

## CONDITIONS FOR EFFECTUATING TENTATIVE (T) 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, the following 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). 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.

1. Dedications and Improvements. Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the project site 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). 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:

### A. Dedications Required

1. That a 3-foot-wide strip of land be dedicated along 7<sup>th</sup> Street adjoining the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II Standards of LA Mobility Plans. Dedicate 20-foot radius property line return or 15-foot property line cut corners at intersections with Kingsley Drive and Harvard Boulevard.
2. That a 3-foot-wide strip of land be dedicated along Harvard Boulevard adjoining the tract to complete a 33-foot wide half right-of-way in accordance with Collector Street Standards of LA Mobility Plans. That the existing office building remain will not allow for a standard cut corner at intersection with Wilshire Boulevard, therefore a Certified Survey Plan be submitted showing variable width cut corner for the final map process.
3. That the existing office building to remain will not allow for a standard cut corner at intersection of Wilshire Boulevard and Kingsley Drive, therefore a Certified Survey Plan be submitted showing variable width cut corner for the final map process.

4. That the applicant/subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
5. That the owners of the property records an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed air space lots use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and safe conditions for use at all times.
6. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
  - a. Plan view at different elevations
  - b. Isometric views
  - c. Elevation views
  - d. Section cut at all locations where air space lot boundaries change.
7. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.
8. That any fee deficit under Work Order No. EXT00707 expediting this project be paid.
9. That no portion of the proposed development above or below grade shall encroach within the existing or proposed right-of-ways unless a revised map has been submitted for review and approval by the City Engineer.

#### **B. Improvements Required**

- (1) Improve 7<sup>th</sup> Street being dedicated and adjoining the subdivision by the construction of a new 15-foot-wide concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements.
- (2) Improve Harvard Boulevard being dedicated and adjoining the subdivision by the construction and a new 13-foot-wide concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements.
- (3) Improve all newly dedicated cut corners with additional concrete sidewalks.

Note: Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

2. **Street Lighting.** Prior to the recordation of the final map, 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.
3. **Recreation and Parks.** Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.