

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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. 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:

- 1) **O Street** (Local Street) – A 5-foot wide strip of land along the property frontage to complete a 30 foot wide half right-of-way in accordance with Local Street standards.
- 2) **Pacific Coast Highway** (Boulevard II/State Highway) – A 5-foot wide strip of land along the property frontage to complete a 55-foot wide half right-of-way in accordance with Boulevard II standards.
- 3) **Coil Avenue** (Local Street) – A 15-foot wide strip of land along the property frontage between Colon Street and O Street and dedicate a partial elbow at the intersection with O Street. Dedicate a 15-foot by 15-foot cut corner or 20-foot radius property line return at the intersection with Pacific Coast Highway.
- 4) **Drumm Avenue** (Local Street) – None required.

C. Improvement Required:

- 1) **O Street** – Construct a 10-foot wide concrete sidewalk and repair any broken or off-grade concrete curb and gutter. Connecting or receiving curb ramps to be constructed on the opposite end of a crosswalk (marked or unmarked) to complete the accessible route per Special Order 01-1020. Remove any landscaping within the Public Right-of-way that will obstruct the construction of

the improvements. Upgrade all vaults within the Public Right-of-Way. Any utilities or obstructions that may come in conflict with improvements should be removed or relocated.

- 2) **Pacific Coast Highway** – Construct a new 5-foot wide concrete sidewalk in the dedicated area. Obtain Caltrans encroachment permit to upgrade and reconstruct the ADA curb ramps at the northwest corner intersection of Coil Ave and PCH and at the northeast corner intersection of Drumm Ave and PCH. Under Caltrans encroachment permit, construct a 2% cross slope sidewalk at existing dirt. Remove any non-standard items. Upgrade all vaults within the Public Right-of-Way. Any utilities or obstructions that may come in conflict with improvements should be removed or relocated.
- 3) **Coil Avenue** – Construct suitable surfacing to join the existing improvements to provide an 18-foot wide roadway, concrete curb, 2-foot gutter, a 12-foot sidewalk with tree wells, and a partial elbow section with O Street. Construct connecting or receiving curb ramps on the opposite end of a crosswalk (marked or unmarked) to complete the accessible route per Special Order 01- 1020. Upgrade all vaults within the Public Right-of-Way. Any utilities or obstructions that may come in conflict with improvements should be removed or relocated.
- 4) **Drumm Avenue** – Repair and/or replace any broken, damaged, cracked, off-grade concrete curb, gutter, sidewalk and roadway pavement including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer. Close all unused driveways and upgrade any existing driveways to comply with 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, 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.

Street lighting improvements may be required satisfactory to the Bureau of Street Lighting (BSL). The applicant should contact BSL for further information (213) 847-1551.

The Department of Transportation (LADOT) may have additional requirements for dedication and improvements. The applicant should contact LADOT for further information regarding traffic signals, signs, and equipment at 213-485-1062.

Regarding any conflicts with any power poles, the applicant should contact the Department of Water and Power at 213-367-2715.

Regarding any conflicts with fire hydrants, the applicant should contact the Fire Department Hydrants and Access Unit at 213-482-6543.

- D. Relocate catch basins per B-Permit plan check requirements. Provide proper site and street drainages for all streets being improved. 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 through curb drains or connection to the catch basins.
 - E. Provide hydraulic and hydrology report and calculations and determine if additional catch basins compliant to Standard Plans S-361-0 / S-362-0 are needed on Coil Avenue, and Drumm Avenue per B-Permit plan check requirements.
 - F. Sewer lines exist in O Street, and Coil Avenue. Extension of the 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.
 - G. Submit parking area and driveway plan to the Harbor District Office of the Bureau of engineering and the Department of Transportation for review and approval.
- 2. Street Lighting. No street lighting requirements.
 - 3. Bureau of Sanitation. No hydraulic analysis required.
 - 4. Urban Forestry – Street Trees.
 - A. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
 - B. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All street tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval of the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.
 - 5. Fire Department. Prior to recordation of City Planning Case/zoning action, a plot plan shall be submitted to the Fire Department for approval.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.) as required herein, are completed to the satisfaction of the City Engineer.