

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G.1 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.

1. **Dedication Required.** 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, including a 20-foot radius property line return at the intersection with Plummer Street.
2. **Improvements Required.**
 - a. Van Nuys Boulevard – Replace all broken, off-grade or bad order concrete curb, gutter and sidewalk along the property frontage. Construct an access ramp at the intersection with Plummer Street and upgrade all driveways to comply with ADA requirements. Close all unused driveways.
 - b. Plummer Street – Replace all broken, off-grade or bad order concrete curb, gutter and sidewalk along the property frontage. Upgrade all driveways to comply with ADA requirements. Close all unused driveways.
 - c. 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. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.

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

No major drainage problems are involved.

3. **Sewers.** Sewer lines existing Van Nuys Boulevard and Plummer Street. 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.
4. **Sewers.** The Bureau of Sanitation may need to investigate the existing public sewers for sufficient capacity to facilitate the proposed development. Submit a request to the Public Counter of the Valley District Office of the Bureau of Engineering at (818) 374-5090.
5. **Grading and Excavation.** 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 at (818) 374-5090.
6. **Parking Area and Driveway Plan.** Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

7. **Street Lighting.** Relocate and upgrade one street light on Van Nuys Boulevard.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) by LADOT or 2) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.