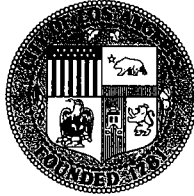


CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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CITY CLERK
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CLAUDIA M. DUNN
Chief, Council and Public Services Division

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

06-0209

CD 6

April 13, 2006

Office of the Mayor
Councilmember Cardenas
City Planning Department
Attn: Mark Lopez (w/ copy of ordinance)
cc: Director of Planning
cc: Geographic Information Section
Attn: Fae Tsukamoto
Bureau of Engineering,
Land Development Group
Department of Transportation,
Traffic/Planning Sections

Michael Tharp
Michael Tharp & Associates, Inc.
5012 Onteora Way
Los Angeles, CA 90041-1826

Branford 150, LP
23801 Calabasas Road, Suite 2000
Calabasas, CA 91302

Mark Handel
22440 Claredon Street
Woodland Hills, CA 91367

Department of Building & Safety,
c/o Zoning Coordinator
cc: Residential Inspection Unit
Bureau of Street Lighting,
"B" Permit Section
Fire Department

RE: ZONE CHANGE AND APPEAL FOR PROPERTY AT 9582 HADDON AVENUE, 12810-16
MONTAGUE STREET AND 12661 BRANFORD STREET

At the meeting of the Council held March 28, 2006, the following action was taken:

Attached report adopted.....	X
Ordinance adopted.....	X
Ordinance number.....	177455
Date of posting.....	4-11-06
Effective date.....	5-21-06
Mayor approved.....	4-07-06
Findings adopted.....	X
Mitigated Negative Declaration adopted.....	X

Frank T. Martinez

City Clerk
jr



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TO THE COUNCIL OF THE CITY OF LOS ANGELES

FILE NO. 06-0209

Your PLANNING AND LAND USE MANAGEMENT Committee

reports as follows:

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

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to Zone Change and appeal for property at 9582 Haddon Avenue, 12810-16 Montague Street and 12661 Branford Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

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. 06-0209 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 2004-4890 MND].
2. ADOPT the March 20, 2006, FINDINGS of the Director of Planning, as the Findings of the City Council.
3. GRANT APPEAL IN PART filed by Brandford 150, Mark Handel, MWH Development Corporation, (Mark Searcy, Representative), from the decision of the City Planning Commission, THEREBY APPROVING the Zone Change from RA-1 to (T)(Q)RD5-1 and (T)(Q)RD2-1, for the proposed construction of not more than 57 dwelling units in the (T)(Q)RD5-1 Zone and not more than 68 dwelling units in the (T)(Q)RD2-1 Zone for property located at 9582 Haddon Avenue, 12810-16 Montague Street and 12661 Branford Street, subject Conditions of Approval, as modified, and attached to this Committee report. (The Committee modified "Q" Conditions Nos. A.2 and A.7)
4. PRESENT and ADOPT the accompanying NEW ORDINANCE, disapproved by the Director of Planning, effecting a Zone Change from RA-1 to (T)(Q)RD5-1 and (T)(Q)RD2-1 for property at 9582 Haddon Avenue, 12810-16 Montague Street and 12661 Branford Street for the proposed construction of not more than 57 dwelling units in the (T)(Q)RD5-1 Zone and not more than 68 dwelling units in the (T)(Q)RD2-1 Zone, subject to Conditions of Approval, as modified, and attached to this Committee report.

Applicant: Brandford 150, Mark Handel, MWH Development Corporation
(Rob Searcy, Representative) CPC 2004-5919 ZC-ZAA-ZAD-SPR

Said rezoning shall be subject to the "Q" Qualified classification zone limitations substantially as shown on the sheet(s) attached to the Committee report.

5. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Committee report.
6. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.
7. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

8. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.
9. NOT PRESENT and ORDER FILED the ordinance approved by City Planning Commission on November 17, 2005.

Fiscal Impact Statement: The Planning Department reports that there is no General Fund impact, as administrative costs are recovered through fees.

