

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.

Dedication(s) and Improvement(s). 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):

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. Dedications Required –
 - i. That a 3-foot wide strip of land be dedicated along Borden Avenue adjoining the tract to complete a 33-foot wide half right-of-way in accordance with **Collector Street** Standard of the LA Mobility Plan.
 - ii. That a variable width 20-foot to 30-foot wide strip of land be dedicated along Gain Street adjoining the tract to complete a 60-foot wide total right-of-way in accordance with **Local Street** Standards of LA Mobility Plan including a 15-foot radius property line return at the intersection with Borden Avenue satisfactory to the City Engineer.
 - iii. That a 50-foot wide public right-of-way be dedicated for the newly proposed public street including a 45-foot radius property line cul-de-sac at the termini and 15-foot radius property line returns at the intersection with Gain Street all on an alignment satisfactory to the Valley District Engineering Office.
 - iv. That a partial modified elbow section be dedicated as Future Street by a separate instrument at the intersection of Phillippi Avenue and Remington Street within the tract area satisfactory to the Valley District Engineering Office.
 - b. Improvements Required –
 - i. Improve Gain Street being dedicated and adjoining the tract by the construction of

the following:

- (1) A concrete curb, concrete gutter, and 5-foot concrete sidewalks and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavement to complete an 18-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.
- ii. Improve the newly dedicated public street by the construction of the following:
- (1) New concrete curbs, concrete gutters, and 5-foot concrete sidewalks and landscaping of the parkways.
 - (2) Suitable surfacing to join the existing pavement to complete a 30-foot total roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.
 - (5) Suitable improvement of the 35-foot curb radius cul-de-sac satisfactory to the Valley Engineering District Office.
- iii. Improve Borden Avenue adjoining the subdivision by the construction of a new full width concrete sidewalk with tree wells or a 5-foot concrete sidewalk and landscaping of the parkway together with any necessary removal and construction of existing improvements.
- iv. Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

3. Street Lighting.

- a. Improvement Condition: Construct new street lights: two (2) on Chivers Ave., two (2) on Borden Ave., and one (1) on Gain St.

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; or 2) by LADOT; or 3) by other legal instrument excluding the Bureau of Engineering conditions, 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 Division.

- a. 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 subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

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 at: 213-847-3077 for permit information.