

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Los Angeles Municipal Code Section 12.32 G.1, 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 approvals or guarantees provided to the Planning Department for attachment to the subject City 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. Street Dedication.

Topanga Canyon Boulevard (designated Boulevard II) – ***Three (3) feet.****

3. Improvements Required.

- a. **Topanga Canyon Boulevard** – Construct a 15-foot wide, full width concrete sidewalk along the property frontage in accordance with Boulevard II standards. 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. 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. 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) 847-3077.

Trees: Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy for 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.

- c. Street lighting and street light relocation may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

- d. Fire Hydrant relocation or installation may be required satisfactory to the Department of Water and Power (213)367-2715.
 - e. Refer to the Department of Water and Power regarding power poles (213) 367-2715.
4. There is an existing 10-foot wide storm drain easement abutting the property. No structure shall be constructed over this easement without prior approval from the B-Permit Group of the Bureau of Engineering. Roof drainage and surface run-off from the property shall be collected and treated at the site and directed to the streets via drain systems constructed under the sidewalk and through curb drains or connected to the catch basin.
 5. Mainline sewers exist in Topanga Canyon Boulevard. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 6. An investigation by the Bureau of Engineering Valley District Office 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.
 7. Submit shoring and lateral support plans to the Bureau of Engineering Valley District Office Excavation Counter for review and approval prior to excavating adjacent to the right-of-way (818) 374-5088.
 8. 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.
 9. Caltrans Encroachment Permit may be required for work in Topanga Canyon Boulevard.
 10. 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)374-4621.
 - 11. Department of Transportation Requirements.**
 - a. For all two-way driveways, a width of $W=30'$, exclusive of side slope, shall be provided.
 - b. A construction work site traffic control plan shall be submitted to DOT's District Office for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT recommends that construction-related traffic be restricted to off-peak hours.
 - c. A minimum required reservoir (setback) space between the new property line and the first parking stall or gate shall be provided for all driveways.
 - d. Parking stall shall be designed so that a vehicle is not required to back up into or out of any public street or sidewalk.
 - e. Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting detailed site and driveway plans, with a minimum scale of $1"=40'$, to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, CA 91401.

Notice: Certificates of Occupancies 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.