CONDITIONS FOR EFFECTUATING (T)
TENTATIVE CLASSIFICATION REMOVAL
(APCNV-2016-4805-ZC-BL)

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.

1. <u>Improvements Required</u>:

   a. That a 5-foot wide sidewalk easement be provided along Haskell Avenue adjoining the subdivision, including a 20-foot radius property easement line return at intersection with Napa Street, to provide for a 15-foot wide total sidewalk area in accordance with Avenue II standard of LA Mobility Plan.

   b. That if necessary, a 1-foot wide strip of land be dedicated along Napa Street adjoining the subdivision to complete a 30-foot wide half right-of-way.

   c. That a 30-foot wide strip of land be dedicated along Dempsey Avenue adjoining the subdivision, including a 15-foot property line return at the intersection with Napa Street, to complete a 30-foot wide half right-of-way.

2. Submit a parking area and driveway plan to the Bureau of Engineering and Department of Transportation for review and approval.

3. Submittal of plot plans for Fire Department review and approval.

4. 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.

5. Street lighting to the satisfaction of the Bureau of Street Lighting.

6. Cable television facilities shall be installed to the satisfaction of the Information Technology Agency.

7. Payment of all fees to the satisfaction of the Department of Recreation and Parks.