

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. Sunland Boulevard (Avenue I) – None.**

2. Improvements Required.

- a. Sunland Boulevard** – Retain the existing 30-foot half roadway and utilize the existing 20-foot border for use of both sidewalk and equestrian trail purposes. Remove existing sidewalk and non-ADA driveways and construct a new variable width concrete sidewalk, a minimum 8 feet in width, adjacent to the existing curb, with a new ADA compliant driveway and an equestrian trail (typ. 12-foot wide) to the satisfaction of the City Engineer. Applicant to submit a plan to BOE for review (including the transition of the trail at the driveway apron and to join both neighborhood improvements).
- b.** The equine trail shall be double-railed. Surface of the trail shall be of decomposed granite or some other suitable material, satisfactory to the City Engineer, and shall be free and clear of any obstructions that may impact safety.
- c.** A Covenant & Agreement shall be signed and recorded by the property owner to bind the property owner and future property owners responsible for the maintenance of the public equestrian trail improvements.
- d.** Applicant to submit a plan to BOE for review.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ 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 ¼ 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, S440-4, 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.

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

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants (818) 374-5005.

3. Provide proper drainage for street being improved and for the site being developed.
4. Construct new public sewer mainline and house connections laterals to the property line for this site. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. Submit shoring and lateral support plans to the excavation counter of the Bureau of Engineering Valley District Office for review and approval prior to excavating adjacent to the public right-of-way (818) 374-5090.
6. 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 to the satisfaction of the Department of Transportation.
8. **Driveway Width.** A two-way driveway width of $W=30$ is required for all driveways or to the satisfaction of the Department of Transportation.
9. **Access/DOT Approval.** 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.
10. **DOT Fees.** The applicant report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15.
11. **Street Trees.** 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. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the applicant or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction to expedite tree planting.

Note: 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.