

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. Street Dedications:
 - i. That a 3-foot wide strip of land be dedicated along 7th Street adjoining the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II Standards of Mobility Plan 2035 and also dedicate a 15-foot by 15-foot minimum property line cut corner at the intersection with Decatur Street.
 - ii. That a 4-foot wide strip of land be dedicated along Decatur Street adjoining the tract to complete a 34-foot wide half right-of-way in accordance with Industrial Collector Street Standards of Mobility Plan 2035.
 - b. Street Improvements:
 - i. Improve 7th Street adjoining the tract by the construction of additional sidewalk to complete a new 15-foot full width concrete sidewalk with tree wells including any necessary removal and construction of existing improvements.
 - ii. Improve Decatur Street being dedicated and adjoining the subdivision by the construction of the following: a concrete curb, a concrete gutter, and a minimum 10-foot full-width concrete sidewalk with tree wells; suitable surfacing to join the existing pavement and to complete 24-foot half roadway; and the necessary transitions to join the existing improvement.

3. **Urban Forestry.** 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 subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.
4. **Bureau of Street Lighting.** Construct new street lights: two on Decatur Street, and relocate and upgrade two street lights on 7th Street.
5. **Department of Recreation and Parks.** That the Quimby fee be based on the C2 Zone.
6. **Fire Department.** Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for review.

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.