TIME LIMIT FILE - MAY 1, 2006

(LAST DAY FOR COUNCIL ACTION - APRIL 28, 2006)

Summary:

At its meeting held March 7, 2006, the Planning and Land Use Management (PLUM) Committee recommended that Council consider the appeal filed by Brandford 150, Mark Handel, MWH Development Corporation, (Mark Searcy, Representative), from the decision of the City Planning Commission in approving an ordinance effecting a Zone Change from RA-1 to (T)(Q)RD5-1 and (T)(Q)RD2-1, for the proposed construction of not more than 57 dwelling units in the (T)(Q)RD5-1 Zone and not more than 64 dwelling units in the (T)(Q)RD2-1 Zone for property located at 9582 Haddon Avenue, 12810-16 Montague Street and 12661 Branford Street, subject to revised Conditions of Approval. (The appeal is relative to "Q" Conditions 1 through 6 and 9, as part of approval of a proposed Ordinance effecting a Zone Change, subject to Conditions of Approval.)

Staff from the Planning Department briefly described the project. The representative for the applicant/appellant reported working closely with the community and Council District Six. The Chief Planning Deputy of Council District Six (speaking on behalf of Councilmember Tony Cardenas, who represents the Council District), spoke in support of the project, subject to revised "Q" Conditions Nos. A.2 and A.7, to read as follows:

No. 2. Density. Not more than 57 dwelling units may be constructed in the RD5- zone, and not more than ~~64~~ 68 dwelling units may be constructed in the RD2-1 zone on the subject property.

No. 7. Wall and Landscaped Buffer. A 6-foot high solid decorative masonry wall shall be constructed along the property line adjacent to any residential use, if no such wall exists. This wall shall contain along its length a ~~minimum five foot~~ landscaped buffer. The buffer shall include fast growing plant materials that will provide buffer for adjacent residential properties.

The PLUM Committee recommended that Council, grant the appeal in part, and thereby approve the Zone Change, subject to Conditions of Approval as modified, and as recommended by the Council staff.

As indicated in Recommendation No. 6 and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

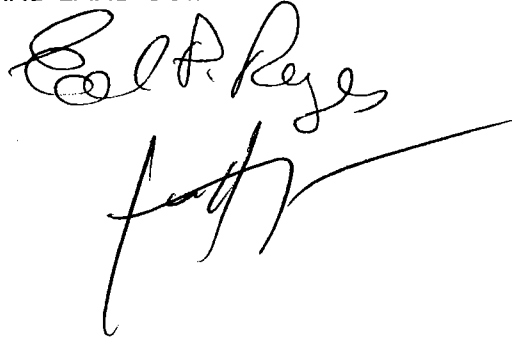
. . . whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such

Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings."

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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



BG:ys
3-21-06
Enc: CPC 2004-5919 ZC-ZAA-ZAD-SPR
Ordinances
CD 6
Attachment: "Q" and "T" Conditions of Approval

#060209

Report and Ordinance
ADOPTED

MAR 28 2006

LOS ANGELES CITY COUNCIL

*Findings Adopted
Mitigated Negative Declaration Adopted*

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32.G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Entitlement Conditions

1. **Use.** Use of the property shall be limited to the use and area provisions of the RD5-1 and RD2-1 zones, except as varied by the Yard and Area Adjustments and Wall Height Determination, pursuant to CPC 2004-5919-ZC-ZAA-ZAD-SPR.
2. **Density.** Not more than 57 dwelling units may be constructed in the RD5-1 zone, and not more than 68 dwelling units may be constructed in the RD2-1 zone on the subject property.
3. **Plans.** Prior to the issuance of building permits, revised, detailed development plans that show compliance with all conditions of approval, including complete landscape and irrigation plans, shall be submitted to the satisfaction of the Planning Department. Minor deviations may be allowed in order to comply with provisions of the Municipal Code or as granted in this approval, the subject conditions.
4. **Height.** The height of all buildings and structures on the subject property shall not exceed 25 feet, as defined by Sections 12.03 and 12.21.1B 3 of the L.A.M.C. Any structures on the roof, such as air condition units and other equipment, shall be fully screened from view of any abutting properties.
5. **Parking.** Residential parking shall be provided pursuant to Los Angeles Municipal Code Sections 12.21 A 4 and any amendment thereto. One-half parking space per dwelling unit shall be required for guest parking in addition to the required tenant parking. The following shall also apply:
 - a. Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit.
 - b. Guest parking sign(s) shall be clearly posted at building entrance(s). The sign(s) shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces.
 - c. If any guest parking is located behind security gates, the following shall apply:
 - 1) A remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.
 - 2) An electronic intercommunication system shall be installed. The system shall be readily accessible to the drivers of guest vehicles

and to the units served by the secured guest parking.

