VESTING TENTATIVE TRACT NO. 84453-2A / Council File 26-1081

CONDITIONS OF APPROVAL [CORRECTED 10/20/2026]
(As Modified by the Planning and Land Use Management Committee at its meeting of October 13, 2026)

Numbering has been modified to accommodate the added conditions. The Conditions are hereby modified as follows (Deleted text is shown in ~~strikethrough~~ and added text is **bolded and underlined**):

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS
Any questions regarding this report may be directed to the Bureau of Engineering Permit Case Management Division – Land Development Group, via the Customer Service Request system at https://dscsr.lacity.org/.

1. That along Valleyheart Drive and adjoining the subdivision, a 5-foot wide strip of land be dedicated to complete a 10-foot wide Limited Local Street standard border.

2. That a 20-foot radius property line return be dedicated at the intersection of Valleyheart Drive and Whitsett Avenue.

3. That the subdivider makes a request to the BOE – Valley District Office to determine the capacity of existing sewers in this area.

4. That any required drainage easements be shown on the final map satisfactory to the Valley District Office and Los Angeles County Department of Public Works.

5. That arrangements be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into the Los Angeles County Flood Control Channel.

6. That a set of drawings for airspace lots be submitted to the City Engineer showing the following:

    a. Plan view at different elevations.
    b. Isometric views.
    c. Elevation views.
    d. Section cuts at all locations where air space lot boundaries change.

7. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.

8. **Authorize the Bureau of Engineering (BOE), in coordination with the City Administrative Officer and any other relevant agencies, to accept a contribution in the amount of $375,000 from Studio City Sports Center, LLC (a California limited liability company) to support BOE's civil and traffic engineering and landscape design work for the following subset of additional scope elements for the LARiverWay Segment 8 Project:**

    a. The civil and landscape design of the existing section of LARiverWay west of Whitsett Avenue (to the western dead end of Valleyheart Drive South) in order to add connectivity to the Riverwalk development and through it to

Ventura Boulevard; and

b. The civil and traffic engineering design and construction associated with implementing Left Turn phasing and associated improvements at the intersection of Whitsett Avenue/Moorpark Street.

c. The contribution of funds from Studio City Sports Center, LLC supporting BOE's work on these additional scope elements of the LARiverWay Segment 8 Project does not grant to Studio City Sports Center, LLC any engineering, traffic, and/or landscape design approval authority on said project.

9. **Authorize the Bureau of Engineering (BOE) to deposit the aforementioned $375,000 in funding from Studio City Sports Center, LLC into a new account in the Engineering Special Services Fund No. 682, Department No. 50, entitled "LARiverWay Segment 8 – Additional Scope – Connectivity" for the support of BOE's civil and traffic engineering and landscape design work on the LARiverWay Segment 8 Project related to the following additional scope elements: the civil and landscape design of the existing section of LARiverWay west of Whitsett Avenue in order to add connectivity to the Riverwalk development and through it to Ventura Boulevard; and the civil and traffic engineering design and construction associated with implementing Left Turn phasing and associated improvements at the intersection of Whitsett Avenue/Moorpark Street.**

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

10. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated *August 11, 2025*, Log No. 136328 and attached to the case file for Tract No. 84453

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 or helen.nguyen@lacity.org to schedule an appointment.

11. 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. The proposed Map does not comply with the density requirements for the C1.5 Zone per LAMC Section 12.13.5.B.3. Obtain approval from the Advisory Agency for the deviation from the zoning code.

c. Provide a copy of CPC case CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA. Show compliance with all the conditions/requirements of the CPC case as applicable.

d. Provide a copy of ZA case ZA-1987-661-PAB. Show compliance with all the conditions/requirements of the ZA case as applicable.

e. Provide a copy of DIR case DIR-2003-6079-SPP. Show compliance with all the conditions/requirements of the DIR case as applicable.

f. Provide a copy of affidavits OB-11978, AF-91-2009990-OP, OB-11493, AF-91-693236-OB, AF-91-2033791-OB, AF-91-2009990-OP, AF-91-693235-LT and AFF-50014. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

g. Show all street dedication as required by Bureau of Engineering and provide net lot area after all street dedications. “Area” and density requirements shall be re-checked as per net lot area after street dedications. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedications.

h. Submit a revised Map that dimensions each air space lot with a finite width, length, and upper and lower elevations. The final Map shall be based upon a site plan which accurately describes the location of such lots.

i. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

j. Provide a copy of the draft final map to LADBS Zoning to obtain the final Zoning clearance.

