

### 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. **Dedication(s) and Improvement(s).** The applicant shall comply with all the requirements of the Bureau of Engineering, including the dedication and improvement requirements for the project detailed in the letter dated **June 1, 2016**. These include the following:

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), the following:

Burbank Boulevard, fronting the subject property to the south, is designated as an Avenue II. Per recommendations from Bureau of Engineering letter, the following dedications and improvements will be required of the applicant for Burbank Boulevard:

- **Dedication.** No dedication is required.
- **Improvement.** Upgrade all driveways to comply with ADA requirements.

Rear Alley (North of Burbank Boulevard), an alley existing along the rear of the property and connects to Burbank Boulevard. Per recommendations from Bureau of Engineering, the following dedications and improvements will be required of the applicant:

- **Dedication.** The applicant shall work with the Bureau of Engineering to determine the suitable dedication area for an alley turnaround at the rear. The applicant should obtain prior approval for the configuration of the turning area from the Valley District Office B-Permit Section and prepare a legal description to be submitted with the dedication application.
  - **Improvement.** The applicant shall work with the Bureau of Engineering to determine the suitable improvements for the rear alley turnaround at the rear.
2. **Engineering – Sewer Facilities.** Construction of necessary sewer facilities, to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
  3. **Engineering – Drainage Facilities.** Construction of necessary drainage facilities, to the satisfaction of the Bureau of Engineering.
  4. **Public Works – 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.

5. **Engineering and Transportation – Driveway and Parking Plans.** Preparation and submittal of a parking area and driveway plan, to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. A parking area and driveway plan shall be prepared for approval by the appropriate district office of the Bureau of Engineering and the Department of Transportation. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
6. **Transportation – Site Access and Internal Circulation.** A final DOT approval shall be obtained prior to issuance of any building permits for the driveway, internal circulation, and parking scheme for the proposed Project. This shall be accomplished by submitting a detailed and fully dimensioned site plan and parking layout, with a minimum scale of 1"=40', to the DOT Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, 91401, before submittal of building plans for plan check to the Department of Building and Safety.
7. **Public Works – Street Lighting.** Installation of street lights, to the satisfaction of the Bureau of Street Lighting. The applicant shall be responsible for street lighting modifications required at an intersection if there are improvements by the Department of Transportation (also for off-site improvements).
8. **Department of Telecommunications – Cable Television Franchise.** 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.
9. **Engineering – Notice of Payment of All Engineering Fees.** 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.
10. **Engineering – Notice of Completion of Construction of All Public Improvements:** 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.
11. **Planning - 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.
12. **Department of Recreation and Parks - Recreation and Parks Dedication/Fee.** Per Section 12.33 of the Los Angeles 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.