

**CONDITIONS FOR EFFECTUATING (T)
TENTATIVE CLASSIFICATION REMOVAL**
(as amended by PLUM on December 13, 2016)

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. Dedication Required:

- a. **Radford Avenue** (Collector Street) – A one foot wide strip of land be dedicated along Radford Avenue adjoining the tract to complete a 33-foot wide half public right-of-way in accordance with LA Mobility Plan Collector street standards including a 15-foot property line return or 10-foot by 10-foot cut corner at the intersection with Erwin Street.

2. Improvements Required:

- a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public drainage facilities to replace the existing system within suitable easements will be required satisfactory to the Valley District Engineering.
- b. Improve Radford Avenue being dedicated and adjoining the tract by the construction of a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of the existing improvements.
- c. Any public street improvements not in conformance with public street design standards specially as shown for Erwin Street shall be approved by Department of Transportation (DOT).
- d. 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. Some tree removal in conjunction with the street improvement project may be require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.
- e. The Board of Public Works approval shall be obtained, prior to the issuance of the Certificate of Occupancy of the development project, for the removal of any tree in the existing or proposed public right-of-way. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.
- f. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting: Construct new street lights: one (1) on Laurel Canyon Boulevard, four (4) on Erwin Street, and two (2) on Radford Avenue. If street widening per BOE improvement conditions, relocate and upgrade street lights; two (2) on Laurel Canyon Boulevard, five (5) on Erwin Street, three (3) on Oxnard Street, and three (3) on Radford Avenue.

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 conditions above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.

- g. Prior to the issuance of any permits, satisfactory arrangements shall with the Department of Transportation to satisfy the following:

Construction Impacts. A construction work site traffic control plan shall be submitted to DOT for review and approval prior to the start of any construction work. 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. Constriction related traffic shall be restricted to off-peak hours to the extent possible.

Other Traffic and Safety Improvements. The applicant shall complete the following improvements:

- i) Installation of a continental crosswalk at all intersections abutting the project site and intersections at which the project is required to do traffic mitigations.
 - ii) Analyze and implement, the installation of traffic control devices or physical barriers to prevent southbound project-related traffic from exiting the project site driveway onto Radford Avenue.
 - iii) Analyze and implement, the appropriate traffic control devices or physical barriers to prevent northbound traffic from traveling past Oxnard Street along Radford Avenue.
 - iv) Analyze the following intersections for possible blockage and installation of "KEEP CLEAR" road markings and "Do Not Block Intersection" signage per LADOT approval: Colfax Avenue and Califa Street, Colfax Avenue and Collins Street, Colfax Avenue and Hatteras Street, Colfax Avenue and Erwin Street, Colfax Avenue and Calvert Street, Colfax Avenue and Sylvan Street, Oxnard Street at Vantage Avenue, Oxnard Street at Carpenter Avenue, Oxnard Street at Morella Avenue, Oxnard Street at Simpson Avenue, Oxnard Street at Rhodes Avenue, and Oxnard Street at St. Clair Avenue.
 - v) Establish, from the issuance of the first Certificate of Occupancy to a minimum of two years after the issuance of the last Certificate of Occupancy (or until such time that the City of Los Angeles establishes DASH service connecting the project to the Red Line Station, whichever comes first), a free shuttle service connecting the project site directly to the North Hollywood Metro Red Line Station at a minimum frequency of every 30 minutes at peak hours (or as deemed appropriate by LADOT in consultation with the Council office).
 - vi) Pay LADOT to study the establishment of a Permit Parking District in the community surrounding the development, and to cover all initial expenses to establish the district.
- h. Department of Transportation may have additional requirements for dedication and improvements.
- i. Refer to the Department of Transportation regarding traffic signs and equipment (818) 374-4699.
- j. Refer to the Department of Water and Power regarding power pole (213) 367-2715.

- k. Refer to the Fire Department regarding fire hydrants (818) 374-5005.
3. The existing public storm drain easement within the tract property shall be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the drainage easement being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
4. Any surcharge fee in conjunction with the storm drain merger request shall be paid.
5. The final map shall not to be recorded until the construction of the new proposed storm drain system has been completed and the existing storm drain has been abandoned satisfactory to the Valley District Engineering Office.
6. The new proposed storm drain easement if necessary be shown on the final map on an alignment satisfactory to the Valley District Engineering Office.
7. The final map shall be approved by the State Department of Transportation with respect to the alignment of the Hollywood Freeway. Four copies of the final map shall be submitted to the City Engineer's Office for the State's approval prior to recordation of the final map.
8. Necessary arrangements shall be made with the State Department of Transportation prior to recordation of the final map for any necessary permits with respect to any construction and drainage discharge within or adjacent to the Hollywood Freeway right-of-way.
9. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
10. That the Quimby fee be based on the C2/R4 Zone.
11. Making any 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 17.05N, to the satisfaction of the Department of Telecommunications.
12. 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 Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the

Development Services Division office.

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.