

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G.1 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. That a 10-foot wide strip of land be dedicated along Ethel Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way dedication.
2. That a 24-foot wide strip of land be dedicated along Ampere Avenue adjoining the subdivision to complete a 54-foot wide half right-of-way dedication.
3. That a 24-foot wide private street easement be provided to serve the subdivision, including a turning area at the terminus of the private street.
4. That a sanitary sewer easement be dedicated full-width of the proposed private street.
5. That the private street easement be part of the adjoining parcels acceptable to the City Engineer.
6. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street areas upon the sale of the respective parcels and they will maintain the private street free and clear of obstructions and a safe condition for vehicular use at all times.
7. That a Covenant and Agreement be recorded stating that the private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code (Private Street Regulations).
8. That the owners of the parcel map submit an application to the Bureau of Engineering for approval of an appropriate private street name.
9. That Board of Public Works approval be obtained, prior to recordation of the final map for the removal of any tree in the existing or proposed public right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
10. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed.
 - a. Improve Ethel Avenue adjoining the subdivision by the construction of the following:
 - 1) A concrete curb, a concrete gutter, a 5-foot wide concrete sidewalk in a 10-foot wide border, planting trees and landscaping of the parkway area.
 - 2) Suitable surfacing to join the existing pavement and to complete a 20-foot wide half roadway.

- 3) Any necessary removal and reconstruction of the existing improvements.
 - 4) The necessary transitions to join the existing improvements.
 - b. Improve Ampere Avenue adjoining the subdivision by the construction of the following:
 - 1) A concrete curb, a concrete gutter, a 5-foot wide concrete sidewalk in a 13-foot wide border, planting trees and landscaping of the parkway area.
 - 2) Suitable surfacing to join the existing pavement and to complete a 17-foot wide half roadway.
 - 3) Any necessary removal and reconstruction of the existing improvements.
 - 4) The necessary transitions to join the existing improvements.
 - c. Construct the necessary house connections to serve each parcel; evaluate the efficiency of the existing house connection sewers; and/or any other arrangement acceptable to the Valley Engineering District Office.
11. Standard 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 issuance of sign-offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department 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 project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
 - c. That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any trees in the existing or proposed public right-of-way area. The Bureau of Street Service, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.
12. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
13. 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 is applicable.
14. Preparation 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. The driveway, parking and loading area(s) shall be developed substantially in conformance with the provisions and conditions of the Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
15. Installation of street lights to the satisfaction of the Bureau of Street Lighting.

16. Preparation of a plot plan to the satisfaction of the Fire Department including the following:
 - a. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - b. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - c. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - d. Submit plot plans indicating access road and turning area for Fire Department approval.
 - e. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
 - f. Electric gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - g. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - h. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
17. 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 17.05 N, to the satisfaction of the Information Technology Agency.
18. 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 to the satisfaction of the Bureau of Engineering.
19. 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.
20. Recreation and Parks. 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 single family dwellings.
21. Covenant. Prior to the issuance of any permits relative to this matter, the property owner shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Development Services Center Public Counter 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.