

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

(As modified by the City Planning Commission on June 27, 2019)

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.

Dedications and Improvements. Prior to the issuance of any building permits, the following 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). Dedications and improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering.

1. **Dedication(s) and Improvement(s).** Prior to the issuance of any building permits, 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), the following:

- a. Dedication Required. None.
- b. Improvements Required.

Old Santa Susana Road – construction of a new concrete curb, concrete gutter and a 5-foot wide concrete sidewalk adjacent to property line, and landscaping of the parkway. A meandering sidewalk shall be provided at the location of trees to be preserved, along the easterly property line of Lot 5.

Calle Milagros (Private Street) – 30-foot roadway, concrete curbs, concrete gutters, and a 5-foot concrete sidewalk along the northerly side.

Bee Canyon Road (Private Street) – 38-foot roadway, 12-foot public horse trail, concrete curbs, concrete gutters, 5-foot concrete sidewalks, and landscaping of remaining adjoining westerly side.

A Street (Private Street) – 30-foot roadway, concrete curbs, concrete gutters, and 5-foot concrete sidewalks.

2. **Engineering Fees.** Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 184,054 adopted by the City Council, must be paid in full at the Department Services Division office.

3. **Equestrian and hiking trail.** The general plan-designated equestrian and hiking trail along Bee Canyon Road, shall be improved to the satisfaction of the Bureau of Engineering and shall remain clear of any obstructions.
4. **Utility locations.** Prior to the issuance of permits, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of any appurtenant equipment associated with utility lines (such as transformers, terminal boxes, meter cabinets, fire hydrants, etc.), to ensure utilities are not located within the required Public or Private Equestrian trails. This utility plot plan shall be accompanied by evidence that the location of said appurtenant equipment, located outside public and private trail easements, are approved by the respective utility providers.
5. **Public Equestrian Trails (Publically Accessible Open Space/Privatey Owned and Maintained).** The following public equestrian trails shall be depicted on the Final Map and shall be constructed consistent with the BOE Standard Detail for Equestrian Trails, prior to the recordation of the map, or suitable guaranteed to the satisfaction of the City Engineer and Deputy Advisory Agency:
 - a. **Southerly Trail.** A 12-foot wide easement along Bee Canyon Road, along the western side of Lots 6 and 13. A break in railing shall be provided halfway between A Street and Calle Milagros, in order to create a railing access point for equine access.
 - b. **Northerly Trail.** A 12-foot wide easement along Bee Canyon Road, along the western side of Lot 1. A gate, a minimum of four (4) feet in width, shall be provided along the westerly property line of Lot 1 in order to provide equestrian access to the trail from the rear portion of the yard. Said gate shall open inwards or shall slide open, so as not to obstruct the trail. The applicant shall consult with the Bureau of Engineering, B-Permit Sewer Section staff to relocate the sewer easement to be located outside of the Public Equestrian Trail easement, or a modification of the Tract shall be filed to adjust the alignment of the trail to the satisfaction of the Deputy Advisory Agency.

Horse trails shall be double-railed and a minimum vertical clearance of 12 feet shall be provided and maintained vegetation free of protruding branches.

Surface of the trail shall be of a fine aggregate material such as decomposed granite or some other non-slip, porous surface to a depth of 12 inches, and the material shall extend over the full width of the trail tread. The surface shall be durable, flexible, non-slippery and compacted enough to support use. Asphalt, concrete, or paved surfaces of any kind are prohibited within the easement area, as they provide poor traction for horseshoes.

The finished grade of the trail shall be level and shall be free and clear of any changes in grade or surface level that may impact safety. The trail shall be graded to allow for quick drainage, however, any drainage ditches, culverts, or other means of drainage should be located outside of the easement. As such, construction of a private drainage easement, outside of the privately owned, Publicly Accessible Equestrian Trail easement, may be required per the City Engineer.

Railings shall be at least 4 feet high, per equestrian trail standards of the City Engineer. No obstructions, other than the locations of railings, shall be permitted within the easement area, and a minimum 10-foot wide clearance must be maintained at all times, to allow the safe passage of two passing equestrians.

Trails should be constructed to remain useable after a 10-year storm rated event. Trails which wash out or erode within one year must be replaced at the original builder's expense.

No appurtenant equipment associated with electrical, communication, street lighting, or cable television lines (such as transformers, terminal boxes, meter cabinets, etc.), and no other easements shall be permitted within the Public Equestrian trail.

