

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.

1. Responsibilities/Guarantees.

- a. 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.
- b. Prior to the 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 the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

2. Dedication(s).

- a. Sepulveda Boulevard (Boulevard II) – Dedicate a 20-foot radius property line return be dedicated at the corner of Sepulveda Boulevard and Rayen Street adjoining the tract along with a variable width sidewalk easement along the property frontage to allow for construction of a 10-foot full width sidewalk.
- b. Rayen Street (Collector Street) – Dedicate a 13-foot wide strip of land be dedicated along Rayen Street adjoining the property frontage to complete a 33-foot wide half right-of-way in accordance with Collector Street standards of Mobility Plan 2035.
- c. Langdon Avenue (Local Street) – None.

3. Improvement(s).

- a. Sepulveda Boulevard – Reconstruct the existing sidewalk to provide a new 10-foot wide full width concrete sidewalk. Repair all broken, off-grade or bad order concrete curb and gutters. Upgrade all driveways to standards to comply with ADA requirements. Close all unused driveways with full height curb, 2-foot gutter, and sidewalk. 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 improvements.
- b. Rayen Street – Construct additional surfacing to join the existing improvements to provide a 18-foot half roadway in accordance with Collector Street standards of Mobility Plan 2035, including asphalt concrete pavement, integral concrete curb, 2-foot wide gutter, and a 15-foot wide concrete sidewalk. Upgrade all driveways to comply with ADA requirements. Protect in place the existing 20-foot radius curb return at the corner of Sepulveda Boulevard and Rayen Street and install ADA access ramp. Repair

or replace 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.

- c. Langdon Street - Reconstruct the existing sidewalk to provide a new 10-foot wide full width concrete sidewalk. Repair all broken, off-grade or bad order concrete curb and gutters. Upgrade all driveways to standards to comply with ADA requirements. Close all unused driveways with full height curb, 2-foot gutter, and sidewalk. 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 improvements.
 - d. Install tree wells with root barriers, plant street trees, and trim existing tree roots 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 (213) 847-3077.
 - e. 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.
4. Bureau of Street Services, Urban Forestry Division:
- a. 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 sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting. If Street tree removal is required call 311 or 1 800 996-2489 to initiate the permitting process.
5. Bureau of Street Lighting: Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), 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. Construct new street lights:
- a. Two (2) on Rayen Street,
 - b. If street widening per BOE improvement conditions, relocate and upgrade street lights; four (4) on Sepulveda Boulevard.
6. Department of Transportation.
- a. All requirements and conditions listed in the DOT traffic assessment letter dated July 14, 2016, and all subsequent revisions to this traffic assessment, be applied to the tract map.
 - b. 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.

7. Fire Department. Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.) as required herein, are completed to the satisfaction of the City Engineer.