

## **CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL**

As modified by the City Planning Commission on November 16, 2017

Pursuant to Section 12.32 G 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. 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 and Alley Dedications.**

- a. That a 5-foot wide strip of land be dedicated along Ventura Boulevard adjoining the tract to complete a 55-foot wide half right-of-way in accordance with Boulevard II Standards of LA Mobility Plan including dedication of a 20-foot radius property line return at the intersection with Tyrone Street. A reduced property line return may be approved to the satisfaction of the B-Permit Section, Valley District Office.
- b. That a 3-foot wide strip of land be dedicated along Moorpark Street adjoining the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II Standards of LA Mobility Plan including dedication of a variable width radius property line return at the intersection with Tyrone Street. The above variable radius at the intersection shall be satisfactory to the Valley District Engineering Office.
- c. That a 3-foot wide strip of land be dedicated along Tyrone Street adjoining the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II Standards of LA Mobility Plan.
- d. That a minimum public turning area easement be dedicated along the alley on a location satisfactory to the City Engineer. This easement shall be limited to the depth of the turning area improvement. Submit improvement cross section showing the depth of the improvement stamped by a licensed Civil Engineer Prior to the recordation of the final map.
- e. That a 30-foot wide public alley right-of-way be dedicated including property line returns at the intersection with the existing alley at a location and alignment as shown on the revised tentative tract map stamp dated October 2, 2017. This public alley dedication shall be limited to the depth of 3-feet measured below finished surface of the proposed

alley all satisfactory to the City Engineer.

### 3. Improvements Required.

- a. The applicant proposed bump outs with landscaping per Exhibit "B" (Site Plan, Landscape Plan), to be added to the southeast corner of Tyrone and Moorpark (on either side where the new crosswalk extensions will meet), shall be subject to the design and approval of the Valley District Engineering Office and DOT.
- b. 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 include decorative tree well covers, and shall be brought up to current standards and in accordance with the Sherman Oaks Streetscape Plan. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- c. Per Bureau of Street Lighting, construct new street lights as follows: two (2) on Moorpark Street and one (1) on Tyrone Avenue. If street widening per BOE improvement conditions is required, relocate and upgrade street light; two (2) on Ventura Boulevard.
- 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. Should the project include any streetscape elements and improvements in the public right-of-way such as benches, trash receptacles, bike racks, or aboveground utility vaults/boxes, such as those used for phone service and traffic signals, all such elements shall be in substantial conformance with the Sherman Oaks Streetscape Plan, including color and placement.

### 4. Department of Transportation (DOT) Requirements

- a. A construction work site traffic control plan be submitted to DOT 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. All construction related traffic be restricted to off-peak hours.
- b. *Ventura Boulevard*. The applicant shall dedicate 5 feet of land and widen the roadway 5 feet, and construct 15 feet sidewalk along the entire proposed project frontage on Ventura Boulevard.
- c. *Moorpark Street*. The applicant shall dedicate 3 feet of land and construct 15 feet sidewalk along the entire proposed project frontage on Moorpark Street.
- d. *Tyrone Avenue*. The applicant shall dedicate 3 feet of land and widen the sidewalk along the entire proposed project frontage on Tyrone Avenue.

- e. At the intersection of Tyrone Avenue and Moorpark Street, modify the southeast corner of the intersection to eliminate the existing channelized right-turn lane and provide a curb return radius of 45 feet, or the appropriate curb return radius determined by DOT and Bureau of Engineering (BOE), to safely facilitate right-turns by trucks from northbound Tyrone Avenue to eastbound Moorpark Street.
- f. Modify the limit line striping on the eastbound Moorpark Street approach to the Tyrone Avenue intersection to better accommodate left-turns by Metro buses from northbound Tyrone Avenue to westbound Moorpark Street.
- g. Moorpark Street at Project Driveway - In order to safely facilitate left-turns at the project's Moorpark Street driveway, modify the existing roadway striping on Moorpark Street to accommodate left-turn vehicles on westbound Moorpark Street to queue in separate lane (e.g., two-way left-turn) at the project driveway to the satisfaction of DOT.
- h. Tyrone Avenue-Beverly Glen Boulevard/Ventura Boulevard - In order to safely facilitate existing and future left-turn traffic movements on the eastbound Ventura Boulevard approach to the Tyrone Avenue-Beverly Glen Boulevard intersection, install protected-permissive left-turn phasing if deemed warranted by DOT.
- i. Relocate and modify any existing street lighting, signal, striping, power poles, trees, signs, curbs, gutter, utilities, etc. as required.
- j. Backing out onto Ventura Boulevard and Moorpark Street shall be prohibited.
- k. Minimum driveway width of  $W=30$  feet is required for two-way driveways, and  $W=16$  feet required for one-way driveways.
- l. Left turn out of the driveways on Ventura Boulevard and Moorpark Street for this project shall be prohibited.
- m. "Right Turn Only" signs for the above-mentioned driveways shall be installed through the B-Permit section of DOT.
- n. To deter left hand turns out of the site onto Ventura Boulevard, a "pork chop" island shall be added to the driveway to the satisfaction of DOT and Bureau of Engineering.
- o. No parking shall be permitted along the subject frontage on Moorpark Street and Ventura Boulevard subject to the approval of DOT.
- p. A minimum 60-foot reservoir space is required between any security gate or parking stall and the property line, to the satisfaction of DOT.
- q. A parking area and driveway plan 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.
- r. That the condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

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.