

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.

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).

1. Responsibilities/Guarantees.

- a. 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.
- b. 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.

2. Dedications and Mergers.

- a. That a 1-foot wide strip of land be dedicated on Haskell Avenue adjoining the subdivision to complete a 43-foot wide half right-of-way dedication, including a 20-foot radius property line return with Stagg Street in accordance with Avenue II Standards based on the Mobility Plan Designation.
- b. That the applicant acquire 1-foot strips of City owned land along the easterly and southerly boundaries of Aqueduct Avenue and that the merger area of Aqueduct Avenue be adjusted to include the said 1-foot strips of land prior to the recordation of the final map.
- c. In the event that Department of Transportation has no objection to the merger of Aqueduct Avenue adjoining the subdivision, a 42-foot wide and variable width existing public right-of-way be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - i. That consents to Street being merged and waivers of any damages that may accrue as a result of such merger be obtained from all property owners who might have certain rights in the area being merged.
 - ii. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

- d. That the alley within the subdivision be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - i. That consents to the alley being merged and waivers of any damages that may accrue as a result of such merger be obtained from all property owners who might have certain rights in the area being merged.
 - ii. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
3. Improvement(s).
- a. Submit hydrology and hydraulic calculations to the Valley Engineering District Office for review and approval in conjunction with the merger and if necessary, relocation of the existing facilities.
 - b. That in the event of relocation or realignment of any existing public sanitary sewer within the parcel map area, suitable replacement facilities must be reconstructed, inspected, and accepted within appropriate streets or easements approved by the Valley Engineering District of the Bureau of Engineering prior to the removal of any of such existing facilities. The replacement of sewer easements by separate instruments may be required.
 - c. Improve Haskell Avenue adjoining the subdivision adjoining the subdivision by the reconstruction of a 6-foot wide concrete sidewalk; repair and replace any broken or off grade curb and gutter; plant trees and landscape the parkway area.
 - d. Improve Stagg Street adjoining the subdivision by the reconstruction of a minimum 5.5-foot wide concrete sidewalk; repair or replace any broken or off grade curb and gutter; close Aqueduct Avenue and the alley intersections with standard street improvements; plant trees and landscape parkway area.
 - e. Construct the necessary mainline and house connections to serve each parcel and evaluate the efficiency of the existing house connections and the capacity of the existing sewer system in the vicinity of the project; or any other arrangement acceptable to the Valley Engineering District Office.
4. Bureau of Street Services, Urban Forestry Division.
- a. The applicant shall submit a tree report and a landscape plan prepared by a protected Tree Expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services. The Tree Report shall provide species, health, and condition of all trees with tree locations on a site survey. The plan shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches or greater) trees as possible. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees. Note: All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.
 - 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. 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.

5. Bureau of Street Lighting: Construct new street light: one (1) on Haskell Avenue, one (1) on Stagg St.
6. Department of Transportation: A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd. Room 320, Van Nuys, CA 91401.
7. Fire Department: Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.

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.