

## **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.

### **Bureau of Engineering.**

#### **1. Dedication Required:**

- a. **Roscoe Boulevard.** That a five-foot wide strip of land be dedicated along Roscoe Boulevard adjoining the tract to complete a 55-foot wide half right-of-way in accordance with Boulevard II Standards of LA Mobility Plans. In addition, dedicate 20-foot radius property line returns or 15-foot by 15-foot cut corners at intersections with Cedros Avenue and with Tobias Avenue.
- b. **Cedros Avenue.** That a three-foot wide strip of land be dedicated along Cedros Avenue adjoining the tract to complete a 33-foot wide half right-of-way in accordance with Collector Street Standards of LA Mobility Plans.
- c. **Alley.** That a new public alley right-of-way be dedicated from the terminus of the proposed alley merger to Tobias Avenue within the tract boundary. The new alley shall be dedicated 29 feet wide from the intersection with the remaining north-south alley to approximately 60 feet easterly thereof, and 20 feet wide from approximately 60 feet easterly of the intersection with the remaining north-south alley to Tobias Avenue.

#### **2. Improvements Required:** That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. **Drainage.** After submittal of hydrology and hydraulic calculations and drainage plans for review by the Valley District Engineering Office prior to recordation of the final map, construction of public drainage facilities or any other drainage systems will be required to drain the remainder of the alley not being merged and new dedicated alley to outlets satisfactory to the City Engineer.
- b. **Roscoe Boulevard.** Improve Roscoe Boulevard being dedicated and adjoining the subdivision by the construction of a new 15-foot wide concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements.
- c. **Cedros Avenue.** Improve Cedros Avenue being dedicated and adjoining the subdivision by the construction of a new 15-foot wide concrete sidewalk with tree wells, or a 5-foot concrete sidewalk and landscaping of the parkway, including any necessary removal and reconstruction of existing improvements.

- d. **Tobias Avenue.** Improve Tobias Avenue adjoining the subdivision by the removal the existing sidewalk and reconstruction a new 12-foot wide full-width concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing
  - e. **Corners.** Improve all newly dedicated cut corners with additional concrete sidewalks.
  - f. **Roscoe Boulevard/Alley.** Close the alley intersection with Roscoe Boulevard being merged, by the construction of new concrete integral curb and gutter and concrete sidewalk joining the Roscoe Boulevard new improvement.
  - g. **Alley.** Improve the newly dedicated alley by the construction of suitable surfacing to provide a 29-foot wide alley from the intersection with the remaining north-south alley to approximately 60 feet easterly thereof, and a 20-foot wide alley from approximately 60 feet easterly of the intersection with the remaining north-south alley to Tobias Avenue, including a two-foot longitudinal center gutter through both sections, and including construction of an alley intersection with Tobias Avenue, together with any necessary removal and reconstruction of existing improvements.
3. That the City Department of Transportation in a letter to City Engineer shall determine that the alley merger area is not necessary for current and future Public Street.
  4. That Department of the City Planning in a letter to the City Engineer shall also determine that the proposed alley merger area is consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.
  5. In the event that Department of Transportation and Department of City Planning have no objections to the alley merger then the portion of the alley as shown on the tentative map dated September 15, 2016, except that partial portion of the alley less than 20-foot wide (no half alley merger is allowed), be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
    - a. That consents to the alley being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
    - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
  6. That any surcharge fee in conjunction with the street merger requests be paid.
  7. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
  8. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
    - a. Plan view at different elevation
    - b. Isometric views.
    - c. Elevation views.
    - d. Section cuts at all locations where air space lot boundaries change.
  9. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes

to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.

10. **Department of Transportation.** Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

- a. All the requirements and conditions listed in the DOT traffic assessment letter dated December 20, 2016, and all subsequent revisions to this traffic assessment, be applied to the tract map. Project requirements include the following summarized below:
  - Intersection Improvements. Physical traffic mitigation improvements at the following intersections:
    - Tobias Avenue and Roscoe Boulevard; and
    - Tobias Avenue Project Access Improvements.
  - Upgrade to the existing traffic signal at Roscoe Boulevard and Tobias Avenue.
  - New Traffic Signal at the intersection of Chase Street and Tobias Avenue.
  - Transportation Demand Management (TDM) Program.
  - Highway Dedication and Street Widening Requirements in accordance with Mobility Plan 2035 and BOE requirements.
  - Construction Work Site Traffic Control Plan.
  - Parking Requirements per LAMC.
  - Final DOT Review of Driveway Access and Circulation.
- b. A minimum of 60-foot reservoir space be provided between any security gate(s) and the property line, to the satisfaction of DOT. Backing out onto Roscoe Boulevard shall be prohibited.
- c. Driveway apron width of  $W=30$  feet is required, to the satisfaction of DOT.
- d. A parking area and driveway plan 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 91401.
- e. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

11. **Fire Department.** Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

- a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- b. The entrance to a Residence lobby must be within 50 feet of the desired street address curb face.
- c. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway,

alley, or designated fire lane to the main entrance of individual units.

- d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- e. 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.
- f. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- g. **L.A.M.C. 57.09.03.B Exception:**
  - When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
  - It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
  - This policy does not apply to single-family dwellings or to non-residential buildings.
- h. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
- i. Entrance to the main lobby shall be located off the address side of the building.
- j. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- k. 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.
- l. 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.
- m. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- n. Submit plot plans indicating access road and turning area for Fire Department approval.

- o. 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.
- p. Standard cut-corners will be used on all turns.
- q. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- r. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- s. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- t. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- u. **Section 510, Emergency Responder Radio Coverage.** 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communications systems.
- v. During demolition, the Fire Department access will remain clear and unobstructed.
- w. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
  - i. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
  - ii. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
  - iii. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
  - iv. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

- v. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- x. Those plot plans be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- y. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- z. During demolition, the Fire Department access will remain clear and unobstructed
- aa. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Note: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

**12. Department of Water and Power.** 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.

**13. Bureau of Street Lighting.**

- a. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting. Improvement Condition:

If street widening per BOE improvement conditions, relocate and upgrade street lights, (consistent with the Panorama City Center Streetscape Plan, as applicable):

- four (4) on Cedros Avenue
- five (5) on Roscoe Boulevard
- five (5) on Tobias 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 a 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.

**14. Bureau of Sanitation.** There are easements contained within the property. Any proposed development in close proximity to the easements must secure Department of Public Works

approval. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering.

15. **Information Technology Agency.** That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12<sup>th</sup> Floor, Los Angeles, CA 90012, (213) 922-8363. Please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) for an automated response with instructions on how to obtain Cable TV clearance.
16. **Department of Recreation and Parks.** That the Quimby Fee be based on the C2 Zone. The application was filed on June 15, 2016, prior to the effective date of Ordinance No. 184,505.
17. **Bureau of Street Services, Urban Forestry Division.** Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards and the Los Angeles Sports and Entertainment District Streetscape Plan, as applicable.

Replacement by a minimum of 24-inch box trees in the parkway and on the site of to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency. **Note:** Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

18. **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.

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.

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.