

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). Dedications and improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

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. 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.

3. BUREAU OF ENGINEERING

- a. Dedication Required
 - i. That a 10-foot wide strip of land be dedicated along Leland Way adjoining the tract to complete a 30-foot wide half right-of-way. Also, a 15-foot by 15-foot minimum property line cut corner or a 20-foot radius property line return be dedicated at the intersection with El Centro Avenue.
 - ii. That a 15-foot by 15-foot minimum property line cut corner or a 20-foot radius property line return be dedicated at the intersection of El Centro Avenue and Sunset Boulevard.
- b. Improvements Required
 - i. Improve Leland Way being dedicated and adjoining the subdivision by the construction an approximately 13-foot wide concrete sidewalk and landscaping of the parkway within the 18-foot wide sidewalk area including any necessary removal and reconstruction of existing improvements, and satisfactory transitions to join the existing improvement.
 - ii. Improve El Centro Avenue adjoining the tract by the construction of a new

concrete sidewalk, installation of tree wells including any necessary removal and reconstruction of the existing improvements, all satisfactory to the City Engineer.

- iii. Improve Sunset Boulevard adjoining the tract by the construction of a new concrete sidewalk with tree wells including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.

4. BUREAU OF STREET LIGHTING

- a. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on Sunset Boulevard, one (1) on El Centro Avenue, and one (1) on Leland Way.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

5. URBAN FORESTRY

- a. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) upon completion of construction to expedite tree planting.