

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:

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.

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

1. Dedication Required:

- a. **Alley.** That a 2-foot wide strip of land be dedicated along the alley adjoining the tract to complete a 10-foot wide half alley right-of-way satisfactory to the City Engineer.
- b. **Rondout Street/Llewellyn Street.** That a 15-foot radius property line return be dedicated at the intersection of Rondout Street and Llewellyn Street adjoining the tract after the street merger area satisfactory to the City Engineer.
- c. **Spring Street/Llewellyn Street.** That a 15-foot radius property line return be dedicated at the intersection of Spring Street and Llewellyn Street adjoining the tract.

2. Improvements Required: That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. Construct any new catch basins if necessary satisfactory to the City Engineer.
- b. **Rondout Street.** Improve Rondout Street adjoining the subdivisions by the

construction of the following:

- a) A concrete curb, a concrete gutter, and 10-foot full-width concrete sidewalks with tree wells.
 - b) Suitable surfacing to provide 40-foot roadways.
 - c) Any necessary removal and reconstruction of existing improvements.
 - d) The necessary transitions to join the existing improvements.
- c. **Llewellyn Street.** Improve Llewellyn Street adjoining the subdivision by the construction of the following:
- a) A concrete curb, a concrete gutter, and 10-foot full-width concrete sidewalks with tree wells.
 - b) Suitable surfacing to provide 40-foot roadways.
 - c) Any necessary removal and reconstruction of existing improvements.
 - d) The necessary transitions to join the existing improvements.
- d. **College Street.** Improve College Street adjoining the subdivision by the construction of a new concrete curb concrete gutter and 10-foot full-width sidewalk with tree wells.
- e. **Alley.** Improve the entire alley being dedicated and adjoining the subdivision by the construction of a new 2-foot wide longitudinal concrete gutter and suitable surfacing to complete an 18-foot wide alley including the construction of an alley intersection with College Street necessary removal and reconstruction of the existing improvements.
- f. Construct mainline sewer line if necessary and house connection sewers to serve the development.
3. In the event that Department of Transportation has no objection to the street merger then an 18-foot wide right-of-way (32-foot measured from centerline of Rondout Street) strip of land along the Rondout Street adjoining the tract excluding a 15-foot radius property line return at the intersection with Llewellyn Street be permitted to 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:
- a. 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.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
4. **Department of Water and Power.** 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 set forth by the following:
- a. Prior to receiving water service the developer must arrange for LADWP to install fire hydrants.
 - b. Water meters and services for each lot shall be installed on street surface frontage (on the sidewalk and behind the curb within the public right-of-way).
 - c. In the absence of street surface frontage, grant adequately sized private

easement for water line purposes and community areas adjacent to public street and common driveways. These areas will accommodate the property pipes coming from the proposed water service meters.

5. Bureau of Street Lighting.

- a. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting, in accordance with Appendix 4 of the Cornfield Arroyo-Seco Specific Plan. Improvement Condition:

Construct new street lights:

- Two (2) on College Street
- Five (5) on Rondout Street

Construct new pedestrian lights:

- Four (4) on College Street
- Fourteen (14) on North Spring Street

If street widening per BOE improvement conditions, relocate and upgrade street lights:

- Seven (7) on North Spring Street
- One (1) on Llewellyn Street
- One (1) on College Street

6. **Department of Recreation and Parks.** That the Quimby Fee be based on the C2 Zone.

7. **Bureau of Street Services, Urban Forestry Division.** Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Replacement by a minimum of 24-inch box trees in the parkway and on the site of to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency. **Note:** Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

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

Notice: 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.