- 3) If there is a security gate, then it shall be set back from the public right-of-way so as to provide a waiting area for guest vehicles and to prohibit blockage or interference with the public right-of way by waiting guest vehicles.
 - 4) Alternatives to the provisions of this condition may be approved by the Planning Department provided that the intent of readily accessible guest parking facilities and no interference with the public right-of-way is assured.
6. **Balconies (RD5-1 Zone, Adjacent to Single Family Dwellings).** For dwelling units located within the RD5-1 zone, above the first floor there shall be no balconies which have a line of sight to any adjacent existing single-family use.
 7. **Wall and Landscaped Buffer.** A 6-foot high solid decorative masonry wall shall be constructed along the property line adjacent to any residential use, if no such wall exists. This wall shall contain along its length a landscaped buffer. The buffer shall include fast growing plant materials that will provide buffer for adjacent residential properties.
 8. **Light.** Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
 9. **Trash.** If trash storage areas are installed, they shall be fully enclosed by a solid decorative masonry wall, a minimum of 6 feet in height. There shall be no openings except for gates. Trash receptacles shall be located at least 50-feet distant from the property line of adjacent residential properties.
 10. **Graffiti.** Every existing building, structure, or portion thereof shall be maintained in a safe and sanitary condition and good repair. The premises of every building or structure shall be maintained in good repair and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104. The exterior of all privately owned buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91.8104.15.

B. Environmental Conditions

11. **Landscape Plan.** 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 consistent with the landscape provisions of Sections 12.40 through 12.43 of the Municipal Code by a licensed landscape architect to the satisfaction of the Planning Department.
12. **Landscaping (Surface Parking).** A minimum of one 24-inch box tree (minimum trunk diameter of 2 inches and a height of 8 feet at the time of planting) shall be

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planted for every 4 new surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.

13. **Air Pollution (Stationary).** The applicant shall install air filtration system(s) to reduce the diminished air quality effects on occupants of the project.
14. **Tree Removal (Non-Oaks).** Prior to the issuance of a grading permit, a plot plan shall be prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site, and shall be submitted for approval to the Department of City Planning and the Street Tree Division of the Bureau of Street Services. All trees in the public right-of-way shall comply with the current standards of the Street Tree Division. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Tree replacement by 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Street Tree Division of the Bureau of Street Services and the Department of City Planning. (Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact the Street Tree Division at 213-485-5675).
15. **Construction (Air Quality).**
 - a. 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.
 - b. The owner or contractor shall maintain the construction area sufficiently dampened to control dust caused by grading, construction and hauling, and at all times provide reasonable control of dust caused by wind.
 - c. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent the generation of excessive amounts of dust.
 - e. All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent the generation of excessive amounts of dust.
 - f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
16. **Construction (Noise).** The project shall comply with the City of Los Angeles Noise Ordinance Nos. 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.

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- a. Construction 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.
- b. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously that causes high noise levels.
- c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- d. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, to insure an acceptable interior noise environment.

17. General Construction.

- a. 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 and wastes shall be removed to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- b. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- c. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- d. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- e. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- f. 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.

18. Explosion/Release (Former Agricultural Land). A soils analysis shall be prepared by a licensed geologist. If contamination is found, remediation measures will be developed with the appropriate State agencies. Prior to issuance of grading and building permits, a letter from the appropriate state agency (Department of Toxic Substance Control or the Regional Water Quality Control Board) certifying that the remediation is complete shall be submitted to the Department of City Planning.

19. Groundwater Quantity. The Department of Building and Safety shall require, when feasible, that the structural design of a building be modified so as not to need a permanent dewatering system. When a permanent dewatering system is necessary, the Department of Building and Safety shall require: (a) pumping water to a beneficial use on site (such as landscape irrigation, decorative fountains or lakes, toilet flushing, cooling towers); (b) returning water to the groundwater basin

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by an injection well.

