

## **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 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. All dedications and improvements shall be made to the satisfaction of the Bureau of Engineering as follows:

- a. Dedication Required:

Etiwanda Avenue (Collector Street) – A 3-foot wide strip of land along the property frontage to complete a 33-foot half right-of-way in accordance with Collector Street standards and a 20-foot radius property line return at the intersection with Roscoe Boulevard.

Roscoe 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.

- b. Improvements Required:

Etiwanda Avenue – Construct a new 8-foot concrete sidewalk adjacent to the property line and landscape the parkway. Construct a new curb ramp at the intersection with Roscoe Boulevard and driveways to comply with ADA requirements. Repair all broken, off-grade or bad order concrete curb and gutter along the property frontage.

Roscoe Boulevard – Construct a new 10-foot sidewalk along the property frontage and landscape the parkway. Repair all broke, off-grade or bad order concrete curb and gutter.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and with the Urban Forestry Division of the Bureau of Street Services (213) 847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

- c. Roof draining 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.

- d. Sewer lines exist in Roscoe Boulevard and Etiwanda Avenue. Extension of the 6-inch house connection laterals to the new property may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
- e. Submit the parking area and driveway plan to the Department of Transportation and the Valley District Office for review and approval.

Any questions regarding this report may be directed to Quyen M. Phan at (213) 808-8604.

- 2. Submit a parking area and driveway plan to the Bureau of Engineering and Department of Transportation for review and approval.
- 3. Submit plot plans for Fire Department approval and review prior to recordation of City Planning case.
- 4. Street lighting to the satisfaction of the Bureau of Street Lighting.
- 5. Sewers and storm drains shall be constructed or guaranteed to the satisfaction of the Bureau of Sanitation.