

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.

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. Dedication Required -
 1. **Chandler Boulevard (Boulevard II)** – None.
 2. **Beck Avenue** (Local Street) – None.
 3. **Alley** (n/o Chandler Boulevard) – None.
 - b. Improvements Required -
 1. **Chandler Boulevard** – Construct a new full-width concrete sidewalk along the property frontage. Upgrade all driveways to comply with ADA requirements and close all unused driveways with full height curb, 2-foot gutter, and concrete sidewalk.
 2. **Beck Avenue** – Construct a 12-foot wide concrete sidewalk along the property frontage. Upgrade all driveways to comply with ADA requirements and close all unused driveways with full height curb, 2-foot gutter, and concrete sidewalk.
 3. **Green Alley** – Construct a new 18-foot alley with asphalt pavement, and a 2-foot longitudinal gutter utilizing interlocking pavers along the frontage and off-site to Camellia Avenue. Construct new alley intersections at Beck Avenue and Camellia Avenue to comply with City Standards (S-485-0) or per B-Permit plan check requirements.

4. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and 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) 847-3088.

Notes: Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1549.

Department of Transportation may have additional requirements offsite for dedication and improvements.

5. Sewer lines exist in the Alley. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 6. An investigation by the Bureau of Engineering 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.
 7. Submit shoring plans and lateral support plans to the Bureau of Engineering Valley District Office Excavation Counter for review and approval prior to excavating adjacent to the right-of-way (818) 374-5090.
 8. Submit parking areas and driveways plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
3. **Bureau of Street Lighting.** Prior to the recordation of the final map or 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 or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

Construct new street light: one (1) on Beck Avenue. If street widening per BOE improvement conditions, relocate and upgrade street lights; two (2) on Chandler Boulevard.

4. **Department of Transportation.**
 - a. All requirements and conditions listed in the DOT traffic evaluation assessment letter dated November 22, 2016, and all subsequent revisions to this traffic evaluation assessment be applied to the project.
 - b. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT.
 - c. A two-way driveway width of $w=30$ feet is required for residential sites with more than 25 parking spaces.
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.