

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 –
 - ii. That an 8-foot-wide strip of land be dedicated along Burnet Avenue adjoining the tract to complete a 33-foot wide half right-of-way in accordance with Collector Street standards of LA Mobility Plan.
 - iii. That a variable width strip of land be dedicated along Columbus Avenue to complete a 60-foot right-of-way in accordance with Local Street standards of LA Mobility Plan.
 - iv. That if this tract map is approved as a “Small Lot Subdivision” then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
 - v. That if this tract map is approved as a small lot subdivision then the final map be labeled as “Small Lot Subdivision per Ordinance No. 185462” satisfactory to the City Engineer.
 - vi. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.

- vii. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
 - viii. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
 - ix. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
 - x. That all pedestrian common access easements be shown on the final map.
- b. Improvements Required –
- i. Improve Burnet Street being dedicated and adjoining the tract by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 6-foot concrete sidewalk to match the front of the new walk to the existing sidewalk to the north and the back of the new sidewalk at the new property line including landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavement and to complete a 22-foot half roadway. This half-roadway is to match the existing half-roadways already established along this portion of Burnet Avenue.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.
 - ii. Remove the existing non-permitted driveway along Columbus Avenue and remove and replace damaged curb, gutter, and sidewalk adjacent to this site. Construct a new driveway including any necessary removal and reconstruction of existing sidewalk, curb and gutter satisfactory to the City Engineer.
 - iii. Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
3. **Urban Forestry Division.** Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.
- 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.
 - b. Per the Tree Report prepared by McKinley and Associates dated May 1, 2018, the two protected *Quercus agrifolia* or Coast Live Oaks on proposed Lots 3 and 5 will be preserved in place. As recommended in the Tree Report, protective orange fencing will be placed

around the four trees to be protected in place to the satisfaction of the Urban Forestry Division.

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.