

**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 Department of City Planning for attachment to the subject City Plan Case.

A. 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), including the following:

1. Responsibilities/Guarantees

- a. 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.
- b. 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.

2. Street Dedications and Improvements

- a. Proposed existing storm drain relocation alignment is not satisfactory after submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer (Valley District Engineering) prior to recordation of the final map, construction of a new storm drain system will be required on an alignment satisfactory to the Valley District Engineering.
- b. Improve Clarendon Street adjoining the subdivision by the construction of a new concrete curb, 2-foot wide concrete gutter and 5-foot wide concrete sidewalk and landscaping of the parkway including any necessary removal and reconstruction of existing improvements.

B. Sewer

The Bureau of Sanitation has reviewed the sewer/storm drain lines serving the subject tracts/areas and found no potential problems to structures or potential maintenance problems. 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.

The sewer infrastructure in the vicinity of the proposed project includes existing 8-inch lines on Clarendon Street and Glade Avenue. The sewage from both existing lines joins to feed an 18-inch line on Topanga Canyon Blvd before discharging into a 48-inch sewer line on Vanowen Street. LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

C. Department of Transportation. Prior to the recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation (DOT) to assure:

1. All requirements and conditions listed in the DOT traffic assessment letter dated August 24, 2016 and all subsequent revisions to this traffic assessment, be applied to the tract map. Additionally, all mitigation measures and improvements listed in this traffic assessment shall be completed prior to the recordation of the tract map.
2. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, CA 91401.
3. That a fee in the amount of \$197 be paid to the Department of Transportation as required per Ordinance No. 180,542 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 and as provided in the Department of Transportation assessment letter dated August 24, 2016.

D. Fire Department. 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:

1. Submit plot plans for Fire Department approval and review prior to recordation of Tract Action.
2. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
3. During demolition, the Fire Department access will remain clear and unobstructed.
4. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
5. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
6. 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.

7. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Note: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

- E. **Street Lights.** Any City required installation or upgrading of street lights is necessary to complete the City street improvement system so as to increase night safety along the streets which adjoin the subject property.

Specific Condition. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

Improvement Condition. To construct new street lights: including 2 on Clarendon St. If street widening per BOE improvement conditions, relocate and upgrade lights; 3 existing lights on Clarendon St. The quantity of street lights may be modified slightly during the plan check process based on illumination calculations and existing equipment selection.

- F. **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 the construction of apartment buildings.
- G. **Schools.** The applicant shall make payment to the Los Angeles Unified School District to offset the impact of any additional student enrollment at the schools serving the project area.
- H. **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 the City right-of-way in the same manner as is required of other facilities, pursuant to Los Angeles Municipal Code 17.05.N, to the satisfaction of the Information and Technology Agency.
- I. **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 semi-public 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.
- J. **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's Development Services Center for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the Development Services Center for attachment to the subject file.

Notice: Certificates of Occupancies 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.