

## **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. **Freeway Proximity.** Prior to the issuance of a Certificate of Occupancy, necessary arrangements shall be made with the State Department of Transportation for any necessary permits with respect to any construction and drainage discharge within or adjacent to the SR-118 freeway right-of-way.
2. **Sewers/Storm Drains.** The applicant shall make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area. The applicant may be required to obtain necessary clearances or permits from the Bureau of Sanitation.
3. **Dedication and Improvements.** The applicant shall make dedications and improvements as follows or as determined necessary by the City Engineer:
  - a. A variable strip of land shall be dedicated at the southerly intersection of Langdon Avenue and Bermuda Street to complete a modified elbow section on an alignment satisfactory to the Valley District Engineering Office.
  - b. Improve the southerly intersection of Langdon Avenue and Bermuda Street being dedicated by the construction of the following:
    - i. A concrete curb, gutter, and full width sidewalk with tree wells.
    - ii. Suitable surfacing to join the existing pavement and to complete a variable width modified elbow roadway.
    - iii. Any necessary removal and reconstruction of existing improvements.
    - iv. The necessary transitions to join the existing improvement.
    - v. Suitable improvement of the modified elbow section satisfactory to the Valley District Engineering Office.
    - vi. Improve all newly provided corner cuts with concrete sidewalks.
4. **Traffic and Access.**
  - a. The applicant shall complete the traffic study process and be subject to all of the requirements contained in the subsequent Department of Transportation Traffic Assessment dated August 1, 2017.

- b. A minimum driveway width of  $W=30$  feet is required for residential sites with more than 25 parking spaces. The driveway width may be modified to the satisfaction of the Department of Transportation to allow for one-way driveways.
    - i. For all two-way driveways, a width of  $W=30$  feet exclusive of side slope shall be provided.
    - ii. For all one-way driveways, a width of  $W=16$  feet exclusive of side slope shall be provided.
    - iii. To minimize the conflict between vehicles using adjoining driveways a minimum of 50 feet full-height curb shall be provided between driveways.
  - c. A minimum of 20-foot reservoir space is required between any security gate or parking stall and the property line to the satisfaction of the Department of Transportation.
  - d. Backing out onto Bermuda Street shall be prohibited.
  - e. A parking area and driveway plan shall 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 Boulevard, Room 320, Van Nuys, CA 91401.
  - f. The condition clearance fee shall be paid to the Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15 prior to issuance of a building permit or certificate of occupancy. The applicant may be required to comply with any other applicable fees per this ordinance.
5. **Street Lighting.** Construct three new street lights on Bermuda Street and three on Langdon Avenue or to the satisfaction of the Bureau of Street Lighting.

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.

6. **Fire.** Submit plot plans for Fire Department approval and review prior to issuance of a building permit and Certificate of Occupancy.
7. **Street Trees.** Plant street trees and remove any existing street trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has

previously been paid for tree plantings, the contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at (213) 847-3077 for permit information. CEQA document must address parkway tree removals.