6. **Private Equestrian Trails.** The following private equestrian trail shall be depicted on the Final Map and shall be constructed consistent with the BOE Standard Detail for Equestrian Trails, prior to the issuance of a Certificate of Occupancy, or suitably guaranteed to the satisfaction of the City Engineer and Deputy Advisory Agency:

- a. A 5-foot wide easement to be provided along the rear property lines of Lots 6-13, in order to construct a 10-foot wide private trail which provides access from the rear horse keeping facilities to the southern portion of the Bee Canyon trail.

Horse trails shall be enclosed by walls, located at the rear of Lots 6-13, however, these walls shall be located outside of the 10-foot area reserved for private trails. A gate shall be provided at the rear of each property to provide access to horsekeeping facilities. The minimum width of the gate shall be 4 feet.

Surface of the trail shall be of a fine aggregate material such as decomposed granite or some other non-slip, porous surface to a depth of 12 inches, and the material shall extend over the full width of the trail tread. The surface shall be durable, flexible, non-slippery and compacted enough to support use. Asphalt, concrete, or paved surfaces of any kind are prohibited within the easement area, as they provide poor traction for horseshoes.

The finished grade of the trail shall be level and shall be free and clear of any changes in grade or surface level that may impact safety. The trail shall be graded to allow for quick drainage, however, any drainage ditches, culverts, or other means of drainage should be located outside of the 10-foot trail area.

A minimum vertical clearance of 12 feet shall be provided and maintained vegetation free of protruding branches.

No obstructions shall be permitted within the 10-foot trail areas, and a 10-foot wide clearance must be maintained at all times, to allow the safe passage of two passing equestrians. Trails should be constructed to remain useable after a 10-year storm rated event. Trails which wash out or erode within one year must be replaced at the original builder's expense.

No appurtenant equipment associated with electrical, communication, street lighting, or cable television lines (such as transformers, terminal boxes, meter cabinets, etc.), and no other easements shall be permitted within the Private equestrian trail.

7. **Equestrian Crosswalks.** The following equestrian crosswalks shall be constructed as part of the project, to the satisfaction of the City Engineer:

- c. **A Street.** A crosswalk shall be constructed within A Street to align the northerly and southerly portions of the public equestrian trail.

- d. **Bee Canyon Road.** A midblock crosswalk shall be constructed within Bee Canyon Road, approximately halfway between A Street and Calle Millagros, to connect the westerly and easterly sides of Bee Canyon Road and to allow Lots 16 and 17 to access the public trail through the railing access point (Condition No 25.a.ii.).
- e. **Calle Milagros.** A crosswalk shall be constructed within Calle Milagros to align the southerly portion of the public equestrian trail with the existing trail to the south.

Crosswalks shall be at least six (6) feet in width and shall utilize high-visibility crosswalk patterns (i.e. ladder, continental, diagonal marking, etc.), which shall be kept in good condition. The crosswalk pattern shall be painted, and plastic or epoxy materials shall be avoided, as these materials create a slick surface inconsistent with equestrian safety. Parking shall be restricted along private streets for a distance of 20 feet from the edge of the crosswalk, to provide for better visibility. Curb ramps shall be constructed and shall align with the placement of crosswalks.

Horse signage shall be installed at each of the crosswalk locations, on both sides of the road, shall be equipped with Rapid Flashing Beacons which are manually activated through a signal actuator at pedestrian height and a second signal actuator button for the equestrian user (at 6 feet above ground).

8. **Vehicular Access Paths.** A 10-foot unobstructed vehicular access path to the corral shall be reserved to be located on the same side as the driveway and a curb cut shall be provided for the vehicular access path or the vehicular access path shall share a curb cut with the driveway, with enough room to maneuver a trailer from the street to the side yard path, in order to allow trailer access to the property. Trees and shrubs shall not be located within this vehicular access path area.
9. **Street Trees.** 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. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.
10. **Street Lighting.** Installation of street lights to the satisfaction of the Bureau of Street Lighting, including the construction of three new street lights along Old Santa Susana Road.
11. **Sewers.** Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
12. **Driveway/Parking Area Plan.** 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 subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
13. **Fire.** Incorporate into the building plans the recommendations of the Fire Department (dated December 1, 2016) relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department prior to the approval of a building permit.

14. **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.
15. 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 17.05N, to the satisfaction of the Department of Telecommunications.
16. 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.

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.