

**CONDITIONS FOR EFFECTUATING (T)
TENTATIVE CLASSIFICATION REMOVAL**

Pursuant to Section 12.32 G of the Municipal Code, the (T) OR [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

A. BUREAU OF ENGINEERING CONDITIONS

1. Dedications Required:

The applicant will be required to dedicate a 20-foot radius property line return at the intersection with Olympic Boulevard and Butler Avenue. No dedications will be required along Butler Avenue.

2. Improvements Required:

- a. The applicant will be required to reconstruct the sidewalk along the Olympic Boulevard property frontage to provide a new concrete sidewalk and minimum 6'6" landscaped parkway and repair any broken, off-grade adjacent curb, driveway, concrete and asphalt pavement. In addition, a new minimum 30-foot curb radius and access ramp at the intersection with Butler Avenue and Olympic Boulevard must be constructed to comply with ADA requirements and any unused driveways will have to be closed.
- b. The Bureau of Engineering is requiring the removal of existing curb and sidewalk along the Butler Avenue property frontage along with the reconstruction of a new concrete curb, a two-foot gutter and a concrete sidewalk and minimum 4'10" landscaped parkway and repair any broken, off-grade driveway and pavement. All unused driveways along Butler Avenue, within the project site, must be closed.
- c. The applicant will install and maintain for the life of the project street trees and parkway landscaping satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.

B. BUREAU OF STREET LIGHTING CONDITIONS

The project will require the construction of two (2) new lights on Olympic Boulevard and one (1) new light on Butler Avenue.

C. URBAN FORESTRY

1. The applicant shall submit a tree report and a landscape plan prepared by a protected Tree Expert as designated by LAMC Ordinance No. 177,404, for approval by the Department of City Planning and the Urban Forestry Division of the Bureau of Street Services. The Tree Report shall provide species, health, and condition of all trees with tree locations on a site survey. The plan shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees. Note: All protected tree removals must

be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.

2. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.
 - a. A 6'6" parkway shall be provided and maintained for the life of the project along the Olympic Blvd. frontage of the property. The parkway shall be landscaped with the "Japanese Flowering Cherry" (*Prunus S. Kanzan*) tree species. Drought tolerant, native groundcover (i.e. *Lomandra Longifolia* "Breeze") shall be utilized or an alternate as approved by Urban Forestry.
 - b. A 4'10" parkway shall be provided and maintained for the life of the project along the Butler Ave. frontage of the property. Parkway shall be landscaped with the "Olive Tree" (*Olea Europaea*) tree species. Drought tolerant, native groundcover (i.e. *Lomandra Longifolia* "Breeze") shall be utilized or an alternate as approved by Urban Forestry.

D. RECREATION AND PARKS DEDICATION

Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for enactment of a zone change for residential purposes.