

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.

Dedication(s) and Improvement(s). 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. Improvements Required -

Lassen Avenue – Improve Lassen adjoining the tract by the reconstruction of new full-width concrete sidewalks with tree wells including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.

Mason Street – Improve Mason Street adjoining the tract by the reconstruction of new full-width concrete sidewalks with tree wells including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
3. Department of Transportation.
 - a. Intersection Improvements at Mason Avenue/Lassen Street. Restripe Lassen Street to install a right-turn only lane on the eastbound approach to the Mason Avenue intersection within the existing roadway width.
 - b. The project shall prohibit street parking along the south side of Lassen Street west of Mason Avenue adjacent to the project site.
 - c. Changes to the existing traffic signal equipment needed in conjunction with the recommended improvement would also be implemented as part of the mitigation measure. This intersection improvement is conceptually acceptable to DOT's West Valley District Office.

- d. Site Access and Internal Circulation. The conceptual site plan shows that vehicular access to the site will be provided via three driveways along the west side of Mason Avenue and two driveways along Lassen Street. The most easterly driveway on Lassen Street should be restricted to right-turns in and right-turns out only. The most southerly one-way ingress driveway on Mason Avenue would require a covenant and agreement between the developer and the neighbor property since it would be a shared driveway.
- e. The review of this study does not constitute approval of the driveway dimensions, access and circulation scheme. Final DOT approval is normally required prior to the issuance of any associated building permits. Approval is given when DOT receives an acceptable site and access plan and payment of all applicable application fees. For the fastest possible final review and approval process, plans should be submitted to DOT Valley Development Review, 6262 Van Nuys Blvd., Suite 320, Van Nuys 91401, prior to plan check submission to the Department of Building and Safety.

4. Bureau of Street Lighting

- a. Prior to the 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 of annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
- b. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights; six (6) on Mason Avenue and three (3) on Lassen Avenue.

5. Urban Forestry Division

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.

Note – All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at 213-847-3077.