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CITY ENGINEER

1149 S. BROADWAY, SUITE 700  
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

December 2, 2015

Oceanwide Plaza, LLC  
865 S. Figueroa St, #3150  
Los Angeles, CA 90017

Attn: Lynda Haas

**1101 S. FLOWER STREET - REVOCABLE PERMIT REQUIREMENTS - APPLICATION  
REFERENCE NO. 2015000366**

***THIS IS NOT A PERMIT***

In order to get an early start on construction, the applicant has requested a Revocable Permit to allow portions of the proposed buildings to encroach within the public rights-of-way prior to recordation of Vesting Tentative Tract No. 69414. Once the tract map records, the areas encroached upon will be merged and the Revocable Permit will be cancelled. The conditions outlined below must be satisfied before a Revocable Permit can be issued for the following items that will encroach into the public right-of-way of Flower Street:

- Building façade of Tower 1 encroaching up to 8-feet 4-inches into the public right-of-way, from an approximate elevation of 105-feet to an approximate elevation of 677-feet above the sidewalk elevation.
- Building façade of Tower 2 encroaching up to 5-ft 0.5-inches into the public right-of-way from an approximate elevation of 40-feet to an approximate elevation of 500-feet above the sidewalk elevation.
- Building façade of Tower 3 encroaching up to 5-feet 6-inches into the public right-of-way from an approximate elevation of 40-feet to an approximate elevation of 500-feet above the sidewalk elevation.
- Podium façade encroaching up to 7-feet 3.25-inches into the public right-of-way from an approximate elevation of 17-feet to an approximate elevation of 40-feet above the sidewalk elevation.

**CONDITIONS**

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least \$1,000,000. Evidence of insurance must be presented to 201 N. Figueroa Street, Counter 20, and annually to the Board of Public Works, 200 N. Spring Street, Suite 361.
2. The encroachments shall be approved by the Department of City Planning.



3. The encroachments shall be approved by the Bureau of Street Lighting.
4. The encroachments shall be approved by the Department of Transportation.
5. The plans shall be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4<sup>th</sup> Floor.
6. The plans shall be reviewed and approved by the Bureau of Street Services, Urban Forestry Division, 1149 S. Broadway, 4<sup>th</sup> Floor.
7. A permit from the Department of Building and Safety will be required for the construction of the encroachments. Provide a copy of aforesaid permit to 201 N. Figueroa Street, 3<sup>rd</sup> Floor, Counter 20.
8. The applicant shall submit a construction estimate to restore the area within the public right-of-way if the tract merger proceedings are denied, cancelled, or stopped for any reason. The estimate shall include the cost of restoring the right of way and the cost of removal of encroaching private improvements. The estimate shall be reviewed by the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3<sup>rd</sup> Floor, Counter 20. Once approved, the property owner(s) shall submit a Cash Bond for said amount to the Bureau of Engineering, 201 N. Figueroa Street, 3<sup>rd</sup> Floor, Counter 20.
9. The applicant shall obtain a City Council Motion directing the Bureau of Engineering to issue a Revocable Permit to allow the encroachments satisfying said conditions of the permit prior to recordation of the vesting tentative tract map.
10. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3<sup>rd</sup> Floor, Revocable Permits, Counter 20. With the recordation of this waiver, the property owner(s) agree to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested. Please contact this office for the waiver form after Condition Nos. 1-9 are satisfied.

The Revocable Permit will be issued when all the above conditions are satisfied. If the applicant does not satisfy all the conditions listed within **360 days** from the date of this letter, the application will expire and the process terminated. Once expired, a new revocable permit application and fees will be required to re-initiate the process. If you have any questions, please contact Natalie Moore at (213) 482-7046.

Sincerely,



Shahin Behdin, P.E.  
District Engineer  
Central District

SB/CM/NM:nm  
Flower St.1101 S.rpr

Enclosure  
Cc: [lynda@haascg.com](mailto:lynda@haascg.com)