

## **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 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. **Dedications(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 is not required.
  - b. Re-construct sidewalk to ADA compliance in segments where the cross slope exceeds 4% and where any gaps exceed 1/8" or vertical offsets exceed 1/4" plus a transitional area to join the existing sidewalk slope. Gaps or offsets outside the 5 foot Pedestrian Access Route may be replaced at existing slope not to exceed the 4%. (A-Permit)
  - c. Re-construct all driveways on Foothill Boulevard, Sunland Boulevard, and Fenwick Street, to meet ADA standards with DOT approval via A Permit.
  - d. Re-construct access ramps on S/W corner of Foothill Boulevard and Fenwick Street, and the ADA ramp midblock on Foothill Boulevard to meet ADA standards.
  - e. Repair any broken or off grade curb and gutter via A Permit.
2. **Engineering Fees.** Prior to the issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 184,054 adopted by the City Council, must be paid in full at the Department Services Division.
3. **Construction of Public Improvements.** Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements, as required herein, have been completed to the satisfaction of the City Engineer.
4. **Street Lighting.** Installation of street lights shall be to the satisfaction of the Bureau of Street Lighting.
5. **Planning Covenant.** Prior to the issuance of any permits 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 shall run with the land and shall be binding on any subsequent property 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.