

CD11 PROPOSED CONDITIONS

NEW (Q) QUALIFIED CONDITIONS

9. Utilities. Utilities (specifically all LADWP transformers and/or LADWP switch-gears) shall not be visible from public rights-of-way. These items, shall be located behind landscape screening as shown on "Exhibit C".

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

MODIFY: **A. BUREAU OF ENGINEERING CONDITIONS**

2. Improvements Required:

a. The applicant will be required to reconstruct the sidewalk along the Olympic Boulevard property frontage to provide a new ~~12-foot wide~~ concrete sidewalk and minimum 6'6" landscaped parkway and repair any broken, off-grade adjacent curb, driveway, concrete and asphalt pavement. In addition, a new minimum 30-foot curb radius and access ramp at the intersection with Butler Avenue and Olympic Boulevard must be constructed to comply with ADA requirements and any unused driveways will have to be closed.

b. The Bureau of Engineering is requiring the removal of existing curb and sidewalk along the Butler Avenue property frontage along with the reconstruction of a new concrete curb, a two-foot gutter and a ~~10-foot full width concrete sidewalk~~ concrete sidewalk and minimum 4'10" landscaped parkway and repair any broken, off-grade driveway and pavement. All unused driveways along Butler Avenue, within the project site, must be closed.

c. The applicant will install and maintain for the life of the project new tree wells with root barriers and plant street trees and parkway landscaping 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 at (213) 847-3077.

ADDED TO: **C. URBAN FORESTRY** - CONDITION NO. 2

a) A 6'6" parkway shall be provided and maintained for the life of the project along the Olympic Blvd. frontage of the property. The parkway shall be landscaped with the "Japanese Flowering Cherry" (*Prunus S. Kanzan*) tree species. Drought tolerant, native groundcover (i.e. *Lomandra Longifolia* "Breeze") shall be utilized or an alternate as approved by Urban Forestry.

b) A 4'10" parkway shall be provided and maintained for the life of the project along the Butler Ave. frontage of the property. Parkway shall be landscaped with the "Olive Tree" (*Olea Europaea*) tree species. Drought tolerant, native groundcover (i.e. *Lomandra Longifolia* "Breeze") shall be utilized or an alternate as approved by Urban Forestry.