FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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

CITY OF LOS ANGELES
CALIFORNIA

ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
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Council and Public Services
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CLAUDIA M. DUNN
Chief, Council and Public Services Division
www.cityclerk.lacity.org

06-1381

CD 5

October 12, 2006

Councilmember Weiss
Fire Department
Bureau of Engineering,
Land Development Group
Department of Transportation,
Traffic/Planning Sections
City Planning Department
Attn: Mark Lopez (copy of Ordinance)
cc: Director of Planning
Cc: Geographic Information Section
Attn: Fae Tsukamoto

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

Century City View
10269 Santa Monica Boulevard
Los Angeles, CA 90067

A.J. Jarasunas
Armbruster & Goldsmith
10940 Wilshire Boulevard, 2100
Los Angeles, CA 90024

RE: ZONE CHANGE AT 10269 SANTA MONICA BOULEVARD

At the meeting of the Council held September 20, 2006, the following action was taken:

Attached report adopted	X
Ordinance adopted	X
Ordinance number	177933
Posted date	10-11-06
Effective date	11-20-06
Mayor vetoed	
Mayor approved	10-06-06
Mayor failed to act - deemed approved	
Findings adopted	X
Mitigated Negative Declaration adopted	X
Categorically exempt	

Frank T. Martinez

City Clerk
vk

15

9-13

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 06-1381

Your PLANNING AND LAND USE MANAGEMENT Committee

reports as follows:

	Yes	No
Public Comments	XX	—

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to the Zone Change at 10269 Santa Monica Boulevard.

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. 06-1381 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 2005-7032 MND].

2. ADOPT the August 29, 2006 FINDINGS of the Director of Planning as the Findings of the City Council.

3. PRESENT and ADOPT the accompanying NEW ORDINANCE, approved by the Director of Planning, effecting the Zone Change from [Q]C2-1VL-O to (T)(Q)RAS4-1VL-O for the proposed construction, use and maintenance of a new 55-foot in height, four story mixed use development consisting of 16 residential condominium units located at 10269 Santa Monica Boulevard, subject to revised "Q" Condition No. A.8.a and Environmental Condition No. C.4 as attached to Council file No. 06-1381.

   Applicant: Century City View, LLC APCW 2005-7078 ZC

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

4. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Committee report.

5. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.

6. 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.

7. 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.

8. NOT PRESENT and ORDER FILED the ordinance approved by West Los Angeles Area Planning Commission on March 1, 2006.

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

TIME LIMIT FILE - OCTOBER 3, 2006

(LAST DAY FOR COUNCIL ACTION - OCTOBER 3, 2006)

Summary:

At its meeting held August 8, 2006, the Planning and Land Use Management (PLUM) Committee recommended that Council approve the accompanying Ordinance effecting the Zone Change from [Q]C2-1VL-O to (T)(Q)RAS4-1VL-O for the proposed construction, use and maintenance of a new 55-foot in height, four story mixed use development consisting of 16 residential condominium units located at 10269 Santa Monica Boulevard, subject to revised "Q" Condition No. A.8.a and Environmental Condition No. C.4 as attached to Council file No. 06-1381.

The PLUM Committee recommended that the City Council approve the Zone Change, subject to the revised Q Condition No. A.8.a and Environmental Condition No. C.4.

The matter is now forwarded to the Council for consideration.

As indicated in Recommendation No. 5 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

MEMBER	VOTE
REYES:	YES
HUIZAR:	YES
WEISS:	YES

BG:ys
8-31-06
Enc: APCW 2005-7078 ZC
Ordinances
CD 5
Attachment: "Q" and "T" Conditions of Approval

SEP 13 2006 - CONTINUED TO SEPT. 20 2006

#061381

Findings, Rpt & ORD
ADOPTED
SEP 20 2006
LOS ANGELES CITY COUNCIL
Mit Neg Dec Adopted

(Q) QUALIFIED CONDITIONS OF APPROVAL

A. Entitlement Conditions

1. **Use.** The use of the subject property shall comply with the use, restrictions/limitations and area provisions of the RAS4 Residential/Accessory Services Zone, LAMC Section 12.11.5. The following shall also apply:

   a. The sale and dispensing of alcoholic beverages shall be prohibited for the commercial uses of the project.

   b. The hours of operation of the commercial uses shall be restricted to the hours of 8 a.m. to 9 p.m.

