

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.

Dedications and Improvements. Prior to the issuance of any building permits, 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).

1. Responsibilities/Guarantees.

- a. 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.
- b. Prior to the 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 the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

2. Bureau of Engineering.

- a. That the City Department of Transportation in a letter to City Engineer shall determine that the merger area is not necessary for future Public Street.
- b. That Department of the City Planning also determine that the Proposed merger area is in consistence with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.
- c. In the event that Department of Transportation has no objection to the street merger then a five-foot and variable width of existing public right-of-way (45-foot measured from centerline of Gower Street) strip of land along the Gower Street adjoining the tract excluding a 15-foot by 15-foot property line cut corner at the intersection with Hollywood Boulevard 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:
 - i. 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.

- ii. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
- iii. In the event the applicant decides that a turn-out area be provided then that portion of the merger area along Gower Street not be merged and a drawing be submitted showing the turn-out dimensions stamped by a Civil Engineer or a Surveyor prior to recordation of the Final Map.
- iv. That an additional variable width public sidewalk easement be provided along Gower Street for the turn-out area to complete a 10-foot sidewalk area. In the event the Applicant decides not to provide the turn-out then a letter shall be submitted to the Advisory Agency and copy be provided to the City Engineer stating that no turn-out area will be provided and the entire excess Gower Street merger area be permitted to be merged.

3. Bureau of Street Lighting

- a. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on Hollywood Boulevard and two (2) on Gower Street.

4. 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.