Notes:

This property is located within the ZI-2358 River Implementation Overlay District (RIO).

This property is located within the ZI-1729 Specific Plan: Ventura/Cahuenga Boulevard Corridor.

This property is located in a Very High Fire Hazard Severity Zone.

This property is located in a Liquefaction Zone.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check. If the proposed development does not

comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

12. **No Certificate of Occupancy shall be issued for the project until the Applicant has fully satisfied all required monetary contributions and planted the required shade trees. The Applicant shall provide written documentation verifying that all such funds have been paid and received by the appropriate departments to the satisfaction of the City prior to issuance of the Certificate of Occupancy.**

DEPARTMENT OF TRANSPORTATION
If you have any questions, you may contact me at Miguel.crisostomo@lacity.org or 818-374-4699.

13. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

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

    b. A two-way driveway width of W=30 feet is required for all driveways, or to the satisfaction of LADOT.

    c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles 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 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.

    d. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT
The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

14. 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:

    a. Access for Fire Department apparatus and personnel to and into all structures shall be required.

    b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

    c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB

Req # 75).

d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

f. Fire Lane Requirements:

a) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

b) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

c) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

d) Submit plot plans indicating access road and turning area for Fire Department approval.

e) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

f) Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.

g) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

h) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

i) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

g. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

h. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

i. On small lot subdivisions, any lots used for access purposes shall be recorded on

the final map as a “Fire Lane”.

j. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

k. Standard cut-corners will be used on all turns.

l. The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.

m. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.

n. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

o. The following recommendations 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: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and 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.

p. **FPB #105:** 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

q. 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

a) When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

b) It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

c) This policy does not apply to single-family dwellings or to non-residential buildings.

r. Site plans shall include all overhead utility lines adjacent to the site.

s. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

t. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

u. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

v. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

w. Entrance to the main lobby shall be located off the address side of the building.

x. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

y. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

z. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

aa. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

15. **Prior to recordation of the Final Map, the applicant shall demonstrate compliance with Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code.**

DEPARTMENT OF WATER AND POWER

16. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will

be conducted at the Bureau of Engineering District office, see condition S-3. (c).

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

BUREAU OF SANITATION

18. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated March 4, 2026. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

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

DEPARTMENT OF RECREATION AND PARKS

20. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

21. **Authorize the Los Angeles Department of Recreation and Parks, in coordination with the City Administrative Officer and any other relevant agencies, to take all necessary steps to accept and receive a contribution of $300,000 from Studio City Sports Center, LLC (a California limited liability company) for the purpose of funding operations and maintenance activities along the LA RiverWay and Los Angeles River frontage along the length of the Riverwalk project located at 12555 Ventura Boulevard.**

22. **Authorize the Los Angeles Department of Recreation and Parks to accept the aforementioned $300,000 and deposit these funds into Department of Recreation and Parks Fund No. 302, Dept. No. 89 (APPR No. TBD) for the operations and maintenance activities for the area along the LA RiverWay and Los Angeles River frontage along the length of the Riverwalk project located at 12555 Ventura Boulevard, and that the funds are administered/expended in accordance with applicable City policies, ordinances, fiscal controls, and any legally permissible restrictions associated with the contribution.**

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

23. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by

LAMC Ordinance Nos. 177,404 and 186,873, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

STREET TREES

a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.

c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

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

Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

24. **Require the Project to include up to twenty three (23) shade trees along the public right of way on Ventura Boulevard. The shade tree species and number may be revised upon review by the Department of Urban Forestry or Bureau of Street Services during the building permit plan check review.**

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS
Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

25. 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 two (2) Master Ground Lots, three (3) Residential Airspace, Lots, five (5) Commercial Airspace Lots, and eight (8) Parking Airspace Lots.

b. That the subdivider shall comply with the **Ventura/Cahuenga Boulevard Corridor Specific Plan** prior to the issuance of a building or grading permit.

c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

d. 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.

e. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

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

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, of if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate

at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

f. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.

g. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA is not approved, the subdivider shall submit a tract modification.

h. Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider to the following haul route conditions:

a. Streets to be used are limited to Ventura Boulevard, Coldwater Canyon Avenue, US 101, US 405, US 5, Roxford Street, Sepulveda Boulevard, San Fernando Road, and Sunshine Canyon Road.

b. Hours of operation shall be from 9:00 a.m. to 3:00 p.m.

c. Days of the week shall be Mondays through Fridays and Saturdays.

d. Total trips per day shall be 144.

e. Duration of project shall be 200 days.

f. Trucks shall be restricted to 10-wheel dump trucks or smaller for streets with a width of 25 feet or less. Eighteen-wheel dump trucks are permitted on streets with a width greater than 25 feet. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets.

g. The Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department shall be notified prior to the start of hauling (213) 486-0777.

h. Streets shall be cleaned of spilled materials at the termination of each work day.

i. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.

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

k. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

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

m. All trucks are to be watered at the job site to prevent excessive blowing dirt.

n. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.

o. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.

p. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.

q. A Truck Crossing warning sign shall be placed 300 feet in advance of the exit in each direction.

r. One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of Work Area Traffic Control Handbook.

s. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary No Parking signs posted along the route.

t. Any desire to change the prescribed routes must be approved by the

concerned governmental agencies by contacting Street Services Investigation and Enforcement Division at (213) 847-6000 before the change takes place.

u. The permittee shall notify Street Services Investigation and Enforcement Division, (213) 847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.

v. A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Central Los Angeles District Engineering Office, 201 N. Figueroa Street, Land Development Section, Suite 1150, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 202-3495.

OR

A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Valley District Engineering Office, 6262 Van Nuys Blvd, Suite 251, Van Nuys CA, 91401. Further information regarding the bond may be obtained by calling (818) 374-5082.

OR

A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the West Los Angeles District Engineering Office, 1828 Sawtelle Boulevard, 3rd Floor, Los Angeles, CA 90025. Further information regarding the bond may be obtained by calling 310.575.8388.

i. Prior to the recordation of the final map, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make (46) units of the development available for rental or sale solely to lower- or very low- income households, at a rental or sales price determined to be affordable to (lower- or very low- or moderate- income households) by HCIDLA, for a period of 55 years. Said units shall be comparable in size, number of bedrooms, distribution, and amenities to the non-income-restricted units in the development.

DEPARTMENT OF CITY PLANNING - STANDARD COMMERCIAL CONDOMINIUM CONDITIONS

CC-1. 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 permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant

and agreement satisfactory to the Advisory Agency guaranteeing that:

a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.

b. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec. 12.40 G LAMC.)

c. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.

d. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

CC-2. In order to expedite the development, the applicant may apply for a building permit for a commercial/industrial building. However, prior to issuance of a building permit for a commercial/industrial building, 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 a commercial/industrial building 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 a commercial/industrial building 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 Los Angeles Municipal Code (LAMC).

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate

instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

(i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.

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

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of 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 streets, 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 are either constructed prior to recordation of the final map or that the construction is 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.

(1) Construct new streetlights: 10 on Valleyheart Drive. If street widening per BOE improvement conditions, relocate and upgrade streetlights: one (1) on Whitsett Avenue and 12 on Ventura Boulevard.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213) 847-3077) 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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.

(i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

(1) Improve Ventura Boulevard adjoining the subdivision with the construction of new concrete curb, gutter and a 15-foot wide concrete sidewalk with tree wells. Repair any broken, off-grade or bad order roadway pavement. Reconstruct all driveways and curb ramps to comply with ADA standards, including any necessary removal and reconstruction of existing improvements.

(2) Improve Whitsett Avenue adjoining the subdivision by the construction of a new full-width concrete sidewalk with tree wells. Repair and/or replace any

broken, damaged or off-grade concrete curb, gutter and roadway pavement, including any necessary removal and reconstruction of existing improvements.

(3) Improve Valleyheart Drive being dedicated and adjoining the subdivision with the construction of a new 10-foot-wide ~~concrete~~ sidewalk with ~~tree wells~~ **landscaped parkway to the satisfaction of the BOE**. Repair and/or replace any broken, damaged or off-grade concrete curb, gutter and roadway pavement, including any necessary removal and reconstruction of existing improvements.

(4) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However, the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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 17.05-N of the Los Angeles Municipal Code (LAMC).

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

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

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