

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

**Date:** September 19, 2014

**To:** Mr. Michael LoGrande, Director  
Department of City Planning  
Attn: Lynda Smith (City Planner)



**From:** Edmond Yew, Manager  
Land Development Group  
Bureau of Engineering

**Subject: Case No. ZA 2014-2442 (CUB/SPR): 963 East 4<sup>th</sup> Street**

The following recommendations identifying the infrastructure deficiencies adjacent to the application site are submitted for your use for the approval of a Conditional Use Beverages and Site Plan Review adjoining the area involved:

1. Dedication Required:

**4<sup>th</sup> Street** (Major Highway – Class II) – None. The existing building to remain precludes the additional required dedication.

**4<sup>th</sup> Place** (Secondary Highway) – A 5-foot wide strip of land along the property frontage to complete a 45-foot half right-of-way in accordance with Secondary Highway Street standards, except at the location of the existing building to remain. The applicant shall submit a survey of the existing building with the dedication application.

**Merrick Street** (Collector Street) – None.

**Alley** (N/o 4<sup>th</sup> Street) – None.

2. Improvements Required:

**4<sup>th</sup> Street** – Repair all broken, off-grade or bad order concrete curb, gutter and sidewalk along the property frontage. Upgrade all driveways and access ramp to comply with ADA requirements.

**4<sup>th</sup> Place** – Construct additional surfacing to join the existing improvements to provide a 35-foot half roadway in accordance with Secondary Highway Street standards, including asphalt pavement, integral concrete curb and 2-foot gutter and a 10-foot full-width concrete sidewalk, except at the location of the existing building to remain. These improvements should suitably transition to join the existing improvements.

**Merrick Street** – Repair all broken, off-grade or bad order concrete curb, gutter and sidewalk along the property frontage. Upgrade all driveways and access ramp to comply with ADA requirements.

**Alley** – Remove the gates at both ends of the alley and reconstruct the alley including a 2-foot longitudinal concrete gutter adjacent to the property. Upgrade the alley intersection with Merrick Street.

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. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

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

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

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

Refer to the Department of Water and Power regarding power pole (213) 367-2715.

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

3. Roof drainage and surface run-off from the project shall be collected and treated at the site and directed to the streets via drain system constructed under the sidewalk and through the curb drains connected to the catch basins.
4. Sewer lines exist in 4<sup>th</sup> Street and 4<sup>th</sup> Place. Extension of the 6-inch house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. 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 at (213) 482-7050.
6. Submit parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to Quyen M. Phan of my staff at (213) 202-3488.

cc: Andrew Christopher  
Central District Office