2. **Site Plan.** The subject property shall be developed in substantial conformance with the site plan and elevations, labeled Exhibit E-3, dated March 1, 2006 and attached to the subject case file. Prior to the issuance of any building permits, a revised detailed development plan shall be submitted for review and approval by the Planning Department. Minor deviations may be allowed in order to comply with applicable provisions of the Municipal Code, the subject conditions herein and the intent of the subject permit authorization.

3. **Floor Area.**

   a. The total non-residential floor area on the subject property shall not exceed 3,100 square feet, as defined by Section 12.03 of the Municipal Code.

   b. The floor area of all buildings on the subject property shall not exceed three times the buildable area of the lot (3:1 Floor Area Ratio).

4. **Density.** Not more than 16 dwelling units may be constructed on the subject property.

5. **Height.** The height of all buildings and structures on the subject property shall not exceed 50 feet, in accordance with Section 12.21.1 of the Los Angeles Municipal Code, except that the height of the north elevation shall not exceed 45 feet as shown on the elevations, dated March 1, 2006, and attached to the subject case file. Roof structures shall be fully screened from view of any abutting public rights-of-way.

6. **Landscape Buffer.** As volunteered by the applicant, the project shall provide a minimum 24 foot landscaped rear yard setback at the north property line, in accordance with the site plan, labeled Exhibit E-3, dated March 1, 2006 and attached to the subject case file.

   a. Twenty-four inch mature box trees shall be planted every 10 feet along the alley on the interior of the wall on the north property line.

   b. A decorative wall or fence shall be constructed on the northern property line and shall be a maximum of 42 inches in height. It may be constructed of either solid or open materials.

7. **Gate/Wall: North Property Line.**

   a. Except for the rear driveway, no gates or outlets shall be provided from the rear wall abutting the alley.

   b. Along the length of rear exit driveway, a locked security gate shall be provided.

8. **Balconies: North Elevation.**

   a. The balconies on the north elevation shall not exceed 15 inches in depth.

   b. French doors shall be prohibited on the north-facing balconies.

9. **Parking.**

   a. Parking shall be provided in accordance with applicable provisions of Sections 12.21 A 4 of the Municipal Code. The number of spaces provided, their location and access shall be in substantial conformance with the site plan marked Exhibit E-3 and attached to the administrative file.

   b. Tandem parking may be used only for the spaces, which are assigned and designated for a single residential unit.

   c. The owner shall provide guest parking space as required by the advisory agency in addition to the required tenant parking. The following shall also apply:

      1) 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.

      2) If any guest parking is located behind security gates, the following shall

apply:

i. 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.

ii. 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.

iii. 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.

d. 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.

Fees:

e. Fees for required parking may be included in the rental, lease or comparable fees charged to tenants of the project.

f. No additional fees may be charged for parking or guest parking.

g. The property owner shall require, in all lease or rental agreements with commercial tenants, that the commercial tenants must offer free parking to all of their employees.

h. A plan or procedure shall be prepared for use of parking facilities by tenants, customers, employees and guests, such as a parking pass or validated parking plan.

10. **Loading.** Loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for the parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning.

11. **Graffiti.** Every 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.

12. **Trash and Storage Area(s).** Trash and storage areas shall be located in the subterranean garage and shall be enclosed by a minimum six feet high solid masonry block walls. Recycling bins shall be provided at appropriate locations to promote

recycling of paper, metal, glass, and other recyclable material. Trash areas shall not be located in the rear yard.

13. **Noise (Receiving, Trash, Storage areas).** Any activities associated with areas devoted to trash compacting, loading and unloading, and receiving, shall be limited as follows: Monday through Friday, 7:00 AM to 8:00 PM; Saturday, 10:00 AM to 4:00 PM; no receiving, trash, or storage area use shall be allowed on Sunday or legal holidays.

14. **Landscaping.** All open areas not used for buildings, driveways, walks, parking areas, recreational, trash or storage facilities 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.

