

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

- (1) That a 3-foot wide public right-of-way be dedicated along Bay Street adjoining the tract to complete a 33-foot wide half right-of-way in accordance with Collector Street Standards of LA Mobility Plan including a 20-foot radius property line return at the intersection with Mateo Street. **Above dedication shall be limited to a height of 18-feet measured from the finished sidewalk surface.**
- (2) That a 3-foot wide public right-of-way be dedicated along Sacramento Street adjoining the tract to complete a 33-foot wide half right-of-way in accordance with Collector Street Standards of LA Mobility Plan including a 20-foot radius property line return at the intersection with Mateo Street. **Above dedication shall be limited to a height of 18-feet measured from the finished sidewalk surface.**
- (3) That a 6-foot wide public right-of-way be dedicated along Mateo Street adjoining the tract to complete a 36-foot wide half right-of-way in accordance with Avenue III Street Standards of LA Mobility Plan including a 20-foot radius property line return at the intersection with Mateo Street. **The width of 3-foot dedication measured from the new property line shall be limited to a height of 18-feet measured from the finished sidewalk surface.**

C. Improvements Required

- (1) Improve Bay Street and Sacramento Street being dedicated and adjoining the subdivision by the construction of the followings:
 - a. Concrete curbs, concrete gutters, and 13-foot full-width concrete sidewalks with tree wells.
 - b. Suitable surfacing to join the existing pavement and to complete 20-foot half roadways.
 - c. Any necessary removal and reconstruction of existing improvements.
 - d. The necessary transitions to join the existing improvement all satisfactory to the City Engineer.
 - e. Additional roadway improvement may be necessary beyond the centerline satisfactory to the Central District Engineering Office.
 - (2) Improve Mateo being dedicated and adjoining the subdivision by the construction of the following:
 - a. Concrete curbs, concrete gutters, and 13-foot full-width concrete sidewalk with tree wells.
 - b. Suitable surfacing to join the existing pavement and to complete a 23-foot half roadway.
 - c. Any necessary removal and reconstruction of existing improvements.
 - d. The necessary transitions to join the existing improvement all satisfactory to the City Engineer.
 - e. Additional roadway improvement may be necessary beyond the centerline satisfactory to the Central District Engineering Office.
 - (3) That, if necessary, new off-site relief sewer construction may be required if the existing sewers do not have the capacity to handle the flow generated by the project.
2. Street Lighting: Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- A. Construct new street lights: two (2) on Bay Street, three (3) on Mateo Street, and three (3) on Sacramento Street.

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) per VTT-74596 LOD, 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.

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 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. 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.
5. Fire Department. Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.
6. Department of Recreation and Parks. The Quimby Fee shall be based on the CM 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.