

## CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Los Angeles Municipal Code, the (T) Tentative classification shall be removed by the recordation of a final tract map (VTT-47107-SL) 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. **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 and Fire Department (and other responsible City, regional, and federal government agencies, as may be necessary). Specifically, the project developer shall:
  - a. Dedicate a 5-foot strip of land along Lankershim Boulevard adjoining the tract to complete a 55-foot wide half right-of-way in accordance with Boulevard II Standards of the LA Mobility Plan 2035.
  - b. Show all pedestrian common access easements on the final map.
2. **Engineering Fees.** 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 Center.
3. **Parking and Driveway Plan.** Submit parking area and driveway plan 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.
4. **Traffic Study/Traffic Assessment.** Prior to the issuance of a building permit, the applicant shall complete the traffic study process and be subject to all of the requirements contained in the subsequent Department of Transportation Traffic Assessment for the project.
5. **Department of Transportation Fees.** A condition clearance fee (and any other applicable fees) shall be paid to the Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15 prior to the recordation of the final map.
6. **Fire.** A plot plan shall be submitted for Fire Department review and approval prior to issuance of a building permit.
7. **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 (standard master covenant and agreement form CP-6770) 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:

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.