

## **CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL**

(As modified by the Planning and Land Use Management Committee at its meeting of  
September 20, 2022)

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.

### Dedications/Improvements and Responsibilities/Guarantees.

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:

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.** Street Dedications and Improvements shall be provided to the satisfaction of the City Engineer. To ensure consistency with the Active Transportation Program Cycle 3 (ATP) improvements planned for the Arts District Community, and with Council File No.14-0499-S3 Motion instructing that private development off-site conditions be coordinated with the ATP planned for the Arts District Community and in the event that the dedications and improvements outlined herein are different from the ATP3 requirements then provide the dedications and improvements as required by the ATP3. (This condition shall be cleared by Central District engineering B-Permit Section).
3. **Sewer.** Construction of necessary sewer facilities, or payment of sewer fees, shall be to the satisfaction of the City Engineer.
4. **Drainage.** Construction of necessary drainage and storm water runoff drainage facilities to the satisfaction of the City Engineer.
5. **Driveway/Parkway Area Plan.** Preparation of a parking plan and driveway plan to the satisfaction of the appropriate District Offices of the Bureau of Engineering and the Department of Transportation.
6. **Fire.** Incorporate into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit.
7. **Cable.** Make any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05 N to the satisfaction of the Department of Telecommunications.
8. **Recreation and Park Fees.** The Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee. The application for Vesting Tentative Tract Map No. 74550-CN was deemed complete on October 20, 2016.

9. **Lighting.** Street lighting facilities shall be provided to the satisfaction of the Bureau of Street Lighting. To ensure consistency with the Active Transportation Program Cycle 3 (ATP) improvements planned for the Arts District Community, and with Council File No.14-0499-S3 Motion instructing that private development off-site conditions be coordinated with the ATP planned for the Arts District Community, new pedestrian-scale lighting in the public right of way shall be Cree Edge Round pedestrian lights, and be in compliance with LAMC requirements, to the satisfaction of the Bureau of Street Lighting.
10. **Street Trees.** All trees in the public right-of-way shall be provided per the current Urban Forestry Division Standards. Street trees shall be provided consistent with the Active Transportation Program Cycle 3 (ATP) improvements planned for the Arts District Community, and with Council File No.14-0499-S3 Motion instructing that private development off-site conditions be coordinated with the ATP planned for the Arts District Community, to the satisfaction of the Urban Forestry Division of the Bureau of Street Services.

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.