

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 Q 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.

1. Dedication and Improvement. Construct or suitably guarantee the following, to the satisfaction of the City Engineer:

- a. **Van Nuys Boulevard (Boulevard II) Street Dedication.** Accept the future street radius property line return at the intersection with Kittridge Street.
- b. **Kittridge Street (Collector Street) Street Dedication.** A 3-foot wide strip of land along the property frontage to complete a 33-foot half right-of-way in accordance with Collector Street standards of Mobility Plan 2035.

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

- c. **Van Nuys Boulevard Improvements.** Repair all broken, off-grade or bad order concrete curb, and sidewalk. Construct an access ramp at the intersection with Kittridge Street to comply with ADA requirements.
- d. **Kittridge Street Improvements.** Repair all broken, off-grade or bad order concrete curb, gutter and sidewalk. Construct additional concrete sidewalk in the parkway area. Upgrade all driveways to comply with ADA requirements.

2. Street Trees. 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 (213) 847-3077.

3. Street Lighting.

- a. **Improvement Plans/Maintenance Assessment District.** 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.
- b. **Improvement Condition:** Construct new street lights: three (3) on Kittridge St. If street widening per BOE improvement conditions, relocate and upgrade street lights; two (2) on Van Nuys Bl.

Notes:

- i) The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.
 - ii) Conditions set: In compliance with a Specific Plan, by LADOT, or by other legal instrument excluding the BOE conditions requiring an improvement that will change the geometrics of the public roadway or driveway apron, additional improvements or the reconstruction of street lighting improvements may be required as part of that condition.
4. **Sewerage Facilities Charges/Fees.** Sewers exist in Van Nuys Boulevard and Kittridge Street. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. **Sewer Investigation.** An investigation 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 Sewer Counter of the BOE (818) 374-5090.
6. **Shoring and Lateral Support Plan.** Submit shoring and lateral support plans to the BOE Excavation Counter for review and approval prior to excavating adjacent to the public right-of-way (818) 374-5090.
7. **Parking and Driveway Plan.** Submit a parking area and driveway plan to the Valley District Office of the BOE and the Department of Transportation for review and approval.
8. **Cable Television Access.** Make any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
9. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

Notice: Prior to issuance of a clearance letter by the BOE, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.

Required improvements within existing or designated roadways shall be guaranteed through the B-permit process of BOE before the issuance of any building permit for this project, and shall be completed to the satisfaction of DOT and BOE prior to the issuance of any Certificate of Occupancy.