

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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. **Dedication and Improvements.** The applicant shall make dedications and improvements as follows:

Dedications:

- a. **Erwin Street.** A 3-foot wide strip of land be dedicated to complete a 33-foot wide half right-of-way dedication in accordance with Collector Street standards of the LA Mobility Plan.
- b. **Delano Street.** A 30-foot wide strip of land be dedicated to complete a 30-foot wide half right-of-way dedication in accordance with Local Street standards of the LA Mobility Plan.

Improvements:

- c. **Erwin Street.** Remove the existing sidewalk and construct a new 5-foot wide concrete sidewalk and provide landscaping along the parkway, including any necessary removal and reconstruction of the existing improvement satisfactory to the City Engineer.
 - d. **Delano Street.** Improve Delano Street being dedicated and adjoining the subdivision by the construction of the following:
 - i. An integral concrete curb and gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway.
 - ii. Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway.
 - iii. Any necessary removal and reconstruction of the existing improvements.
 - iv. The necessary transitions to join the existing improvements.
 - v. Trees exist within the dedication area. Denial of their removal may impact the ability to widen the roadway as required. Should Bureau of Street Services, Urban Forestry Division (UFD) object to the removal of the trees within the dedication area, then the required roadway widening as stated above may be revised to allow for the preservation of the existing trees, satisfactory to UFD and the City Engineer.
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. **Traffic and Access.**

- a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of Department of Transportation.
- b. A width of 18 feet at the driveway apron curb cut is required for all two-way driveways, or to the satisfaction of the Department of Transportation.
- c. A parking area and driveway plan should 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.
- d. The subdivision report fee and 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.

4. **Street Lighting.** Construct one new street light on Erwin Street and one on Delano Street 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 condition S-3 (i), 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.

5. **Fire.** Submit plot plans for Fire Department approval and review prior to issuance of a building permit and Certificate of Occupancy.

6. **Cable Infrastructure.** Making 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 17.05 N, to the satisfaction of the Information Technology Agency.

7. **Street Trees.**

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design shall be considered and implemented to retain healthy mature street trees. A permit required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City

has previously paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

Notice: Certificates of Occupancy 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.