

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.

Dedications 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).

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. Bureau of Engineering. Prior to the 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.

a. Street Dedications:

3rd Street (Avenue II) – A 3-foot wide strip of land be dedicated as a pedestrian access easement from ground plane to 16.5-feet above ground plane along the property frontage to satisfy the 43-foot wide half right-of-way in accordance with Avenue II standards of Mobility Plan 2035. A 20-foot radius property line return at the intersections with Kingsley and Harvard Boulevard shall be provided if the above pedestrian access easement does not provide an ADA compliant curb ramp and minimum sidewalk above the ramp.

Kingsley Drive (Collector) – None

Harvard Boulevard (Local Street – Standard) - None

b. Street Improvements:

3rd Street – 3rd Street – Construct additional improvements in the newly dedicated easement area to provide for a 10-foot concrete sidewalk and parkway area. Repair all broken, off-grade, or bad order concrete curb and gutter. Close all unused driveways with full height curb, gutter and sidewalk. Repair or replace other existing public improvements that may get damaged during construction of the proposed project. These improvements should suitably transition to join the existing improvements.

Kingsley Drive – Repair all broken, off-grade or bad order concrete curb, gutter, and sidewalk. Close all unused driveways with full height curb, 2-foot gutter, and sidewalk. Upgrade all driveways and the access ramp at the corner with 3rd Street to comply with ADA requirements. These improvements should suitably transition to join the existing improvements.

Harvard Boulevard - Repair all broken, off-grade, or bad order concrete curb, gutter, and sidewalk. Close all unused driveways with full height curb, 2-foot gutter and sidewalk. Upgrade all driveways and access ramp at the corner with 3rd Street to comply with ADA requirements. These improvements should suitably transition to join the existing improvements.

Install tree wells with root barriers, plant street trees, and trim existing tree roots 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 (213) 847-3077.

Department of Transportation may have additional requirements offsite for dedication and improvements.

- c. Roof drainage and surface run-off from the project shall be collected and treated at the site and directed to the streets via drain systems constructed under the sidewalk and through the curb drains or connections to the catch basins.
- d. Sewers exist in Kingsley Drive and Harvard Boulevard. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
- e. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering (213) 482-7050.
- f. Submit shoring and lateral support plans to the Bureau of Engineering Central District Office Excavation Counter for review and approval prior to excavating adjacent to the right-of-way (213) 482-7050.
- g. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
- h. Street Lighting: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocated upgrade street lights; three (3) on 3rd St. and one (1) on Kingsley Dr.
- i. Urban Forestry – Street Trees: The developer shall 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. The actual number and location of new trees shall be determined at the time of tree planting. The contractor shall notify the Urban Forestry Division at 213-847-3077 five working days prior to constructing the side walk for marking of the tree locations and species.

Note: Removal of parkway trees or Protected Trees requires the Board of Public Works' approval. Contact Urban Forestry Division at 213-847-3077 for tree removal permit information

3. Department of Transportation. Suitable arrangements shall be made with the Department of Transportation to assure that a parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. For an appointment, call (213) 482-7024.
4. Department of Building and Safety, Grading Division. Suitable arrangements shall be made to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated February 18, Log No. 87233 and Addendum dated June 2, 2015, Log No. 88584.
5. Fire Department. Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.

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

Notice: Certificates of Occupancy 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.