

## **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. Dedications Required:

- a) Osborne Street - That a 20-foot wide strip of land be dedicated along the property frontage to complete a 50-foot wide half right-of-way in accordance with Avenue I of Mobility Plan 2035, including a 20-foot radius property line return at the intersection with Norris Avenue.

2. Improvements Required:

- a) Osborne Street - Construct additional surfacing to join the existing improvements to provide a 35-foot wide half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and a 15-foot wide full-width concrete sidewalk. Construct an access ramp at the intersection with Norris Street to comply with ADA requirements. These improvements should suitably transition to join the existing improvements.
- b) Norris Avenue - Construct additional surfacing to join the existing improvements to provide an 18-foot wide half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and a 12-foot full-width concrete sidewalk. These improvements should suitably transition to join the existing improvements.

3. Catch basin exists in Osborne Street. Relocate catch basin per B-Permit plan check requirements.
4. Sewers exist in Osborne. Extension of the 6-inch house connection laterals to the new property line will be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. Relocate traffic signals and equipment to the satisfaction of the Department of Transportation (818) 374-4699.
6. 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.
7. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT.
8. Access to Osborne Street shall be prohibited. Access shall be taken from the Norris Avenue.
9. A two-way driveway width of  $W=30$  feet is required to the satisfaction of DOT.

10. A parking area and driveway plan should 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 Blvd., Room 320, Van Nuys, CA 91401.
11. That the condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.
12. Installation of street lights to the satisfaction of the Bureau of Street Lighting.

- a) Relocate and upgrade street light; one (1) on Osborne 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 Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

13. Install tree wells with root barriers and plant street trees and parkway landscaping to the satisfaction of the City Engineer and the Urban Forestry Division of the Bureau of Street Services.
14. That Board of Public Works approval be obtained, prior to issuance of a Certificate of Occupancy 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.
15. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.
16. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.
17. Refer to the Los Angeles Department of Water and Power regarding the power pole (213) 367-2715.
18. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering.
19. Refer to the Fire Department regarding fire hydrants (818) 374-5005.

20. Submittal of plot plan for Fire Department review and approval.
21. 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.
22. 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.
23. Pursuant to County of Los Angeles Department of Public Works recommendation for "Compliance with Federal Aviation Administration Federal Aviation Regulation (FAR) Part 77 Reporting Requirements for New Developments around Airports," letter dated July 12, 2011, submit FAA Form 7460-1, consistent with FAR Part 77, and obtain and appropriately address the FAA's determination – "Hazard to Air Navigation" or "No Hazard to Air Navigation" prior to LADBS issuing a building permit.
24. 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.
25. 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.