

CONDITIONS FOR EFFECTUATING [T] TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [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.

1. 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).

A. 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 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.

B. Dedication Required.

- (1) That a 3-foot wide strip of land be dedicated along 6th Street adjoining the subdivision to complete a 43-foot wide half public street right-of-way in accordance with Avenue II Standards of LA MOBILITY PLAN including a 15-foot by 15-foot property line cut corner or a 20-foot radius property line return at the intersection with San Pedro Street. In the event the Community Plan Update covering this site has been approved by the City Council prior to the final map recordation of this tentative map then the applicant has the option to comply with the modified street designations or area zoning proposed under the new Community Plan.
- (2) That a 4-foot wide strip of land be dedicated along Crocker Street adjoining the subdivision to complete a 34-foot wide half public street right-of-way in accordance with Industrial Collector Street Standards of LA Mobility Plan. In the event the Community Plan Update covering this site has been approved by the City Council prior to the final map recordation of this tentative map then the applicant has the option to comply with the modified street designations or area zoning proposed under the new Community Plan.

C. Improvement Required.

- (1) Improve Crocker Street being dedicated and adjoining the subdivision by the construction of the following:

- a. A concrete curb, a concrete gutter, and a 10-foot full width concrete sidewalk with tree well.
 - b. Suitable surfacing to join the existing pavements and to complete a 24-foot half roadway in accordance with Industrial Collector Standards of LA Mobility Plan.
 - c. Any necessary removal and reconstruction of existing improvements.
 - d. The necessary transitions to join the existing improvements.
 - e. In the event the Community Plan Update covering this site has been approved by the City Council prior to the final map recordation of this tentative map then the applicant has the option to comply with the modified street designations or area zoning proposed under the new Community Plan.
- (2) Improve 6th Street being dedicated and adjoining the subdivision by the construction of a new full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements. In the event the Community Plan Update covering this site has been approved by the City Council prior to the final map recordation of this tentative map then the applicant has the option to comply with the modified street designations or area zoning proposed under the new Community Plan.
2. Street Lighting: Construct new pedestrian lights: five (5) on San Pedro Street, four (4) on 6th Street, and two (2) on Crocker Street. If no street widening per BOE improvement conditions, relocate and upgrade street lights: two (2) on San Pedro Street and two (2) on 6th Street.

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 condition S-3 (i), 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.

3. Urban Forestry – Street Trees: 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 planting, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note:

Removal or planting of any tree in the public right-of-way required approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information. CEQA document must address parkway tree removal.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice: 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.