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

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

Contact the Department of Transportation regarding any conflicts with traffic signals, signs, parking spaces, meters or traffic control devices (213) 482-7024.

Regarding any issue with power poles and gas meters, contact the Department of Water and Power (213) 367-2715.

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

3. Drain the roof and site to the public right-of-way. Roof and site drainage onto Lincoln Boulevard will require approval and permit from Caltrans
4. Sewer lines exist in Mindanao Way and in the 10-foot sanitary sewer easement on the north end of the property. Extension of the house connection laterals to the new property line will be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

5. There is a 10-foot wide sanitary sewer easement on the north end of the property. No structure shall be constructed over this easement without prior approval from the WLA District Office BPermit Group of the Bureau of Engineering.
6. Construction along Lincoln Boulevard will require Caltrans permit and approval.
7. An investigation by the Bureau of Engineering WLA District Office Sewer Counter may be necessary to determine the capacity of the existing ~~pubic~~ **public** sewers to accommodate the proposed development. Submit a request to the West Los Angeles District Office of the Bureau of Engineering at (310) 575-8384.
8. ***Mindanao Way Traffic Signal Timing. The Applicant shall conduct a traffic analysis prior to the issuance of any building permits for the project by the Department of Building and Safety, to monitor the traffic flow on Mindanao Way between SR-90 and Lincoln Boulevard. Operational improvements for traffic signal timing and coordination that are recommended by this analysis shall be submitted for approval to the Department of Transportation (LADOT) and California Department of Transportation (CalTrans), and any approved operational improvements shall be implemented prior to the issuance of the final Certificate of Occupancy for the hospital. The applicant shall bear the full cost of implementation of any recommended operational improvements including traffic signal timing, signage, and coordination.***
9. ***Directional and Regulatory Signage. The Applicant shall conduct an analysis of directional and regulatory signage from the project site to the Marina Freeway (SR-90) with the goal of minimizing congestion in the area surrounding the project without detrimentally affecting the construction or operations of the project prior to the issuance of any building permits for the project by the Department of Building and Safety. Operational improvements recommended by this analysis shall be submitted for approval to the Department of Transportation (LADOT) and / or California Department of Transportation (CalTrans), and any approved operational improvements shall be implemented prior to the issuance of the final Certificate of Occupancy for the hospital. The applicant shall bear the full cost of implementation of any recommended operational improvements including traffic signal timing, signage, and coordination.***
10. Submit parking area and driveway plans to the WLA District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
11. **Fire Department.** Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval. The project shall comply with the conditions noted in the letter dated December 27, 2019 from the Fire Department.