

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.

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).

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 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.
 - a. Street Merger
 - i. That the City Department of Transportation in a letter to City Engineer shall determine that the merger areas are not necessary for current and future Public Street.
 - ii. That Department of the City Planning in a letter to the City Engineer shall also determine that the proposed merger areas are consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.
 - iii. In the event that Department of Transportation and Department of City Planning have no objections to the street mergers then the portions of proposed merger areas as shown on the tentative map dated September 27, 2016, and beyond 33-foot measured from centerline of Maple Avenue, adjoining the tract 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:
 1. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.

2. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
 - iv. That any surcharge fee in conjunction with the street merger requests be paid.
- b. Street Dedications:
 - i. That a 3-foot wide strip of land be dedicated along 7th Street adjoining the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II Standards of LA Mobility Plans. Dedicate 20-foot radius property line returns or 15-foot by 15-foot property line cut corners at intersections with Maple Avenue.
 - ii. That a 0 to 3-foot wide strip of land be dedicated along Maple Avenue adjoining the tract to complete a 33-foot wide half right-of-way in accordance with Collector Street Standards of LA Mobility Plans.
- c. Street Improvements:
 - i. Improve 7th Street being dedicated and adjoining the subdivision by the construction a new 15-foot wide concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements.
 - ii. Improve Maple Avenue being dedicated and adjoining the subdivision by the construction a new 13-foot wide concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements.
 - iii. Improve all newly dedicated cut corners with additional concrete sidewalks.
3. **Urban Forestry.** 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.
4. **Bureau of Street Lighting.**
 - a. Construct new street lights: two (2) on Maple Ave.
 - b. Construct new pedestrian lights: six (6) on Maple Ave.
 - c. If street widening per BOE improvement conditions, relocate and upgrade street lights: five (5) on 7th St. and one (1) on Maple Ave.

Notice

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