15. **Parking Level Screening.** Above-grade parking levels shall be visually screened from frontage streets by landscaping and/or architectural features. The following standards shall be applicable to parking structure ramps:

    a. Concrete, not metal, shall be used for construction of parking ramps.

    b. The interior ramps shall be textured to prevent tire squeal at turning areas.

    c. Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.

16. **Tentative Tract.** The project shall comply with all the requirements of Tentative Tract No. 63567 being reviewed concurrently.

C. **Environmental Conditions**

1. **Aesthetics (Lighting).** Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

2. **Aesthetics (Hillside Site Design).**

    a. Grading shall be kept to a minimum.

    b. The project shall comply with the City's Hillside Development Guidelines.

3. **Aesthetics (Signage).**

    a. On-site signs shall be limited to the maximum allowable under the Code.

    b. Multiple temporary signs in the store windows along the building walls are not permitted.

4. **Aesthetics (Glare).** The exterior of the proposed building shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces. In consultation with Council District 5 and to the satisfaction of the Department of City Planning, the applicant, as volunteered at the August 8, 2006 Planning and Land Use Management Committee shall install opaque glass for that portion of the project facing residential properties.

5. **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.

6. **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. Potential impacts can be mitigated to a level of insignificance by the following measures:

   a. 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.

   b. Construction and demolition 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.

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.

8. **Grading.** Grading, excavations and fills shall comply with Chapter IX, Division 70 of the Municipal Code. All grading activities require shall receive grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within "hillside" areas. The application of Best Management Practices shall include but not be limited to the following measures:

a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.

b. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

9. **Explosion/Release (Methane Gas)**

a. All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include a vent system and gas-detection system installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.

b. All multiple unit residential buildings shall have adequate ventilation, as defined in Section 91.7102 of the Municipal Code, of a gas-detection

system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.

10. **Explosion/Release (Asbestos Containing Materials).** 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 asbestos containing materials are present in the building. If asbestos containing materials 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.

11. **Stormwater and Urban Runoff Pollution Control.** 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, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

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 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.

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.

l. Protect slopes and channels and reduce run-off velocities by complying with Chapter IX, Division 70 of the Los Angeles Municipal Code and utilizing vegetation (grass, shrubs, vines, ground covers and trees) to provide long-term stabilization of soil.

12. Food Service Industry (Restaurants, Bakeries, Food Processors).

a. Cleaning of oily vents and equipment to be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.

b. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.

c. Reduce and recycle wastes, including oil and grease.

d. Store liquid storage tanks (drums and dumpsters) in designated paved areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, or dikes. Use drip pans or absorbent materials whenever grease containers are

emptied.

13. **Increased Noise Levels (Parking Wall).** A 6 foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.

14. **Severe Noise Levels (Residential Only)**

    a. All exterior windows having a line of sight onto Santa Monica Boulevard shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto.

    b. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

C. **Administrative Conditions**

1. **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.

2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.

3. **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.

4. **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.

5. **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.

6. **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.

7. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to the Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

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.

   B. Street Dedication and Improvements. If determined necessary, dedicate and improve all adjacent streets to the satisfaction of the Bureau of Engineering.

2. Street Trees. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Street Tree Division (213) 847-0833 of the Bureau of Street Services. Tree removal in conjunction with the street improvements will require Board of Public Works approval.

3. Sewers. Construction of any necessary sewer facilities to the satisfaction of the Bureau of Engineering.

4. Drainage. Construction of any necessary drainage facilities to the satisfaction of the Bureau of Engineering.

5. Street Lighting. 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. Street lighting and street light relocation may be required satisfactory to the Bureau of Street Lighting (213)847-6379.

6. Parking/Driveway Plan. Submission of a parking area and driveway plan to the Bureau of Engineering and the Department of Transportation, Construction Services Counter (Station 23 at 201 North Figueroa, 4th Floor), for review and approval prior to the issuance of a building permit.

7. Cable. Make any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the City's Information Technology Agency (120 S. San Pedro St., 6th Floor).

8. Recreation and Parks Dedication/Fee. 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.

9. Public Services (Schools). 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.

10. Public Services (Fire). 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; Fire hydrant relocation relocation may be required satisfactory to the Fire Department.

    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.

11. Public Services (Police General). Incorporate into the plans the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 171,502 adopted by the City Council, must be paid in full at the Development Services Division Office.

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.