

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G.1 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. **Bureau of Engineering.** Dedications and improvements, required pursuant to the Mobility Plan 2035, shall be made to the satisfaction of the Bureau of Engineering.
 - a. That a 10-foot wide strip of land be dedicated along Noble Avenue adjoining the tract to complete a 30-foot wide half public right-of-way in accordance with the Standard Local Street of the LA Mobility Plan.
 - b. That a minimum turning area be dedicated at the northerly terminus of Wisner Avenue within the tract area on an alignment satisfactory to the City Engineer.
 - c. That all existing public easements including the future street easement be clearly shown on the final map.
 - d. That if this tract map is approved as a Small Lot Subdivision, then if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
 - e. That if this tract map is approved as a Small Lot Subdivision, then the final map shall be labeled as "Small Lot Subdivision per Ordinance No. 176,354" satisfactory to the City Engineer.
 - f. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
 - g. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
 - h. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
 - i. 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.
 - j. That all pedestrian common access easements be shown on the final map.
 - k. That improvements required pursuant to Mobility Plan 2035 will either be constructed prior to recordation of the final map or that the construction be suitably guaranteed satisfactory to the City Engineer

- 1) Improve Noble Avenue being dedicated and adjoining the subdivision by

the construction of a 5-foot wide concrete sidewalk and landscaping of the parkway; or a new 12-foot full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.

- 2) Improve the newly dedicated turning area satisfactory to the City Engineer.
- 3) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

2. Urban Forestry. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-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. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (8 inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. Any on-site 1:1 tree replacement shall be required for any unavoidable loss of any desirable on-site trees.

- a. A minimum of one tree (a minimum of 48 inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 186,873, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency.
- b. The applicant shall 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. Parkway tree removals shall be replanted at a 2:1 ratio. 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 at (213) 847-3077 upon completion of construction to expedite tree planting.
- c. All protected tree removals must be approved by the Board of Public Works. Contact the Urban Forestry Division at: (213) 847-3077.
- d. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact the Urban Forestry Division at: (213) 847-3077 for permit information.
- e. Trees in the Public Right-of-Way. New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works. Crepe Myrtle shall not be considered appropriate in meeting this condition.

3. Department of Transportation. Satisfactory arrangements shall be made with the Department of Transportation to assure:

- a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT. Backing out onto

Noble Avenue shall be prohibited.

- b. A two-way driveway apron width of $W=28$ feet is required for the common driveway access.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
4. **Fire.** Prior to the issuance of any grading or building permit, the applicant shall submit the plot plan for Fire Department review and approval.
5. **Los Angeles 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.
6. **Department of Recreation and Parks.** That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.