

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.

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:

BUREAU OF ENGINEERING

1. Dedication Required:

- a. **Olympic Boulevard** (Boulevard II) - A 5-foot wide strip of land along the property frontage to complete a 55-foot half right-of-way in accordance with Boulevard II standards of Mobility Plan 2035, including a 15-foot by 15-foot cut corner at the intersection with Kenmore Avenue.
- b. **Kenmore Avenue** (Local Street) - None.

2. Improvements Required:

- a. **Olympic Boulevard** - Construct additional surfacing to join the existing improvements to provide a 40-foot wide half roadway in accordance with Boulevard II standards, including asphalt pavement, integral concrete curb, concrete gutter and a 15-foot wide concrete sidewalk. Construct an access ramp at the intersection with Kenmore Avenue to comply with ADA requirements. These improvements should suitably transition to join the existing improvements.
- b. **Kenmore Avenue** - Reconstruct the sidewalk, new integral concrete curb and 2-foot gutter along the property frontage. Landscape the parkway. Close all unused driveways with standard curb height, 2-foot gutter and sidewalk. Upgrade all driveways to comply with ADA requirements.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the 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) 847-3077.

Trees: Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy of the development project, for the removal of any tree in the existing or proposed public right-of-way area associated with the improvement requirements outlined herein. The Bureau of Street Services Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.

Removal of street trees is required in conjunction with the street widening for this project.
Notes:

- Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1551.
 - Department of Transportation may have additional requirements for dedication and improvements.
 - Refer to the Department of Transportation regarding signs, equipment and parking meters (213) 482-7024.
 - Refer to the Department of Water and Power regarding power pole (213) 367-2715.
 - Refer to the Fire Department regarding fire hydrants (213) 482-6543.
3. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk through curb drains or connection to the catch basins.
 4. Sewer lines exist in Olympic Boulevard and Kenmore Avenue. Extension of the 6-inch house connection laterals to the new property line may be required. Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 5. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7050.
 6. Submit shoring and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating adjacent to the public right-of-way (213) 482-7048.
 7. Submit parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

DEPARTMENT OF TRANSPORTATION

8. The project may be subject to any recommendations from the Department of Transportation.