

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 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, 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.
 1. **Bowcroft Street (Local Street)** – Dedicate sufficient right-of-way to allow for the construction of a modified cul-de-sac at the terminus. The applicant shall obtain prior approval for the configuration from the Central District Office of the Bureau of Engineering and prepare legal description for the cul-de-sac area to be submitted with the dedication application.
 - b. Street Improvements.
 1. **Jefferson Boulevard** – Improve Jefferson Boulevard adjoining the project site by the repair and continued maintenance of existing concrete sidewalks with tree wells including any necessary repair of the existing driveway approach, curb return, or curb satisfactory to the City Engineer.
 2. **Bowcroft Street** – Construct a modified cul-de-sac at the terminus, integral concrete curb, 2-foot gutter, and a 5-foot concrete sidewalk per B-Permit plan check requirement. These improvements should suitably transition to join the existing improvements.
 3. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Notes:

Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Water and Power regarding power poles (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (213) 482-6543.

4. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk or through curb drains connected to the catch basins.
5. Sewer lines exist in Jefferson Boulevard and Bowcroft Street. Extension of the 6-inch house connection laterals to the new property line may be required. Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
6. An investigation may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office Sewer Counter of the Bureau of Engineering (213) 482-7050.
7. Submit shoring and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating adjacent to the public right-of-way (213) 482-7053.
8. Submit parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to Quyen M. Phan of my staff at (213) 202-3495.

3. Street Lighting.

- a. Prior to recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
- b. Construct new street light: one (1) on Bowcroft Street. If street widening per BOE improvement conditions, relocate and upgrade street lights on Jefferson Boulevard.

4. Urban Forestry – Street Trees.

- a. The applicant shall submit a tree report and landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404 for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

- b. 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. Parkway tree removals shall be replanted at a 2:1 ratio. 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: All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at 213-847-3077. Removal or planning of any new tree in the public right-of-way requires approval of the Board of Public Works. CEQA document must address parkway tree removals.