

## **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 Required:

- a. Penrose Street (Avenue II) - Dedicate a 23-foot wide strip of land along the property frontage to complete a 43-foot half right-of-way in accordance with Avenue II standards of Mobility Plan 2035. Dedicate an additional 2-foot wide sidewalk easement to provide a 10-foot concrete sidewalk.
- b. Alley – None.

2. Improvements Required:

- a. Penrose Street - Construct additional surfacing to provide a 35-foot wide half roadway including asphalt pavement, integral concrete curb, 2-foot gutter and a 10-foot concrete sidewalk consistent with Bureau of Engineering Index Plan No. P-38016. These improvements should suitably transition to join the existing improvements.
- b. Alley – None.

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 Penrose Street. Extension of the 6-inch house connection laterals to the new property line will be required. All Sewerage Facilities Charges and bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. Submit a parking area and driveway plan to the Bureau of Engineering Valley District Office and the Department of Transportation for review and approval.

Notes:

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S410-4, S442-5, and S444-0.

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

Department of Transportation may have additional requirements for dedication and improvements. Regarding conflicts with traffic equipment and signs, contact the Department of Transportation at (818) 374-4699.

Regarding any conflicts with pole matters, contact the Department of Water and Power at (213) 367-2715.

Refer to the Fire Department regarding fire hydrants at (818) 374-5005.

Any questions regarding Bureau of Engineering requirements shall be directed to Quyen M. Phan at (213) 808-8604.

6. Submit plot plans for Fire Department review and approval.
7. Prior to the issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
  - a. Construct one (1) new street light on Penrose Street to the satisfaction of the Bureau of Street Lighting.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) by LADOT or 2) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

8. Submit a tree report and a landscape plan prepared by a Tree Expert, as required by Los Angeles Municipal Code Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.
9. 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 plantings, the subdivider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction to expedite tree planting.

Note:

Removal of protected trees and/or removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at (213) 847-3077 for permit information. The CEQA document must address protected and parkway tree removals.