20. **Seismic.** 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.
21. **Single Family Dwelling (10+ Home Subdivision/Multi Family)**The project shall comply with the following:
 - a. Ordinance Nos. 172,176 and 173,494 (Stormwater and Urban Runoff Pollution Control), which require the application of Best Management Practices (BMPs).
 - b. Chapter IX, Division 70 of the Municipal Code, which addresses grading, excavations, and fills.
 - c. The Standard Urban Stormwater Mitigation Plan (SUSMP) approved by the Los Angeles Regional Water Quality Control Board (A copy of the SUSMP can be downloaded at <http://www.swrcb.ca.gov/rwqcb4/>).
 - d. Applicable requirements associated with the National Pollutant Discharge Elimination System Permit regulations. The developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to the issuance of any building or grading permits. A General Permit for Stormwater Discharge shall be obtained from the Southern California Regional Water Quality Board, in accordance with NOI instructions.
 - e. Stormwater BMPs shall be incorporated 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 shall be required from a California licensed civil engineer or licensed architect that the proposed BMPs comply with this numerical threshold standard.
 - f. A Stormwater Pollution Prevention Plan shall be prepared by a California licensed civil engineer or licensed architect, to the satisfaction of the Stormwater Management Division of the Bureau of Sanitation, that shall include the following:
 - 1) Identifies the sources of sediments and other pollutants that affect the quality of storm water discharge;
 - 2) A monitoring program and reporting plan for the construction period.The Stormwater Pollution Prevention Plan shall be retained at the construction site.
 - g. Appropriate erosion control and drainage devices shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code.

- h. Any connection to the sanitary sewer shall be required to receive authorization by the Bureau of Sanitation.
 - i. All storm drain inlets and catch basins within the project area shall be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
 - j. The owner shall record a covenant and agreement satisfactory to the Department of City Planning 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.
 - k. Design an efficient irrigation system to minimize runoff including: (1) drip irrigation for shrubs to limit excessive spray; (2) shutoff devices to prevent irrigation after significant precipitation; and (3) flow reducers.
22. **Solid Waste.** The developer shall institute a recycling program to the satisfaction of the Department of City Planning to reduce the volume of solid waste going to landfills. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be picked up no less than once a week as a part of the project's regular trash pick-up program.

C. Other Conditions

23. **Posting of Construction Activities.** The adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for inquiring about the construction process and to register complaints.
24. **Construction-related Parking.** Off-street parking shall be provided for all construction-related employees generated by the proposed project. No employees or subcontractor shall be allowed to park on the surrounding residential streets for the duration of all construction activities. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any residential street in the immediate area. All construction vehicles shall be stored on site unless returned to their owners base of operations.
25. **Truck Traffic Restricted Hours.** Truck traffic directed to the project site for the purpose of delivering materials or construction-machinery shall be limited to the hours beginning at 9:00 AM and ending at 3:00 PM, Monday through Friday. No truck deliveries shall occur outside of that time period. No truck queuing related to such deliveries to the project site shall occur on any local or collector street within the project vicinity outside of that time period.
26. **Maintenance.** The subject property (including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

D. Administrative Conditions

- 27. Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
- 28. Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions may vary.
- 29. 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 in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
- 30. Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
- 31. Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
- 32. Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
- 33. Corrective Conditions.** The authorized use shall be conducted at all times with due regard to the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

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T-1

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Los Angeles Municipal Code Section 12.32 G, the (T) Tentative Classification shall be removed by the recordation of a final 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 approvals or guarantees provided to the Planning Department for attachment to the subject City Plan case file.

1. Dedication(s) and Improvements: 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, Fire Department (and other responsible City, regional, and Federal government agencies, as may be necessary).
 - A. Responsibilities/Guarantees.
 1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
 2. Prior to issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
2. Street Dedication and Improvements: If determined necessary, dedicate and improve all adjacent streets to the satisfaction of the City Engineer.
3. Street Lighting: Installation of street lights to the satisfaction of the Bureau of Street Lighting. If new street light(s) are required, the property within the boundary of the development shall be formed or annexed into a Street Lighting Maintenance Assessment District prior to final recordation or issuance of the certificate of Occupancy.
4. Street Trees: Construct tree wells and plant street trees to the satisfaction of the Street Tree Division of the Bureau of Street Services.
5. Sewers: Construct sewers to the satisfaction of the City Engineer.
6. Drainage: Construct drainage facilities to the satisfaction of the City Engineer.
7. Parking/Driveway Plan. Submit a final site plan for parking and driveway to the Bureau of Engineering and the Department of Transportation Valley Development Review office for approval. The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

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T-2

8. The requirements of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features:
 - a. Fire lanes, where required, shall be a minimum of 20-feet in width;
 - b. All structures shall be within 300-feet of an approved fire hydrant;
 - c. Entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
9. The applicant shall make any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City right-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05 N, to the satisfaction of the Information Technology Agency (ITA).
10. Applicant shall make 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.
11. Per Section 12.33 of the Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Recreation and Park fees to the satisfaction of the Department of City Planning and Department of Recreation and Parks.
12. 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: Certificates of Occupancies 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.