

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

These conditions are presented as modified by the City Planning Commission on March 14, 2019. 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.

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). Dedications and improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

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. 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.

3. BUREAU OF ENGINEERING

- a. Dedication Required
 - i. That a 20-foot radius property line returns or 15-foot by 15-foot cut corner be a limited dedication adjoining the subdivision at Sunset Boulevard intersection with Cahuenga Boulevard. Above dedication shall be limited to 15-foot above finished sidewalk grade and 10-foot below sidewalk grade.
 - ii. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
- b. Improvements Required
 - i. Improve Ivar Avenue and Sunset Boulevard adjoining the subdivision, by the removal and reconstruction of the existing sidewalk to provide a new full-width concrete sidewalk with tree wells including any necessary transitions to join the existing improvements.
 - ii. Improve all newly dedicated corner cuts with concrete sidewalks.

4. BUREAU OF STREET LIGHTING

- a. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

Relocate and upgrade street lights; two (2) on Cahuenga Boulevard, two (2) on Sunset Boulevard, and two (2) on Ivar Avenue.

5. URBAN FORESTRY

- a. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) upon completion of construction to expedite tree planting.