

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.

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:

1. As a 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. **Dedication(s) and Improvement(s).** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning 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 Department of City Planning.

Bureau of Engineering. Street Dedications and Improvements shall be provided to the satisfaction of the City Engineer.

- a. **Seward Street:** A waiver of the seven-foot dedication along Seward Street; and a waiver of the seven-foot roadway widening. Improve the existing sidewalk.

Construct a new full-width concrete sidewalk abutting the property line. Repair and or replace any damaged, broken, or off-grade concrete curb and gutter, and construct new curb ramps per BOE standards and Special Order 04-0222. These improvements should suitably transition to join the existing improvements. Close all unused driveways, including any necessary removal and reconstruction of existing improvements.

- b. **Romaine Street:** In lieu of a seven-foot dedication, provide a two-foot wide strip of land dedication along the property frontage to complete a 27-foot wide half right-of-way; and provide a five-foot sidewalk easement adjacent to the dedication.

Waive the five-foot roadway widening requirement. Maintain the existing 10-foot sidewalk and provide a five-foot sidewalk easement for the purposes of providing a parkway and street trees. Said sidewalk easement shall maintain a minimum lower limit clearance below-grade of five (5) feet in depth, free and clear of any private

encroachments, subject to the satisfaction of the City Engineer. This below-grade clearance is necessary to house sufficient soil volume to accommodate any tree roots.

Construct a new full-width concrete sidewalk abutting the property line. Repair and or replace any damaged, broken, or off-grade concrete curb and gutter, and construct new curb ramps per BOE standards and Special Order 04-0222. These improvements should suitably transition to join the existing improvements. Close all unused driveways, including any necessary removal and reconstruction of existing improvements.

- c. **Hudson Avenue:** Provide a two (2) foot wide strip of land along the property frontage to complete a 32-foot wide half right-of-way.

Waive the two (2) foot roadway widening requirement. Widen the existing sidewalk by two (2) feet to provide a parkway and street trees.

Construct a new full-width concrete sidewalk abutting the property line. Repair and or replace any damaged, broken, or off-grade concrete curb and gutter, and construct new curb ramps per BOE standards and Special Order 04-0222. These improvements should suitably transition to join the existing improvements. Close all unused driveways, including any necessary removal and reconstruction of existing improvements.

- d. **Seward and Romaine Corner Cut:** Provide a 15-foot radius property line return or a 10-foot by 10-foot corner cut at the intersection of Seward Street with Romaine Street.
- e. **Hudson and Romaine Corner Cut:** Provide a 15-foot radius property line return or a 10-foot by 10-foot corner cut at the intersection of Hudson Avenue with Romaine Street.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than $\frac{1}{8}$ inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than $\frac{1}{8}$ inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-6 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Trees: That Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy of the development project for the removal of any tree in the existing or proposed public right-of-way. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.

Removal of street trees is required in conjunction with the street widening for this project. Please include the tree removal issue in your public hearing notice for this application.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding traffic signals, signs and equipment (213) 482-7024 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-2715 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants (213) 482-6543 or via <https://appointments.lacity.org/apptsys/Public/Account>.

3. **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. An investigation by the BOE Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7030 or via <https://appointments.lacity.org/apptsys/Public/Account>.
4. **Drainage.** Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering. Roof drainage and surface run-off from the property shall be collected and treated on-site to the satisfaction of the Bureau of Sanitation, while the overflow is to the satisfaction of the Bureau of Engineering. The overflow must discharge through a curb drain outlet or a direct connection to a catch basin. All discharge must be by gravity flow from the property line. No pressurized discharge is allowed.
5. **Driveway/Parking 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 prior to 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. **Street Lighting.** Street lighting facilities shall be provided to the satisfaction of the Bureau of Street Lighting. Construct new street light: one (1) on Hudson Ave. If street widening per BOE improvement conditions, relocate and upgrade street lights: two (2) on Romaine St., and two (2) on Seward St.
9. **Street Trees.** Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 84 7-3077.
10. **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 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.