

CONDITIONS OF APPROVAL

The Advisory Agency's consideration is subject to the following conditions:

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

(Additional BOE Improvement Conditions are listed in "Standard Condition" section)

1. That the existing public street cut-corner (except areas to be dedicated) at the intersection of 4th Street and Hewitt Street adjoining the tract and as shown on the tentative tract map 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 cut-corner 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.
2. That a 6-foot-wide strip of land be dedicated along 4th Street adjoining the tract except where existing structures to remain to complete a 36-foot-wide half public right-of-way in accordance with Avenue III of LA Mobility Plan including a 15-foot by 15-foot property line cut corner at the intersection with Hewitt Street. Above cut corner shall be limited to the height of 20-feet measured from finished sidewalk surface. A certified Survey Plan shall be submitted showing the location of the existing structure to remain for the final map check.

OR

That a 3-foot-wide strip of land be provided as a sidewalk easement, along 4th Street adjoining the tract except where existing structures to remain, to complete a 30-foot-wide half public right-of-way, in substantial conformance with the 4th and Hewitt Street Living Streets improvements diagram, Exhibit C, as approved by the Advisory Agency, including a 15-foot by 15-foot property line cut corner at the intersection with Hewitt Street. The upper limit to the above cut corner shall be limited to the height of 20-feet measured from finished sidewalk surface. A certified Survey Plan shall be submitted showing the location of the existing structure to remain for the final map check.

3. That 2-foot to 4-foot variable width strip of land be dedicated along the Hewitt Street to complete a 34-foot-wide half public right-of-way in accordance with Industrial Collector Street Standards of LA Mobility Plan.

OR

That the existing partial 2-foot-wide sidewalk easement be merged into the tract, and that no dedication be required along Hewitt Street adjoining the tract to maintain the existing 30-foot-wide half right-of-way, in substantial conformance with the 4th and Hewitt Street Living Streets improvements diagram, Exhibit C, as approved by the Advisory Agency.

4. That proposed merger along Hewitt Street not be approved and not be shown on the final map.
5. That a 4-foot-wide strip of land be dedicated along Colyton Street adjoining the tract to complete a 34-foot-wide half public right-of-way in accordance with Industrial Collector Street Standards of LA Mobility Plan. In addition, a 15-foot by 15-foot public street cut corner be dedicated at the intersection with 4th Street.

OR

That no dedication be required along Colyton Street adjoining the tract to maintain the existing 30-foot-wide half right-of-way, in substantial conformance with the 4th and Hewitt Street Living Streets improvements diagram, Exhibit C, as approved by the Advisory Agency. In addition, a minimum 15-foot by 15-foot building line cut corners be provided at the intersection with 4th Street, as approved by the Advisory Agency.

6. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
7. That no portion of the proposed development shall encroach within the public street rights-of-way.
8. That any surcharge fee in conjunction with the cut corner merger request be paid.
9. That the subdivider makes a request to the General District Office of the Bureau of Engineering to determine the capacity of the existing sewer in the area.
10. **Note to B-Permit Section:** The City Council (Council File No.14-0499-S3) passed a motion instructing that private development off-site conditions be coordinated with the Active Transportation Program Cycle 3 (ATP3). In the event that the dedications and improvements outlined herein are different from the ATP3 requirements then provide the dedications and improvements as required by the ATP3. (This condition shall be cleared by Central District engineering B-Permit Section).

Any questions regarding this report should be directed to Quyen Phan of the Permit Case Management Division located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8604.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

11. The geology/soils reports are not required prior to planning approval of the Tract Map No. 74745 as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards.
12. Per LAMC Section 17.56, each approved Tract Map recorded with the County Recorder shall contain the following statement: "The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits."
13. The Applicant shall comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

14. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Revise the map to show the horizontal boundary of the Master Lot 1.
 - c. Provide a copy of CPC cases CPC-2017-469-GPA-VZC-HD-CU-MCUP-SPR and CPC-2017-432-CPU. Show compliance with all the conditions/requirements of the CPC cases as applicable.
 - d. Provide a copy of affidavit AF-91-320099-LT. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - e. Obtain Zone Change approval from the Department of City Planning and City Council. Comply with Zone Change requirements.
 - f. Zone Change must be recorded prior to obtaining Zoning clearance.
 - g. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Applicable front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - h. Record a Covenant and Agreement to treat the buildings and structures located in an

Air Space Subdivision as if they were within a single lot.

