

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. **San Vicente Boulevard** (Boulevard II) – Accept the 7-foot future street and the property radius return at the intersection with 3rd Street under Instrument No. 89-1608763 by suitable resolution. Provide an additional 1-foot sidewalk easement and suitable radius easement return at the intersection of 3rd Street to retain the existing 15-foot border along the property frontage.
 - ii. **3rd Street** (Avenue II) – Accept 3-foot, 5-foot and variable width future street under Instrument No. 89-1608763 and variable future street under Instrument No. 02-0995142 to complete a 43-foot half right of way in accordance to Avenue II Standard.

Note: The acceptance of future street shall be process by the Permit Case Management Division of the Bureau of Engineering.

- iii. **Alden Drive** (Local Street) – None.
- iv. **George Burns Road** (Local Street) - None.
- v. **North/South Alley** (Between Alden Drive & 3rd Street) – None.
- vi. **East/West Aley** (North of 3rd Street) – None.

b. Improvements Required –

- i. **San Vicente Boulevard** – Repair and replace any damaged/cracked or off-grade curb, gutter, sidewalk, and AC pavement adjoining the property. Reconstruct all the existing curb ramps at the intersection of San Vicente Boulevard and 3rd Street in accordance to BOE standard plan and per BOE Special Order 01-1020.
- ii. **3rd Street** – Repair and replace any damaged/cracked or off-grade curb, gutter, sidewalk, and AC pavement adjoining the property.
- iii. **George Burns Road** – Repair and replace any damaged/cracked or off-grade curb, gutter, sidewalk, and AC pavement adjoining the property.
- iv. **Alden Drive** - Repair any broken, off-grade or bad order concrete curb, gutter and sidewalk adjoining the property.
- v. **North/South Alley** (Between Alden Drive & 3rd Street) – Repair and replace any damaged/cracked or off-grade alley pavement and longitudinal concrete gutter adjoining the property. Reconstruct the alley intersection with Alden Drive per BOE standards.
- vi. **East/West Alley** (North of 3rd Street) – Repair and replace any damaged/cracked or off-grade alley pavement and longitudinal concrete gutter adjoining the property. Reconstruct the alley intersection at George Burns Road per BOE standards.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than $\frac{1}{8}$ inch at the surface of the section.

Non- ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than $\frac{1}{8}$ inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-6 and S444-0.

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 (213) 847-3077.

Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements dedication and improvements.

- c. No major drainage problems are involved.
- d. There are existing sewer lines in San Vicente Boulevard, 3rd Street, George Burns Road, North/South Alley and East/West Alley. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

- e. The applicant shall file a request with the Bureau of Engineering, Central District to verify that the existing sewer line has enough capacity to handle the additional flow that will be generated by the proposed project.
- f. Submit parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

3. **Street Lighting.**

- a. Improvement Condition: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; ten (10) on San Vicente Blvd., four (4) on 3rd Street., one (1) on Alden Dr., and one (1) on George Burns Rd.

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. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

Note: Removal of Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

CEQA document must address protected tree removals.

- b. 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. CEQA document must address parkway tree removals.