

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

(As modified by the City Planning Commission on April 27, 2017)

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. Dedication Required -
 1. **Sherman Way** (Boulevard II) – Dedicate a 5-foot wide strip of land along the property frontage to complete a 55-foot half right-of-way in accordance with Boulevard II standards of Mobility Plan 2035.
 2. **Cantlay Street** (Local Street) – None.
 3. **Alley** (s/o Cantlay Way) – None.
 - b. Improvements Required -
 1. **Sherman Way** – Construct additional sidewalk to complete an 18-foot full width concrete sidewalk along the property frontage. Repair all broken, off-grade, or bad order concrete curb and gutter. Close all unused driveways with full height curb, 2-foot gutter, and sidewalk. Upgrade all driveways to comply with ADA requirements. Repair or replace other existing public improvements that may get damaged during construction of the proposed project. These improvements should suitably transition to join the existing and proposed improvements.

2. **Cantlay Street** – Construct a 12-foot wide concrete sidewalk with integral concrete curb and 2-foot gutter along the property frontage. These improvements should suitably transition to join the existing and proposed improvements.
3. **Alley** – Provide a 20-foot wide alley along the property, including asphalt concrete pavement and a 2-foot wide longitudinal concrete gutter. These improvements should suitably transition to join the existing and proposed improvements. Provide a 6-foot wide public drainage easement and necessary facilities to drain the alley to a suitable public street or storm drain.
4. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3088.
5. Trees: Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy of the development project, for the removal of any tree in the existing or proposed public right-of-way area associated with the improvement requirements outlined herein. The Bureau of Street Services Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.

Notes: Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1549.

Department of Transportation may have additional requirements offsite for dedication and improvements.

6. Roof drainage and surface run-off from the project shall be collected and treated at the site and directed to the streets via drain systems constructed under the sidewalk and through the curb drains or connections to the catch basins. If necessary, provide drainage easement.
7. Mainline sewers exist in Cantlay Street and the Alley. Extension of the 6 inch house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
8. An investigation by the Bureau of Engineering Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Valley District Office of the Bureau of Engineering (818) 374-5088.
9. Obtain a revocable permit from the Valley District Office of the Bureau of Engineering for any structures, wall, fence, and landscaping to remain in the dedicated right-of-way (818)374-5077
10. Submit shoring plans and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating adjacent to the right-of-way (213) 482-7048.
11. Submit parking areas and driveways plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

3. **Fire Department.** Prior to the recordation of the CPC action, submit plot plans for Fire Department review and approval.
4. **Bureau of Street Lighting.** No street lighting improvements if no street widening per BOE Improvement Conditions. Otherwise, relocate and upgrade street lights; one (1) on Cantlay Street and one (1) on Sherman Way.
5. **Department of Transportation.**
 - a. A driveway width of $w=30$ feet is required for two-way driveways and $w=16$ feet is required for one way driveways.
 - b. A minimum of 40-foot reservoir space is required between any security gate or parking stall and the property line, to the satisfaction of the Department of Transportation.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. That permitting fees be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to any building permit approval. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.
6. **Urban Forestry Division.** 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. 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 (213-847-3077) upon completion of construction to expedite tree planting.