

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/Improvements and Responsibilities/Guarantees.

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:

Prior to issuance of sign-offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department 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 Planning Department.

- 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.
- 2) Bureau of Engineering. Street Dedications and Improvements shall be provided to the satisfaction of the City Engineer.
 - A. **Dedication Required.** Kelvin Avenue (Local Street) – None.
 - B. Improvements Required.
 - a. That if this parcel map is approved as “Small Lot Subdivision” then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
 - b. That if this parcel map is approved as small lot subdivision then the final map be labeled as “Small Lot Subdivision per Ordinance No. “185462” satisfactory to the City Engineer.
 - c. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
 - d. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
 - e. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

- f. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
 - g. That all pedestrian common access easements be shown on the final map.
 - h. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - i. Improve Kelvin Avenue by removing the existing curb and construction of a new concrete curb and 2-foot wide gutter and construction of a 5-foot concrete sidewalk and landscaping of the parkway or a full-width concrete sidewalk with tree wells including necessary removal and reconstruction of existing improvements.
 - ii. Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
- 3) **Sewer.** Construction of necessary sewer facilities, or payment of sewer fees, shall be to the satisfaction of the City Engineer.
- 4) **Drainage.** Construction of necessary drainage and storm water runoff drainage facilities to the satisfaction of the City Engineer.
- 5) **Driveway/Parkway Area Plan.** Preparation of a parking plan and driveway plan to the satisfaction of the appropriate District Offices of the Bureau of Engineering and the Department of Transportation.
- 6) **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 either prior to the recordation of a final map or the approval of a building permit.
- 7) **Cable.** Make any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05 N to the satisfaction of the Department of Telecommunications.
- 8) **Recreation and Park Fees.** Payment of the Quimby fee shall be based on the RD5-1 Zone and be paid prior to the recordation of Final Map for a Small Lot Subdivision.
- 9) **Lighting.** Street lighting facilities shall be provided to the satisfaction of the Bureau of Street Lighting.
- 10) **Landscaping.** All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.
- 11) All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.

- 12) Street Trees. All trees in the public right-of-way shall be provided per the current Urban Forestry Division Standards.

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.