

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [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. Dedications and Improvements. 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) 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.
- (2) 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.

- B. Dedication Required. Virgil Avenue (Avenue II) - A 3-foot-wide strip of land along the property frontage to complete a 43-foot half right-of-way in accordance with Avenue II of Mobility Plan 2035 and a suitable radius property line return or corner cut at the intersection with Geneva Street.

C. Improvement Required.

- (1) Geneva Street – Repair and or replace all broken, off-grade or bad order existing concrete curb, gutter, sidewalk, and roadway pavement along the property frontage. Reconstruct the curb ramps at the intersections with Virgil Avenue and Commonwealth Avenue to BOE standards and ADA requirements.
- (2) Commonwealth Avenue – Repair and or replace all broken, off-grade or bad order existing concrete curb, gutter, sidewalk and roadway pavement along the property frontage. Upgrade the driveway (if necessary) to comply with BOE standards and ADA requirements.
- (3) 4th Street – Repair and or replace all broken, off-grade or bad order existing concrete curb, gutter, sidewalk and roadway pavement along the property frontage. Reconstruct the curb ramps at the intersection with Virgil Avenue and Commonwealth Avenue to comply with BOE standards. Upgrade the driveway (if necessary) to comply with BOE standards and ADA requirements.

- (4) Virgil Avenue – Construct additional concrete sidewalk in the newly dedicated area and construct new integral concrete curb and gutter along the property frontage. Repair and or replace all broken, off-grade or bad order existing concrete sidewalk and roadway pavement. Any proposed driveway apron along Virgil Avenue requires Department of Transportation's approval and shall be constructed per BOE standards.

Notes:

Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than $\frac{1}{4}$ 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 $\frac{1}{8}$ 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 $\frac{1}{4}$ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than $\frac{1}{8}$ 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, S410-4, S442-5 and S444-0.

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. The applicant should contact the Urban Forestry Division for further information (213) 847-3077 (email: aaron.hernandez@lacity.org).

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 Water and Power regarding power pole (213) 367-2715.

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

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

- D. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk or through curb drains connected to the catch basins.
- E. Sewer lines exist in Geneva Street, Commonwealth Avenue, 4th Street and Virgil Avenue. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
- F. The applicant shall file a request with the Bureau of Engineering Central District Office to verify that the existing sewer lines have enough capacity to handle the additional flow generated by the proposed development (213) 482-7030 (email: eng.centralinfo@lacity.org).

- G. A Revocable Permit from the Central District Office of the Bureau of Engineering will be required for any walls, fences, gates, non-standard concrete pavers or landscaping to remain in the dedicated right-of-way (213) 482-7030 (email: eng.ceninfo@lacity.org)
- H. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

2. Department of Transportation

- (1) **Transportation Demand Management (TDM).** A preliminary TDM program shall be prepared and provided for DOT review prior to the issuance of the first building permit for this project and a final TDM program approved by DOT is required prior to the issuance of the first certificate of occupancy for the project. The TDM program should include, but not be limited to, the following strategies:
 - a. Reduce Parking Supply: The Project proposes to provide a total of 153 on-site automobile parking spaces, which represents a reduction of 171 automobile parking spaces from the amount required by direct application of the LAMC.
 - b. Transit Subsidies: The subsidization of transit fares for residents and employees will be provided for approximately 90 percent of the employees and residents at a daily equivalent of 0.75 cents.
 - c. Promotions & Marketing: The Project will provide education and encouragement programs that include promotions and marketing to inform travelers about the availability of specific transportation options.
 - (2) **Project Access and Circulation.** Any changes to the project's site access, circulation scheme, or loading/unloading area after issuance of this report would require separate review and approval and should be coordinated as soon as possible with LADOT's Citywide Planning Coordination Section (201 North Figueroa Street, 5th Floor, Room 550, at 213-482-7024). Driveway placement and design shall be approved by the Department of City Planning (City Planning) in consultation with LADOT, prior to issuance of a Letter of Determination by City Planning.
 - (3) **Worksite Traffic Control Requirements.** LADOT recommends that a construction work site traffic control plan be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to <http://ladot.lacity.org/businesses/temporary-traffic-control-plans> to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. LADOT also recommends that all construction related truck traffic be restricted to off-peak hours to the extent feasible.
 - (4) **Development Review Fees.** Section 19.15 of the LAMC identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.
3. Street Lighting: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade streetlights; two on Virgil Avenue, two on Geneva Street, two on Commonwealth Avenue, and one on 4th Street.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

4. Urban Forestry

- (1) **Street Trees** - Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2: 1 ratio All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

Note:

Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

5. 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 17, 2020 from the Fire Department.