

## **CONDITIONS FOR EFFECTUATING [T] TENTATIVE CLASSIFICATION REMOVAL**

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [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. Dedications and Improvements. 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. Responsibilities/Guarantees.

- (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) Prior to the 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 the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

B. Dedication Required.

- (1) That a 3-foot wide strip of land be dedicated along the Crocker Street adjoining the tract to complete a 33-foot wide half public right-of-way in accordance with Collector Street Standards of LA Mobility Plan.
- (2) That a 3.75-foot strip of land be dedicated along the alley adjoining the tract to complete a 10-foot wide half alley.

C. Improvement Required.

- (1) Improve Crocker Street being dedicated and adjoining the subdivision by the construction of the following:
  - a. Construct a new full-width concrete sidewalk along Crocker Street covering the newly dedicated area with tree wells including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.
  - b. Improve the alley adjoining the tract and being dedicated by construction of additional alley surfacing to prove a 10-foot wide half alley, reconstruct the alley

intersections with Crocker Street and Towne Avenue, remove the gates on both ends of the alley including any necessary reconstruction of any existing bad order sections all satisfactory to the City Engineer.

2. Street Lighting: No street lighting improvements are required if not street widening per BOE improvement conditions. Otherwise relocate and upgrade streetlights; one (1) on Crocker Street and one (1) on Towne Avenue.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i) of VTT-82922, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

3. Urban Forestry – 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. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note:

Removal of planting of any tree in the public right-of-way required approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information. CEQA document must address parkway tree removal.

4. That the Project pay in-lieu fees in order to fulfill the Project's requirements under provisions of LAMC 12.33.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

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.