

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. Dedication Required.

- a. A 5-foot wide strip of land along Sepulveda Boulevard to complete a 55-foot half right-of-way in accordance with Boulevard II street standards of Mobility Plan 2035.

2. Improvements Required.

- a. Along Sepulveda Boulevard construct a new full-width concrete sidewalk; repair all broken, off-grade or bad order concrete curb and gutter; and upgrade all driveways to comply with ADA requirements.

Notes:

Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than $\frac{1}{8}$ inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than $\frac{1}{8}$ inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S410-4, S442-5 and S444-0.

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 at (213) 847-3077.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-2715.

3. **Drainage.** Provide proper site and street drainages for all streets being improved.
4. **Sewers.** There is an existing sewer mainline in Sepulveda Boulevard. Extension of the 6-inch house connection laterals to the new property will be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

5. **Sewers.** 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 Bureau of Engineering at (818) 374-5090.
6. **Excavation.** Submit shoring and lateral support plans to the Valley District Office of the Bureau of Engineering for review and approval prior to excavating adjacent to the public right-of-way at (818) 374-5090.
7. **Access/BOE Approval.** Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering for review and approval.
8. **Access/DOT Approval.** Submit a parking area and driveway plan 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.
9. **Reservoir Space.** A minimum 20 foot reservoir space is required between any security gate or parking space and the property line to the satisfaction of the Department of Transportation.
10. **Driveway Width.** A two-way driveway width of $W=30$ is required for all driveways or to the satisfaction of the Department of Transportation.
11. **DOT Fees.** The applicant may be required to comply with any applicable DOT fees.
12. **Street Trees.** A minimum of one street tree shall be provided along Sepulveda Boulevard to the satisfaction of the Urban Forestry Division, Bureau of Public Works. Crape Myrtle shall not be considered appropriate in meeting this condition. New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division.
13. **Street Lighting.** Remove and install existing conduit behind new curb and gutter on Sepulveda Boulevard.

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.