

CONDITIONS FOR EFFECTUATING TENTATIVE (T) CLASSIFICATION REMOVAL

Pursuant to LAMC Section 12.32 G, 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 a 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. **Dedications and Improvements.** 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:

No dedications are required.

B. Improvements Required:

San Vicente Boulevard (Boulevard II): Repair all broken and off-grade adjacent roadway pavement and concrete sidewalk. Construct new two-foot wide integral concrete curb and gutter along the property frontage. Reconstruct existing curb ramps at the intersections with Orange Grove Avenue and Ogden Drive to BOE standards and ADA requirements. Close all unused driveways full height curb, gutter and sidewalk. All new proposed driveways shall required LADOT's approval.

Orange Grove Avenue (Local Street): Construct new two-foot wide integral concrete curb and gutter. Repair all broken, off-grade or bad order concrete sidewalk and adjacent roadway pavement. Close all unused driveways.

Ogden Drive (Local Street): Construct new two-foot wide integral concrete curb and gutter. Repair all broken, off-grade or bad order concrete sidewalk and adjacent roadway pavements.

Alley (south of San Vicente Boulevard): Repair all broken concrete alley pavement adjacent to the property frontage. Reconstruct the alley intersections at Orange Grove Avenue and Ogden Drive to BOE standards. As volunteered by applicant, repave and reconstruct entirety of alley between Orange Grove Avenue and Ogden Drive, to the satisfaction of BOE.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds two percent and/or is depressed or upraised by more than 1/4 inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.

3. **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 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. Contact Urban Forestry Division at (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

4. **Street Lighting.** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: one (1) on Orange Grove Avenue, one (1) on Ogden Drive, and two (2) on San Vicente Boulevard.