

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(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 Required. Ellenbogen Street** – a 12-foot-wide strip of land along the property frontage to complete a 30-foot half right-of-way in accordance with Local Street Standards of the LA Mobility Plan, including 15-foot radius property line returns or 10-foot by 10-foot cut corners be dedicated at intersections with McVine Avenue and with Nassau Avenue respectively adjoining the subdivision.

McVine Avenue – a 10-foot-wide strip of land along the property frontage to complete a 30-foot half right-of-way in accordance with Local Street Standards of the LA Mobility Plan.

Nassau Avenue – a 20-foot-wide strip of land along the property frontage to complete a 50-foot half right-of-way in accordance with Limited Local Street Standards of the LA Mobility Plan.

- B. **Improvements Required. Ellenbogen Street** – Construct an integral concrete curb and gutter, and a 5-foot-wide concrete sidewalk and landscaping of the parkway adjacent to the property line. Suitable surfacing to join the existing pavements and to complete an 18-foot-wide half roadway and variable half roadway width at the intersection. Any necessary removal and reconstruction of existing improvements. The necessary transitions to join the existing improvements. Suitable improvement of the roadway intersection satisfactory to the Valley District Office. Construct a new driveway to comply with ADA requirements. 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 ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 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, S410-4, S442-5 and S444-0.

McVine Avenue – Construct an integral concrete curb and gutter, and a 5-foot-wide concrete sidewalk and landscaping of the parkway adjacent to the property line. Suitable surfacing to join the existing pavements and to complete an 18-foot-wide half roadway and variable half roadway width at the intersection. Any necessary removal and reconstruction of existing improvements. The necessary transitions to join the existing improvements. Suitable improvement of the roadway intersection satisfactory to the Valley District Office. All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S410-4, S442-5 and S444-0.

Nassau Avenue – Construct an integral concrete curb and gutter, and a 5-foot-wide concrete sidewalk and landscaping of the parkway adjacent to the property line. Suitable

surfacing to join the existing pavements and to complete an 30-foot-wide half roadway and variable half roadway width at the intersection. Any necessary removal and reconstruction of existing improvements. The necessary transitions to join the existing improvements. Suitable improvement of the roadway intersection satisfactory to the Valley District Office. All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S410-4, S442-5 and S444-0.

Improve all newly dedicated corner cuts with concrete sidewalks and construction of the existing curb ramps.

Construct necessary mainline and house connection sewers to serve each parcel.

2. **Engineering Fees.** Prior to the issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
3. **Street Lighting.** Installation of (2) streetlights to the satisfaction of the Bureau of Street Lighting. One streetlight on Ellenbogen Street, and one on McVine Avenue.
4. **Street Trees.** 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. The applicant should contact the Urban Forestry Division for further information (213) 847-3077. Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division ((213) 847-3077) for permit information.
5. **Sewers.** There are existing sewers available in the streets adjoining the subdivision. The construction of house connection sewers will be required to serve the parcels. This subdivision will connect to the public sewer system and will not result in violation of the California Water Code. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
6. **Cable Infrastructure.** Making 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 Information Technology Agency.
7. **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.
8. **Covenant.** Prior to the issuance of any permit 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 (standard master covenant and agreement form CP-6770) 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.

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.