

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.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for street 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 to 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 dedication 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 –
 - i. That along Chase Street and adjoining the subdivision, a 3-foot wide strip of land be dedicated to complete a 33-foot wide half right-of-way in accordance with Collector Street standard.
 - b. Improvements Required –
 - i. Improve Chase Street adjoining the subdivision by the construction of a new 5-foot wide concrete sidewalk with landscaping of the parkway. Remove and replace any broken, or off-grade or concrete curb, gutter and roadway pavement. Construct ADA complaint driveway(s), including any necessary removal and reconstruction of the existing improvements. The new sidewalk shall terminate at a distance before the existing oak tree westerly of the tract boundary satisfactory to Urban Forestry Division (UFD).
 - ii. Construct the necessary on-site mainline and house sewers to serve the development.