

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. Improvements Required:

- a. Improve Wakefield Avenue adjoining the subject property with a 3-foot dedication to allow the sidewalk fronting at the subject site to be improved from the existing 10-foot width to 13 feet consistent with the segment of Wakefield Avenue north of Terra Bella Street, which already has an existing 13-foot sidewalk consistent with Collector Street standards. Construct a concrete curb, concrete gutter, and sidewalk and as necessary, remove and reconstruct any existing improvements to the satisfaction of the Advisory Agency, Bureau of Engineering, and Department of Transportation.
 - 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 $W=28$ feet is required for the common access driveway.
 - d. Install tree wells with root barriers, plant street trees, and trim existing tree roots satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.
 - e. Street lighting will be required satisfactory to the Bureau of Street Lighting (213) 847-1551.
 - f. Department of Transportation may have additional requirements offsite for dedication and improvements.
2. Submit a parking area and driveway plan to the Bureau of Engineering and the Department of Transportation for review and approval.
 3. Submittal of plot plans for Fire Department review and approval.
 4. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering.
 5. Street lighting to the satisfaction of the Bureau of Street Lighting.

6. Sewers and storm drains shall be constructed or guaranteed to the satisfaction to the Bureau of Sanitation.
7. Cable television facilities shall be installed to the satisfaction of the Information Technology Agency.
8. Payment of all fees to the satisfaction of the Department of Recreation and Parks.