Note: The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The Applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

15. A minimum of 60-foot and 40-foot reservoir space(s) be provided between any ingress security gate(s) and the property line when driveway is serving more than 300 and 100 parking spaces respectively. A minimum of 20-foot reservoir space(s) be provided between any ingress security gate(s) and the property line when driveway is serving less than 100 parking spaces or to the satisfaction of the Department of Transportation.
16. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk. LAMC 12.21 A.
17. 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 201 N. Figueroa St., Room 550. For an appointment, call (213) 482-7024.

Please contact this section at (213) 482-7024 for any questions regarding the above.

FIRE DEPARTMENT

18. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
19. Access for Fire Department apparatus and personnel to and into all structures shall be required.
20. One or more Knox Boxes will be required to be installed for LAFD access to project, location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).

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 (213) 482-6509. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

21. 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. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1(c).)

BUREAU OF STREET LIGHTING

22. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District. See Condition S-3(c) for Street Lighting Improvement conditions.

BUREAU OF STREET SERVICES

Required Permit Fee and Bond

23. See Department of City Planning Condition No. 33 for the approved haul route.
24. Haul Route Required permit fee and bond. Permit fee must be paid before the Department of Building and Safety will issue a Grading Permit.
 - a. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 - i. The minimum permit fee of \$150.00 is required for the (import/export).
 - b. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213) 847-6000.
 - c. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$50,000.00 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.
 - d. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5090.
25. Special Conditions.

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

- a. The hauling operations are restricted to the hours between 9 AM and 3 PM on Mondays through Fridays, and Saturdays from 8 AM to 4 PM. No hauling shall be performed on Sundays or holidays.
- b. The vehicles used for hauling shall be Bottom Dump trucks.
- c. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
- d. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
- e. The Applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
- f. Total amount of dirt to be hauled shall not exceed 84,300 cubic yards.
- g. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- h. Flag persons shall be required at the job site to assist the trucks in and out of the project area. Flag persons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
- i. The permittee shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth.
- j. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "no Parking" signs posted along streets along the haul route.
- k. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
- l. Any changes to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
- m. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the division immediately upon completion of hauling operations.
- n. The application shall expire 18 months after the date of the Board of Building and Safety Commission and/or the Department of City Planning approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

BUREAU OF SANITATION

26. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their

structure or potential maintenance problem, as stated in the memo dated December 4, 2017. 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. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

Note: This Approval is for the Tract Map only and represents the office of LA Sanitation/CWCDs. The Applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District office of Bureau of Engineering.

If you have any questions, please contact Rafael Yanez at (323) 342-1563.

DEPARTMENT OF RECREATION AND PARKS

27. That the Tract Map No. VTT-74745 has no anticipated recreation and park impacts therefore RAP has no recommendations regarding this Project stated in an Inter-Departmental letter dated December 11, 2017.

URBAN FORESTRY DIVISION

28. Native Protected Trees

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub-divider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at (213) 847-3077 for tree removal permit information.

INFORMATION TECHNOLOGY AGENCY

29. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the Applicant/owner has any additional questions.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

30. Prior to the issuance of a grading permit, the Applicant shall submit a tree report and landscape plan prepared by an LAMC-designated tree expert as designated by LAMC Ordinance No. 186,873, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry standards.
31. Prior to the issuance of a building permit or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to one (1) ground lot with 12 airspace lots;
 - b. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit; and
 - c. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
32. Prior to the issuance of the building permit or the recordation of the final map, a copy of CPC-2017-469-GPA-VZC-HD-MCUP-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event CPC-2017-469-GPA-VZC-HD-MCUP-SPR is not approved, the subdivider shall submit a tract modification.
33. Haul Route Conditions.
 - a. The approved haul routes are as follows:

