

# CITY OF LOS ANGELES

CALIFORNIA



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HELEN GINSBURG  
Chief, Council and Public Services Division

05-2844

CD 15

January 19, 2006

Frank O'Brien  
461 W. 6th Street #201  
San Pedro, CA 90731

Carlos and Sue Castillo  
809 Grand Avenue  
San Pedro, CA 90731

Hossein and Pouran Moalej  
P.O. Box 4463  
Rolling Hills, CA 90274

Councilmember Hahn  
City Planning Department,  
Advisory Agency  
Department of Building and Safety  
c/o Zoning Coordinator  
cc: Residential Inspection Unit  
Community Redevelopment Agency

Bureau of Engineering,  
Land Development Group  
Department of Transportation,  
Traffic/Planning Sections  
Bureau of Street Lighting,  
"B" Permit Section

RE: TENTATIVE TRACT MAP APPEAL (TT 62655) FOR PROPERTY AT 815 SOUTH GRAND AVENUE

At the meeting of the Council held January 17, 2006, the following action was taken:

Attached report adopted.....	_____	X
Attached motion ( ) adopted.....	_____	
Attached resolution adopted.....	_____	
Ordinance adopted.....	_____	
FORTHWITH.....	_____	
Findings adopted.....	_____	X
Mitigated Negative Declaration adopted.....	_____	X

City Clerk  
jr



TO THE COUNCIL OF THE  
CITY OF LOS ANGELES

1-17-06  
FILE NO. 05-2844

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	—

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to Tentative Tract Map appeal (TT 62655) for property at 815 South Grand Avenue.

Recommendations for Council action:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the lead agency City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 05-2844 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV 2005-2543 MND].
2. ADOPT the FINDINGS of the Deputy Advisory Agency as the Findings of the City Council.
3. DENY APPEAL filed by Sue and Carlos Castillo, Frank O'Brien, from the decision of the Deputy Advisory Agency in part, THEREBY APPROVE Tentative Tract No. 62655 for the proposed one-lot subdivision, and a 12-unit maximum condominium with 27 parking spaces on a 9,003 net square-foot site in the C2-1 zone, for property at 815 South Grand Avenue. (At its meeting on December 6, 2005, the Harbor Area Planning Commission failed to act within the required time to hear the appeal.)

Applicant: Hossein and Poursan Moalej

TT 62655

Fiscal Impact Statement: None submitted by the Planning Department. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

**TIME LIMIT FILE - JANUARY 17, 2006**

**(LAST DAY FOR COUNCIL ACTION - JANUARY 17, 2006)**

Summary:

On January 10, 2006, the Planning and Land Use Management Committee conducted a public hearing regarding an appeal filed by Sue and Carlos Castillo, Frank O'Brien, from the decision of the Deputy Advisory Agency in part, in approving Tentative Tract No. 62655 for the proposed one-lot subdivision, and a 12-unit maximum condominium with 27 parking spaces on a 9,003 net square-foot site in the C2-1 zone, located at 815 South Grand Avenue in Council District 15.

Staff from the Planning Department reported that the project was approved by the Deputy Advisory Agency on October 17, 2005 and by the Community Redevelopment Agency (CRA) on November 2, 2005. Subsequent to the approvals by the Deputy Advisory Agency and the CRA, an appeal was filed by Sue and Carlos Castillo, Frank O'Brien to the Harbor Area Planning Commission, but due to a lack of a quorum the Commission's meeting on December 6, 2005, the meeting was canceled, and the Commission failed to act within the required time to hear the appeal.

The appellant, Sue Castillo reported that she lives next to the proposed project which is commercially zoned. She reported that the height of the existing buildings near Grand Avenue are 60 percent one-story, 28 percent two-story, and 12% three-story. She further reported that there are only three buildings in the area that are three-story. The appellant added there are no four-story buildings in the area, as reported by the Planning Department. The appellant noted that commercial buildings face 6th, 7th, 8th, and 9th Streets on Grand Avenue, while all of the properties on Grand Street are all residential, mostly one and two stories. The appellant noted that the proposed 12-unit condominium project is incompatible with the existing development in the area and will create negative esthetic result. In addition, the appellant reported that a minimum five feet landscaping strip should be required for the project. In concluding, the appellant reported that the building height and bulk was not mentioned in the Negative Declaration (Mitigated Negative Declaration) prepared by the Planning Department for this project. She requested that Planning staff be required to revise the Mitigated Negative Declaration, as required by California environmental law to honestly reflect the facts related to the project, and impacts to the neighborhood.

The President of the Central San Pedro Neighborhood Council (NC) reported that the Neighborhood Council is pro-development but opposes this project, as it is located in lower middle income blue collar housing area and the people will not be able to find affordable housing. In addition, he reported that the architect for the project has acknowledged that due to the commercial project, future project will be greater in height. The President of the Central San Pedro NC will be taking a closer look at the zoning allowed for this area and probably request a change. In addition, the NC President reported that the NC was bypassed in the decision-making for this project prior to the vote by the Community Advisory Committee (CAC). He reported that the CRA categorized the project as a three-story project when in fact it is a four-story project.

The owner, architect and staff from the CRA spoke in support of the project, and reported that five to seven meetings were held within the community and that the project is appropriately zoned for four-stories in the C-2 zone. It was further reported by these speakers, that in the process of six to seven months the project has been revised at least three times to scale the project down to address the concerns of the neighbors including the members of the Central San Pedro NC.

