

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. **Parcel Map Approval.** All conditions of the 4-lot Parcel Map approval dated May 11, 2017 for the subject property (AA-2016-71-PMLA) shall be satisfied.
2. That a 24-foot wide private street easement be provided, including a turning area to serve the subdivision.
3. That a sanitary sewer easement be dedicated full-width of the proposed private street.
4. That the private street easement be part of the adjoining parcels acceptable to the City Engineer.
5. 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 in a safe condition for vehicular use at all times.
6. 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).
7. That the applicant submit an application to the Bureau of Engineering for approval of an appropriate private street name.
8. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Pierce Street adjoining the subdivision by the construction of the following:
 - 1) A concrete curb, a concrete gutter, a minimum 5-foot wide concrete sidewalk in a 12-foot wide border; planting trees and landscaping of the parkway area.
 - 2) Suitable surfacing to join the existing pavement and to complete an 18-foot wide half roadway.
 - 3) Any necessary removal and reconstruction of the existing improvements.
 - 4) The necessary transitions to join the existing improvements.
 - 5) Construct a standard concrete curb ramp at the easterly corner of the intersection of Pierce Street and Hunnewell Avenue (Private Street) in accordance with the provisions of "Americans with Disabilities Act."

- b. Improve the private street and the turning area being provided by the construction of a 2-foot wide longitudinal concrete gutter and suitable surfacing to complete a 20-foot wide roadway with any necessary removal and reconstruction of existing improvements.
 - c. Construct the necessary mainline and house connection sewers to serve each parcel and evaluate the existing house connection, or any other arrangement acceptable to the Valley Engineering District Office.
9. 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.
10. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
11. A driveway width of W=26 feet is required for single family residential sites taking direct access to a 3 car garage and a driveway width of W=18 feet is required for all other single family residential sites with direct street access.
12. 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 Boulevard, Room 320, Van Nuys, CA 91404. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
13. 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.
14. 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.
15. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.

16. 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.
17. 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.
18. 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.
19. Preparation of a plot plan to the satisfaction of the Fire Department.
20. 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 at the Development Services Division office.
21. 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.
22. 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.
23. 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 new residential dwelling units as a part of a zone change.