

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, except demolition, excavation, or foundation permits, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Department of Public Works, Bureau of Engineering, Fire Department (and other responsible City, regional, and Federal government agencies, as may be necessary).

1. Dedication Required:

Venice Boulevard (Avenue II) – None.

Catalina Street (Local Street) – None.

Berendo Street (Local Street) – None.

2. Improvements Required:

Venice Boulevard – Construct new concrete curb and 2-foot gutter along the property frontage. Repair all broken, off-grade or bad order concrete sidewalk. Upgrade the access ramps at the intersections with Catalina Street and Berendo Street to comply with ADA requirements.

Catalina Street – Construct new concrete curb, 2-foot gutter and 12-foot concrete sidewalk along the property frontage. Upgrade all driveways to comply with ADA requirements. Close all unused driveways with standard curb height, 2-foot gutter and full-width concrete sidewalk.

Berendo Street – Construct suitable surfacing to provide an 18-foot wide half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and a 12-foot full-width concrete sidewalk along the property frontage. Close all unused driveways.

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 Transportation regarding traffic signals, signs, equipment and parking meters (213) 482-7024.

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

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

3. 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 through curb drains or connection to the catch basins.
4. Sewer lines exist in Berendo Street and Catalina Street. Extension of the 6-inch house connections 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.
5. 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) 482-7048.
6. 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.