The Planning Deputy speaking on behalf of Councilmember Janice Hahn (representing Council District 15) spoke in support of the project and requested that the Committee deny the appeal. The Deputy also reported that that Council office staff has worked extensively with the developer, the Community, and CRA in the past seven months, and that the project has been revised numerous times. She reported that the Council office in the future will attempt to make sure that both bodies feel they have adequate information at the same time to address this project. She reported that both the appellant and the President of the Central San Pedro NC spoke at the CRA CAC meeting and reported on their displeasure with the project and the CRA CAC decision. She added that a next door neighbor voted in favor of the project. The Council Deputy further reported that in 2002, the Urban Land Institute (at request of Councilmember Hahn and the Community), studied the conditions leading to blight in downtown San Pedro. The strongest recommendation of the Urban Land Institute was to work on urban in-fill housing in downtown San Pedro to address the conditions of blight and help to economically revitalize the area. The Council Deputy reported that Councilmember Hahn and staff feel that this project does address the Institute's recommendation and request that the Committee and Council deny the appeal.

After careful review of the documents on the file, and in consideration of the testimony provided, the Committee recommended that Council deny the appeal filed by Sue and Carlos Castillo, Frank O'Brien, from the decision of the Deputy Advisory Agency in part, thereby approve Tentative Tract No. 62655 for the proposed one-lot subdivision, and a 12-unit maximum condominium with 27 parking spaces on a 9,003 net square-foot site in the C2-1 zone, for property at 815 South Grand Avenue.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
REYES:	ABSENT
WEISS:	YES
CARDENAS:	YES

*MA WORK*  
*Tony Cardenas*

BG:ys  
1-10-06  
Enc: TT 62655  
CD 15  
Attachment: Conditions of Approval

#052844

*Rept & Findings*

**ADOPTED**

JAN 17 2006

**LOS ANGELES CITY COUNCIL**

*mit Neg Dec Adopted*

## CONDITIONS OF APPROVAL

**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.

### DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

1. 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

2. That 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. Provide a copy of affidavit AFF-55993. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
  - c. Show all street/alley dedication(s) as required by Bureau of Engineering. "Area" requirements shall be re-checked as per net lot area after street/alley dedication.

### DEPARTMENT OF TRANSPORTATION

3. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or to the satisfaction of the Department of Transportation.
  - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
  - c. Driveways and vehicular access to projects shall be provided from alley.
  - 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 201 N. Figueroa Street, Suite 400, Station 3. (MM)

#### **FIRE DEPARTMENT**

4. That 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: (MM)
  - a. Submit plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

#### **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

5. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction contained in the LAUSD letter dated June 6, 2005 attached to the Tract file. The project site is located on the pedestrian and bus routes for students attending Cabrillo Avenue Elementary School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. 323.342.1400, and the principals or designees of Cabrillo Avenue Elementary School. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency). (MM)

#### **BUREAU OF STREET LIGHTING**

6. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting and/or the following street lighting improvements shall be required. (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3. (c).)

#### **INFORMATION TECHNOLOGY AGENCY**

7. 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 Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 120 S. San Pedro Street, Room 600, Los Angeles, CA 90012, (213) 485-7969.

#### **DEPARTMENT OF RECREATION AND PARKS**

8. That the Quimby fee be based on the C2 Zone. (MM)

#### **DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

9. Prior to 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 a maximum of 12 dwelling units.
  - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus 1/4 guest parking spaces per dwelling. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and

Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 No. Spring Street, Room 750).

- c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- d. Install within the project an air filtration system (either charcoal or electronic) to reduce the air quality effects on the proposed residents. (MM)
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. (MM)

**DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES**

10. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No(s). 3c, 4a, 4b, 5, 8, 9d, 9g, 11, and 12 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above-mentioned mitigation items.
11. Prior to the recordation of the final map, the subdivider will 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:
  - MM-1 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department and in consultation with Council District 15.
  - MM-2 Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
  - MM-3 The design and construction of the project shall conform to the Uniform Building Code seismic

standards as approved by the Department of Building and Safety. .

- MM-4 Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations.
- MM-5 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- MM-6 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- MM-7 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- MM-8 Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- MM-9 Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- MM-10 Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.
- MM-11 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- MM-12 Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- MM-13 Legibility of stencils and signs must be maintained.
- MM-14 Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- MM-15 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- MM-16 Concrete, not metal, shall be used for construction of parking ramps.

MM-17 The interior ramps shall be textured to prevent tire squeal at turning areas.

MM-18 Payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

12. **Construction Mitigation Conditions - Prior to the issuance of a grading or 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:**

CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.

CM-2 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

CM-3 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

CM-4 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-5 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-6 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

CM-8 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

- CM-9 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-14 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-15 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-16 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-17 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-18 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

#### DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
  - 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
  - 2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. That prior to recordation of the final map, the subdivider shall record an "Agreement for Development of Units for Lease or Sale ("15% Ordinance")" covenant, to benefit the Housing Authority, for certification of the development in accordance with Section 12.39A. Arrangements shall be made with the Department of Building and Safety, Zoning Section - Subdivisions (213.482.0000) to approve the covenant format, prior

to recording the covenant.

- C-3. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-4. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- C-5. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

#### **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 Municipal Code.
- (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 comply 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 exceed 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

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 Traffic 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 Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- (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 planting's shall be brought up to current standards. 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 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However; the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

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 Section 17.05N of the Los Angeles Municipal Code.

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.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low-and moderate-income housing, per Section 12.39-A of the LAMC.

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.