

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. 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. Dedications Required:

- 1) A 5-foot wide strip of land be dedicated along North Venice Boulevard adjoining the tract in addition, dedicate a 20-foot radius property line return or 15-foot by 15-foot property line cut corner at intersection with Pacific Avenue. Above cut corner area dedication shall be limited to the height of 30-feet measured from the finished sidewalk surface. Additional public sidewalk easement areas shall be provided at the locations of the public utilities including street lights, fire hydrants and street trees satisfactory to the City Engineer.
- 2) A 19.5-foot wide strip of land be dedicated along Pacific Avenue adjoining the tract in addition, dedicate a 20-foot radius property line return or 15-foot by 15-foot property line cut corner at intersection with South Venice Boulevard.
- 3) A 20-foot wide strip of land be dedicated along South Venice Boulevard adjoining the tract in addition, dedicate a 20-foot radius property line return or 15-foot by 15-foot property line cut corner at intersection with Dell Avenue.
- 4) A 5-foot width public sidewalk easement be provided along Dell Avenue. This easement is necessary to include the existing sidewalk as a path of travel for the public. Additional public sidewalk easement areas shall be provided at the locations of the public utilities including street lights, fire hydrants and street trees to provide a 5-foot path of travel clear of obstructions to the satisfaction of the City Engineer.

C. Improvement Required:

- 1) Improve Dell Avenue within area of the required easement and North Venice Boulevard being dedicated and adjoining the subdivision by the construction of additional concrete sidewalks at the locations of the public utilities and or obstructions including any necessary removal and reconstruction of existing improvements.
 - 2) Improve all newly dedicated cut corners with additional concrete sidewalks.
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. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting 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.
 4. Urban Forestry – Street Trees. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Replacement by a minimum of 24-inch box trees in the parkway and on the site of to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency. Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.
 5. Department of Building and Safety, Grading Division. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.
 6. Fire Department. Prior to the issuance of a building permit, a plot plan shall be submitted to the Fire Department for approval.

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.