

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the LAMC, 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. Dedications Required:

Etiwanda Avenue (Collector Street) - A 3-foot wide strip of land along the property frontage to complete a 33-foot half right-of-way in accordance with Collector Street standards of Mobility Plan 2035. The Department of Transportation may have additional requirements for dedication and improvements.

2. Improvements Required:

Etiwanda Avenue - Construct a new 13-foot full-width concrete sidewalk along the property frontage. Upgrade all driveways to comply with ADA requirements and close all unused driveways with standard height curb, gutter and sidewalk. The Department of Transportation may have additional requirements for dedication and improvements.

3. **Urban Forestry Division of the Bureau of Street Services.** 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 (213) 847-3077.
4. **Public Works – Street Lighting.** Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551. 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).
5. **Engineering – Sewer Facilities.** Sewer lines exist in Etiwanda Avenue. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit. An investigation from the Bureau of Engineering sewer counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Public Counter of the Valley District Office of the Bureau of Engineering (818) 374-5090.
6. **Engineering – Drainage Facilities.** Construction of necessary drainage facilities, to the satisfaction of the Bureau of Engineering.
7. **Engineering – Excavation** - Submit shoring plans and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating in the public right-of-way.
8. **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.

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 the construction of apartment buildings. Please Note: Park fees are now paid at 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012. If you have any questions or comments regarding this information contact the RAP Park Fee staff at (213) 202-2682.