

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (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. Dedication Required:
 - i. That a 2-foot wide strip of land be dedicated along Tampa Avenue adjoining the tract to complete a 52-foot wide half right-of-way. In addition a 3-foot wide public sidewalk easement be provided adjoining the dedication stated above.
 - ii. That a variable width strip of land be dedicated to complete a 60-foot and variable width right-of-way to complete the Aura Avenue elbow section on an alignment satisfactory to the Valley District Engineering Office.
 - b. Improvements Required:
 - i. Improve Aura Avenue being dedicate adjoining the subdivision by the construction of the following:
 1. A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway. Or a 12-foot full width concrete sidewalk with tree wells.
 2. Suitable surfacing to join the existing pavements and to complete a 36-foot wide and variable width elbow roadway.
 3. Any necessary removal and reconstruction of existing improvements.
 4. The necessary transitions to join the existing improvements.
 5. Suitable improvement of the elbow section satisfactory to the Valley District Office.
 - ii. Improve Tampa Avenue by reconstruction of the existing sidewalk provide a new 5-foot wide concrete sidewalk at the same location and landscaping of the remainder

of the sidewalk areas including any necessary removal and reconstruction of existing improvements.

- iii. Improve the alley adjoining the tract by the repair and replacing any bad order alley section including the alley intersection with Tampa Avenue all satisfactory to the Valley District Engineering Office.
 - iv. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
3. **Bureau of Street Lighting.** Construct new street lights: three (3) on Tampa Ave. and one (1) on Aura Ave
 4. **Urban Forestry.** Plant street trees and remove an 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 subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

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

Notice

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