Loaded Trucks: Exit jobsite on S Hewitt St (Northbound); Left turn on E 4th St (Westbound); Right turn on Alameda St (Northbound); Right turn on Commercial St (Eastbound); Left turn onto US-101 on-ramp to the dumpsite.
Empty Trucks: US-101; Exit towards Alameda St/Union Station (Northbound); Left turn on Alameda St (Southbound); Left turn on E 4th St (Eastbound); Right turn onto S Hewitt St and continue to Jobsite (Southbound).
 - b. Hours. The hauling operations are restricted to the hours between 9 AM to 3 PM on weekdays, and 8 AM to 4 PM on Saturdays. No hauling should be performed on Sundays.
 - c. Staging Area. Trucks shall be staged on the job site only. No staging of trucks on city streets at any time. No interference to traffic, access to driveways must be maintained at all times.
 - d. ADDITIONAL COMMENTS AND/OR REQUIREMENTS.

The contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow-Away No Stopping" signs along S Hewitt Street, adjacent to the jobsite for hauling if needed.

Flagger control shall be provided during the hauling operations to assist with ingress

and egress of truck traffic on S Hewitt Street. If you have any questions, please call Syunik Zohrabyan at (213) 972-4943.

- i. The vehicles used for hauling shall be Bottom Dump trucks.
 - ii. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
 - iii. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
 - iv. The Applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
 - v. Total amount of dirt to be hauled shall not exceed 84,300 cubic yards.
 - vi. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
 - vii. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
 - viii. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
 - ix. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified at least four business days prior to beginning operations in order to have temporary "No Parking" signs posted along Streets in haul route.
 - x. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
 - xi. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
 - xii. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.
 - xiii. The Application shall expire eighteen months after the date of the Board of Building and Safety Commission and/or the Department of City Planning approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.
34. Indemnification and Reimbursement of Litigation Costs. Applicant shall do all of the following:
- a. Defend, indemnify and hold harmless the City from any and all actions against the City

relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph ii.
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph ii.
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.
- g. The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

35. Implementation. The Mitigation Monitoring Program (MMP), that is part of the case file and attached as Exhibit B, shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each Mitigation Measure (MM) and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each MM has been implemented. The Applicant shall maintain records demonstrating compliance with each MM. Such records shall be made available to the City upon request.
36. Construction Monitor. During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant’s compliance with the MM during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant’s Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

37. Substantial Conformance and Modification. After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the MMs contained in the MMP. The enforcing departments or agencies may determine substantial conformance with MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the MMs. Any addendum or subsequent CEQA clearance shall explain why the MM is no longer needed, not feasible, or the other basis for modifying or deleting the MM,

and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the MM results in a substantial change to the Project or the non-environmental conditions of approval.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1.

- a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- d. That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- e. That drainage matters be taken care of satisfactory to the City Engineer.
- f. That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- g. That any required slope easements be dedicated by the final map.
- h. That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- i. That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- j. That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- k. That no public street grade exceeds 15 percent.
- l. That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- a. Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- b. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
- c. All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- d. All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- e. Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. Construct on-site sewers to serve the tract as determined by the City.
- b. Construct any necessary drainage facilities.
- c. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting as required below:

IMPROVEMENT CONDITION: Construct new streetlights: three (3) on 4th St., two (2) on Colyton St., and three (3) on Hewitt St. Construct new pedestrian lights: four (4) on 4th St., two (2) on Colyton St., and four (4) on Hewitt St. In the event that the placement of the new **pedestrian** streetlights potentially prohibits the planting of any new street trees as required by Bureau of Street Services, Urban Forestry Division (see Condition No. 28.b), the location of all tree plantings shall be confirmed by Urban Forestry prior to the installation of any **pedestrian** streetlights. If both components cannot be accommodated, the street tree plantings shall take precedence.

Note: The quantity of streetlights identified may be modified lightly during the plan check process based on illumination calculations and equipment selection. Conditions set: 1) compliance with a Specific Plan; 2) by LADOT; or 3) by other legal instruments excluding the BOE conditions, requiring an improvement of the conditions 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 the condition. To ensure consistency with the ATP3 improvements planned for the Arts District Community, and with Council File No.14-0499-S3 Motion instructing that private development off-site conditions be coordinated with the ATP planned for the Arts District Community, new pedestrian-scale lighting in the public right of way shall be Cree Edge Round pedestrian

lights, and be in compliance with LAMC requirements, to the satisfaction of the Bureau of Street Lighting or the reconstruction of street lighting improvements as part of the condition.

