

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 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.

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. **Bureau of Engineering.** 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.

a. Dedication Required:

Vineland Avenue (Boulevard II) – A 5-foot wide strip of land along the property frontage to complete a 55-foot half right-of-way in accordance with Boulevard II of Mobility Plan 2035.

Cleon Avenue (Local Street) – A 5-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 Mobility Plan 2035.

b. Improvements Required:

Vineland Avenue – Remove the existing concrete sidewalk and construct a full-width concrete sidewalk along the property frontage. Repair all existing concrete curb and gutter. Close all unused driveways full-height concrete curb, gutter and sidewalk. All new proposed driveways shall be constructed per BOE's and LADOT's approval and shall comply with ADA requirements.

Cleon Avenue – Construct suitable surfacing to join the existing roadway to provide an 18-foot wide half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and a 5-foot concrete sidewalk within a 12-foot border satisfactory to the City

Engineer. All new proposed driveways shall be constructed per BOE's and LADOT's approval and shall comply with ADA requirements.

- c. Provide proper site and street drainages for all streets being improved.
 - d. Mainline sewers exist in Vineland Avenue and Cleon Avenue with house with house connection laterals serving the property. Extension of the 6-inch house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 - e. Submit a parking area and driveway plans to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
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 plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.
4. **Street Lighting.**
- a. Prior to the recordation of the final map or issuance of the Certificate of Occupancy, 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 District.
 - b. Construct new streetlights: two (2) on Cleon Ave. If street widening per BOE improvement conditions, relocate and upgrade streetlight: one (1) on Vineland Ave.