

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.

1) Dedication Required:

- a. Tampa Avenue (Boulevard II) – Accept the existing two-foot future street and dedicate an additional three-foot wide strip of land along the property frontage to complete a 55-foot wide half right-of-way in accordance with Boulevard II standards of Mobility Plan 2035, together with a 20-foot radius property line return at the intersection with Nordhoff Street.
- b. Nordhoff Street (Boulevard II) – Accept the existing two-foot future street and dedicate an additional three-foot wide strip of land along the property frontage to complete a 55-foot wide half right-of-way in accordance with Boulevard II standards of Mobility Plan 2035.

2) Improvements Required:

- a. Tampa Avenue – Construct additional concrete sidewalk in the newly dedicated area to complete a 15-foot full width concrete sidewalk in accordance with Boulevard II standards of Mobility Plan 2035. Repair all broken, off-grade or bad order concrete curb, gutter, and sidewalk. Close all unused driveways with full height curb, two-foot gutter, and sidewalk. Upgrade all driveways to comply with ADA requirements. Reconstruct the access ramp at the corner with Nordhoff Street to City standards to comply with ADA requirements. Repair or replace other existing public improvements that may get damaged during construction of the proposed project. These improvements should suitably transition to join the existing improvements.
- b. Nordhoff Street – Construct additional concrete sidewalk in the newly dedicated area to complete a 15-foot full width concrete sidewalk in accordance with Boulevard II standards of Mobility Plan 2035. Repair all broken, off-grade or bad order concrete curb, gutter, and sidewalk. Close all unused driveways with full height curb, two-foot gutter, and sidewalk. Upgrade all driveways to comply with ADA requirements. Repair or replace other existing public improvements that may get damaged during construction of the proposed project. These improvements should suitably transition to join the existing improvements.
- c. 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. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.
- d. Trees: Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy of the development project, for the removal of any tree in the existing or proposed public right-of-way area associated with the improvement

- requirements outlined herein. The Bureau of Street Services Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.
- e. Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.
 - f. Refer to the Department of Water and Power regarding power poles (213) 367-2715.
 - g. Department of Transportation may have additional requirements offsite for dedication and improvements.
 - h. No major drainage problems are involved. Roof drainage and surface run-off from the project shall be collected and treated at the site and directed to the streets via drain systems constructed under the sidewalk and through the curb drains or connections to the catch basins.
- 3) Sewers exist in Tampa Avenue and in Nordhoff Street. Extension of the six-inch house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 - 4) An investigation by the Bureau of Engineering Valley District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Valley District Office of the Bureau of Engineering (818) 374-5088.
 - 5) Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
 - 6) **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.