

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.

1. **Dedication(s) and Improvement(s).** 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).
 - A. **Dedication Required.** Canby Avenue – A 15-foot radius property line return at the intersection with Gresham Street. Alley – A 2-foot wide strip of land along the property frontage to complete a 10-foot wide half right-of-way in accordance to Alley standards.
 - B. **Improvements Required.** Canby Avenue – Construct new integral concrete curb, 2-foot gutter and a new 5-foot concrete sidewalk within a 10-foot landscaped parkway along the property frontage. Construct a new curb ramp at the intersection with Gresham Street to comply with ADA requirements. Gresham Street – Construct new integral concrete curb, 2-foot gutter and a new 5-foot concrete sidewalk within a 10-foot landscaped parkway along the property frontage. Reconstruct new driveways to comply with ADA requirements. Alley – Reconstruct the 18-foot alley pavement adjacent to the property frontage and construct the 2-foot longitudinal concrete gutter with the centerline 10-foot from the new alley property line. Reconstruct the alley intersection at Gresham Street to City standards.
2. **Engineering Fees.** Prior to the issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
3. **Sewers.** Sewer lines exist in Canby Avenue. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
4. **Street Lighting.** Installation of street lights to the satisfaction of the Bureau of Street Lighting, including the construction of two new street lights along Gresham Street.
5. **Fire.** Incorporate into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department prior to the approval of a building permit.
6. **Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. 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 Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting. Note: Removal or planting of any tree in

the public right-of-way requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division ((213) 847-3077) for permit information.

7. **Sewers.** Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
8. **Driveway/Parking Area Plan.** Preparation of a parking area and driveway plan to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
9. **Covenant.** Prior to the issuance of any permit relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

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.