- d. Plant Street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. To ensure consistency with the ATP3 improvements planned for the Arts District Community, and with Council File No.14-0499-S3 Motion instructing that private development off-site conditions be coordinated with the ATP, all street tree species shall be a minimum 36-inch box tree and shall be one of the following species: Exclamation plane, Crape Myrtle, and Australian Willow. Crape Myrtles shall be planted where power lines cross into the projected future tree canopy. All street trees shall be selected and planted to the satisfaction of the Urban Forestry Division of the Bureau of Street Services. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) upon completion of construction to expedite tree planting.
- e. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- f. Construct access ramps for the handicapped as required by the City Engineer.
- g. Close any unused driveways satisfactory to the City Engineer.
- h. Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.
- i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 1. Improve 4th St. adjoining the subdivision by the construction of the following:
 - i. A concrete curb, a concrete gutter, and a 13-foot full-width concrete sidewalk with tree wells.
 - ii. Suitable surfacing to join the existing pavements and to complete a 23-foot minimum half roadway. Widening may be reduced near easterly portion to maintain half dimension of an Avenue III roadway.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvements.

OR

If 4th Street is voluntarily improved, in substantial conformance with the 4th and Hewitt Street improvements diagram (Exhibit C), as approved by the Advisory Agency or as may be modified by the Street Standards Committee, then improve 4th Street adjoining the subdivision by the construction of the following:

- i. A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells along the bow-truss building and a 13-foot full-width concrete sidewalk with tree wells along the remainder of the site.

- ii. Suitable surfacing to join the existing pavements and to complete a 20-foot minimum half roadway. Widening may be reduced near easterly portion to maintain half dimension of an Avenue III roadway. Sidewalk width may be reduced on approach to intersection with Hewitt Street to maintain 26-foot half dimension of roadway or a truck pillow constructed with a larger radius.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvements.
2. Improve Colyton St. being dedicated and adjoining the tract by the construction of a concrete curb and a 10-foot-wide concrete sidewalk with tree wells including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.

OR

If Colyton Street is voluntarily improved, in substantial conformance with the 4th and Hewitt Street improvements diagram (Exhibit C), as approved by the Advisory Agency or as may be modified by the Street Standards Committee, then improve Colyton Street adjoining the subdivision by the construction of the following:

- i. A near-flush curb (¼-inch vertical-height curb with 1:2 chamfer to provide a continuous detectable edge, as per CBC 11B-303.3) and 16-foot-wide concrete sidewalk with tree wells.
 - ii. Suitable surfacing to join the existing pavement and to complete a 14-foot half roadway from centerline.
 - iii. Roadway surfacing shall allow for center draining condition and V-section gutters to remain, as per 'Shared Street' designation in S-470 standard plan.
 - iv. Any necessary removal and reconstruction of existing improvements.
 - v. The necessary transitions to join the existing improvements.
3. Improve Hewitt St. being dedicated and adjoining the tract by the construction of a concrete curb and a 10-foot-wide concrete sidewalk with tree wells including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.

OR

If Hewitt Street is voluntarily improved, in substantial conformance with the 4th and Hewitt Street improvements diagram (Exhibit C), as approved by the Advisory Agency, or as may be modified by the Street Standards Committee, then improve Hewitt Street adjoining the subdivision by the construction of the following:

- i. A near-flush curb (¼-inch vertical-height curb with 1:2 chamfer to provide a continuous detectable edge, as per CBC 11B-303.3) and 16-foot-wide concrete sidewalk with tree wells.

- ii. Suitable surfacing to join the existing pavement and to complete a 14-foot half roadway from centerline.
 - iii. Roadway surfacing shall allow for center draining condition and V-section gutters to remain, as per 'Shared Street' designation in S-470 standard plan.
 - iv. Any necessary removal and reconstruction of existing improvements.
 - v. The necessary transitions to join the existing improvements.
- c. Improve all newly dedicated cut corner areas with concrete sidewalks satisfactory to the City Engineer.

Note: Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05 N.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.