

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 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.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary):

1. Responsibilities/Guarantees

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Bureau of Engineering. Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

Easements/Dedications Required.

- a. That, additional public sidewalk easement be provided along Ventura Boulevard to provide for 15-foot-wide minimum sidewalk in accordance with Boulevard II Standards of Mobility Plan 2035.
- b. That a 3-foot-wide strip of land be dedicated along Amestoy Avenue to complete a 33-foot half public right-of-way in accordance with Collector Street Standards of Mobility Plan 2035.
- c. That additional public sidewalk easement be provided along Genesta Avenue to provide for 12-foot-wide minimum sidewalk in accordance with Local Street Standards of the Mobility Plan 2035.

Improvements Required.

- a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of a new public off-site and/or on-site drainage facilities will be required satisfactory to the Valley District Engineering Office.
- b. Improve Ventura Boulevard adjoining the subdivision by the construction of a new full-width concrete sidewalk with tree wells including any necessary removal and construction of existing improvements.

- c. Improve Amestoy Avenue being dedicated and adjoining the subdivision by the construction of a new full-width concrete sidewalk with tree wells with any necessary removal and construction of existing improvements.
- d. Improve Genesta Avenue adjoining the subdivision by the construction of a new minimum 12-foot full-width concrete sidewalk with tree wells with any necessary removal and reconstruction of the existing improvements.
- e. Improve the 20-foot wide alley between Genesta Avenue and Amestoy Avenue with the removal and replacement of bad order alley pavement longitudinal gutter and alley intersections including any additional necessary removal and reconstruction of the existing improvements.

2. Department of Transportation (DOT) Requirements

- 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 DOT.
- b. A two-way driveway width of $W=30$ feet is required for all driveways, or to the satisfaction of DOT.
- 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.

3. Street Lighting

- a. Construct new street light: one (1) on Genesta Ave.
- b. If street widening per BOE improvement conditions, relocate and upgrade street light; one (1) on Ventura Boulevard; remove and reinstall existing conduit behind new curb and gutter on Amestoy 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) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instruments 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.

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

5. Urban Forestry

- a. The applicant shall submit a Protected Tree Report with a tree replacement plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 4:1 tree replacement shall be required for the unavoidable loss of any protected onsite trees.

Note: Removal of Native Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 84 7-3 077 for tree removal permit information. CEQA document must address protected tree removals.

- b. Plant street trees and remove any existing 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 sub divider or 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.