

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.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following 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 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 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. Santa Fe Avenue: That a 28-foot and variable width strip of land be dedicated along Santa Fe Avenue adjoining portion of the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II of LA Mobility Plan Standards.
 - ii. That if necessary a 10-foot by 10-foot or a 15-foot radius property line be dedicated at the intersection of 4th Place and Mateo Street adjoining the tract.
 - b. Improvements Required –
 - i. Santa Fe Avenue - Improve portion of the Santa Fe Avenue being dedicated and adjoining the subdivision by the construction of the following:
 1. A Concrete curb, a concrete gutter, and a 15-foot full-width concrete sidewalk with tree wells.
 2. Suitable surfacing to join the existing pavement and to complete 28-foot half roadway.
 3. Any necessary removal and reconstruction of existing improvements.
 4. The necessary transitions to join the existing improvement.

3. Bureau of Street Lighting

- i. Construct new lights: four (4) on Santa Fe Ave. and three (3) on Mateo St. If street widening per BOE improvement conditions, relocated and upgrade street lights; five (5) on 4th Pl.
4. 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 sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.