

**CONDITIONS FOR EFFECTUATING TENTATIVE  
(T) CLASSIFICATION REMOVAL**

Pursuant to Los Angeles Municipal Code Section 12.32 G, the “T” Tentative Classification shall be removed by the recordation of a final tract map or by posting guarantees satisfactory to 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 Planning Department for attachment to the subject City Plan Case.

1. **Dedications and Improvements.** Prior to the issuance of any building permit, 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), the following:
  - 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. Any changes to the project design required by a public agency to accommodate required dedications and improvements shall be documented in writing and submitted for review by the Department of City Planning and shall also be subject to Condition NO. 19 of the ‘Q’ conditions herein, if such changes involve a change in the site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage.
  - B. **Street Dedications**
    1. That a 2-foot wide strip of land be dedicated along Sunset Boulevard where there are no existing structures to remain adjoining the tract to complete a 52-foot wide half right-of-way in accordance with Major Highway Standards including a 20-foot radius property line or 15-foot by 15-foot property cut corner return at the intersection with Argyle Avenue.
    2. That a 10-foot by 10-foot property cut corner or 15-foot by 15-foot property line return be dedicated at the intersection of El Centro Avenue and Selma Avenue.
    3. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

4. That a set of drawings be submitted to the City Engineer showing the following (for airspace subdivision only):
  - (a) Plan view at different elevations.
  - (b) Isometric views.
  - (c) Elevation views.
  - (d) Section cuts at all locations where air space lot boundaries change.
5. That in the event that a final map is recorded for the proposed airspace lots, the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in a safe condition for use at all times.

C. Street Improvements

1. Improve Sunset Boulevard being dedicated and adjoining the subdivision by the construction of the following:
  - (a) Any necessary concrete curbs, concrete gutters, and a 15-foot full-width concrete sidewalks where there are existing structures and 17-foot wide concrete sidewalk where there are no existing structures with tree wells.
  - (b) Any necessary suitable surfacing to join the existing pavement and to complete 35-foot half roadways.
  - (c) Any necessary removal and reconstruction of existing improvements
  - (d) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.
2. Construct drainage facilities.
3. Install street lighting facilities to serve the property as required by the Bureau of Street Lighting.
  - (a) Construct one (1) new street light on Argyle Avenue.
  - (b) If street widening per BOE improvement conditions, relocate and upgrade four (4) street lights on Sunset Boulevard, and one (1) street light on Argyle Avenue.
2. **Building & Safety – Grading.** Prior to issuance of a grading or building permit, a qualified geotechnical engineer shall prepare and submit to the Department of Building and Safety, Grading, a preliminary geotechnical report that provides recommendations for seismic safety and design requirements for foundations, retaining walls/shoring and excavation to meet applicable State and City requirements. A qualified geotechnical engineer shall be retained by the Applicant to observe the project site during excavation,

grading, and general site preparation activities to monitor the implementation of the recommendations specified in the Geology and Soils Report and any conditions of approval required by the Department of Building and Safety, Grading. A final geotechnical and/or compaction reports and any other reports shall be submitted to the Department of Building and Safety, grading for review and approval.

3. **Building & Safety – Zoning.** *Prior to recordation of the final map,* the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

- a. Show compliance with the [Q] and [D] conditions of Ordinance 165,662 as applicable or provide a copy of the Zone and Height District Change approval to amend the [Q] and D conditions to permit the allowable FAR and the allowable residential uses on the site. Proposed project does not meet the density and FAR required per the above ordinance. City Planning approval to be consistent with the Regional Center Commercial requirements.
- b. Provide a copy of the General Plan Amendment approval as enacted to designate the entire project site as Regional Center Commercial.
- c. Provide a copy of the Zone Change approval. Zone Change must be enacted and effective prior to obtaining Zoning clearance.
- d. Provide a copy of CPC Case CPC-2014-3808-GPA-ZC-HD-CU-CUB-ZAI-SPR and CPC-2014-669-CPU. Show compliance with all the conditions/requirements of the CPC cases as applicable.
- e. Show all street dedication(s) as required by these conditions and provide net lot area after all dedication. “Area” requirements shall be re-checked as per net lot area after street dedication(s). Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
- f. Record a Covenant and Agreement, such as a Covenant and Agreement Regarding Maintenance of Building, to treat the buildings and structures located in an Air Space Subdivision as if they were in a single lot.

4. **Department of Transportation.** *Prior to recordation of the final map,* the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Transportation satisfactory arrangements shall be made with the Department of Transportation to assure compliance with all the requirements and conditions contained in Inter-Departmental Letter dated October 10, 2014, DOT Case No. CEN 13-41465 and attached to the case file for Tract No. VTT-72213.

Moreover, satisfactory arrangements shall be made satisfy the recommendations of the Department of Transportation:

- a. A minimum of 40-foot and 20-foot reservoir space(s) be provided between any ingress security gate(s) and the property line when driveway is serving more than 300 and 100 parking spaces respectively.

- b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
  - c. Driveways and vehicular access to projects shall be provided from Argyle Avenue, Selma Avenue, and/or El Centro Avenue.
  - d. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to the submittal of building permits plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 400, Station 3.
  - e. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.
5. **Department of Fire.** Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
  - b. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
  - c. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
  - d. Building designs for multi-story residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150 feet horizontal travel distance from the edge of the public street, private street or Fire lane. This stairwell shall extend unto the roof.
  - e. Entrance to the main lobby shall be located off the address side of the building.
  - f. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
  - g. Site plans shall include all overhead utility lines adjacent to the site.
  - h. Any roof elevation changes in excess 3 feet may require the installation of ships ladders.
6. **Street Trees.** Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.
7. **Sewers.** Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering.

8. **Drainage.** Construct drainage facilities as required by existing regulations to the satisfaction of the City Engineer.
9. **Recreation and Parks Dedication/Fee.** Per Section 12.33 of the Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
10. **Schools.** The applicant shall make payment to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
11. **Cable Television.** The applicant shall make necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05.N, to the satisfaction of the Information Technology Agency.
12. **Police.** The building plans shall incorporate design guidelines relative to security, semi-public and private spaces (which may include but not be limited to access control to building), secured parking facilities, walls/fences with key systems, well-illuminated public and semipublic space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities and building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, Phone: 213-485-3134). These measures shall be approved by the Police Department prior to the issuance of building permits.
13. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the Department of City Planning for attachment to the subject file.

Notice: Certificates of Occupancies for the subject properties 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.