

Conditions Modified by PLUM on 10/25/2016

At their meeting on Tuesday, October 25, 2016, the Planning and Land Use Committee moved to approve the following modifications to Condition S-3.h.i of VTT-73814-SL.

Sherman Way-West Hills  
Partners, LLC. (A)(O)  
22801 Ventura Boulevard, #111  
Woodland Hills, CA 91604

William Michael White (E)  
Forma Engineering  
10814 Reseda Boulevard  
Northridge, CA 91326

RRE: Vesting Tentative Tract Map No. 73814-SL  
Address: 7000 Woodlake Avenue  
Planning Area: Canoga Park - Winnetka -  
Woodland Hills - West Hills  
Existing Zone : A1-1  
Proposed Zone : (T)(Q)RD5-1  
D. M. : 183B093  
C. D. : 12  
CEQA : ENV-2015-4679-MND

- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public drainage facilities including the repairing of the existing catch basin may be required satisfactory to the Valley District Engineering.
  - b. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
  - c. 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 Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
  - d. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
  - e. Construct access ramps for the handicapped as required by the City Engineer.

- f. Close any unused driveways satisfactory to the City Engineer.
- g. Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- h. Improve Woodlake Avenue in accordance with LA Mobility Plan Avenue II Standards and adjoining the subdivision by the construction of the followings:
  - i. A concrete curb, a concrete gutter, ~~and a 15-foot full-width concrete sidewalk with tree wells~~ or a 5-foot concrete sidewalk and landscaping of the **10-foot landscaped** parkway.
  - ii. Suitable surfacing to join the existing pavements and to complete a 28-foot half roadway.
  - iii. Any necessary removal and reconstruction of existing improvements.
  - iv. The necessary transitions to join the existing improvements.
- i. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - i. Construct two (2) new street lights Woodlake Avenue.