

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. That a 3-foot wide strip of land be dedicated along Eastern Avenue adjoining the tract to complete a 43-foot wide right-of-way in accordance with Avenue II Standards of LA Mobility Plan including a 20-foot radius property line return or a 15-foot by 15-foot property cut corner at the intersection with Lombardy Boulevard.
 - C. Improvement Required.
 - (1) Improve Eastern Avenue being dedicated and adjoining the subdivision by the construction of a new concrete curb 2-foot wide concrete gutter and a full-width concrete sidewalks with tree wells including any necessary removal and reconstruction of existing improvements.
 - (2) Improve Lombardy Boulevard by reconstruction of the existing concrete curb and gutter and reconstruct the existing 5-foot sidewalk and landscaping of the parkway necessary removal and reconstruction of existing improvements.
 - (3) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
 - (4) Construct any necessary retaining walls satisfactory to the City Engineer.
2. Department of Transportation. Suitable arrangements shall be made with the Department of Transportation to assure that a parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to

submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. For an appointment, call (213) 482-7024.

3. Street Lighting: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; nine (9) on Eastern Avenue and one (1) on Lombardy Boulevard

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), 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.

4. Urban Forestry – Street Trees:

- A. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendation for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. Any on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.
- B. 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 Protected trees requires the approval of the Board of Public Works.

Removal or planting of any tree in the public right-of-way required approval of the Board of Public Works.

Contact Urban Forestry Division at (213)847-3077 for permit information. CEQA documents must address removal of protected trees and parkway trees.

5. Department of Recreation and Parks. That the Quimby fee be based on the RD5 Zone.

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.