

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G.1 of the Los Angeles 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. Dedications Required:

- a. **Caldus Avenue.** 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 and a 20 foot radius property line return at the intersection with Sherman Way.

2. Improvements Required:

- a. **Sherman Way.** Construct a new 5 foot concrete sidewalk within a 21 foot border along the property frontage. Repair all broken or off-grade concrete, gutter and pavement. Upgrade the access ramp at the intersection with Caldus Avenue to comply with ADA requirements.
- b. **Caldus Avenue.** Construct new integral concrete curb, 2 foot gutter, and a new 8 foot concrete sidewalk within a 13 foot border. Landscape the parkway.
- c. **Alley.** Reconstruct the alley to provide a 20 foot wide alley, and construct the 2 foot longitudinal concrete gutter with centerline 10 feet offset from the property line. Reconstruct the alley intersection with Caldus Avenue per City standards.

Notes:

Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than 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 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 1/4 inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 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 (213) 847-3077.

Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

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

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. **Sewer.** Mainline sewer exists in the Alley. Extension of the 6 inch house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. **Sewer.** 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 (818) 374-5090.
6. **Parking and Driveway Plan.** 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.
7. **Reservoir Space.** A minimum 20 foot reservoir space is required between any security gate or parking space and the property line or to the satisfaction of LADOT.
8. **Driveway.** A width of $W=24$ feet at the driveway apron curb cut is required for all two-way driveways or to the satisfaction of LADOT.
9. **Parking area and driveway plan.** A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles 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.
10. **LADOT Fees.** The subdivision report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No.183,270 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.

11. **Street Lighting.** Prior to the 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.
 - a. Construct new street light: one on Sherman Way. If street widening per BOE improvement conditions, relocate and upgrade street light; one on Calduy Avenue.

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.