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):

<u>Responsibilities/Guarantees.</u>

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. **Dedication Required:**

        <u>Santa Fe Avenue (Avenue II)</u> - None

        <u>7th Street (Avenue II)</u> – None

    b. **Improvements Required:**

        <u>Santa Fe Avenue</u> - Construct new concrete sidewalk, integral concrete curb and 2-foot gutter along the property frontage. Upgrade the access ramp at the intersection with 7th Street and all driveways to comply with ADA requirements.

        <u>7th Street</u> - Construct new concrete sidewalk, integral concrete curb and 2-foot gutter along the property frontage.

        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.

    c. Sewer lines exist in 7th Street and Santa Fe Avenue. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

    d. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk connected to the catch basins.

e. Submit shoring and lateral support plans to the Excavation Counter of the Bureau of Engineering for review and approval prior to excavating adjacent to the public right-of-way (213) 482-7048.

f. Submit parking area and driveway plan to the Department of Transportation and the Central District Office for review and approval.

3. **Bureau of Street Lighting.**

a. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of 0), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

b. Construct new street light: one (1) on Santa Fe Avenue. If street widening per BOE improvement conditions, relocate and upgrade street light; one (1) on 7th Street.

4. **Department of Housing.** The following improvements shall be either constructed or that the construction shall be suitably guaranteed prior to effectuation of the (T)(Q)C2-2D-RIO Zone:

The construction of 42 units at the property at 721 East 5th Street (El Sol Hotel), subject to the terms and conditions established in the Rendon Hotel Housing Replacement Plan (2053 East 7th Street), as approved by the Los Angeles Housing Department.