

CONDITIONS FOR EFFECTUATING TENTATIVE (T) 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. Dedications and Improvements. Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the project site 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). Dedications and improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

A. Dedications Required

- (1). That a 5-foot wide strip of land be dedicated along Lankershim Boulevard adjoining the tract to complete a 55-foot wide half right-of-way in accordance with Boulevard II of LA Mobility Plan and a 20-foot radius property line return or 15-foot by 15-foot cut corner be dedicated at the intersection with Hesby Street.
- (2). That a 5-foot wide strip of land be dedicated along Hesby Street adjoining the tract to complete a 30-foot wide half right-of-way in accordance with Local Street Standards of LA Mobility Plan.
- (3). That a **minimum** 20-foot replacement alley including a turning area adjoining the tract be dedicated based on an alignment satisfactory to the Valley Engineering Office. The replacement alley shall be recorded by a separate instrument and fully improved prior to the removal of existing alley.

B. Improvements Required

- (1) Alley (north of Hesby Street): That the replacement alley be fully improved with suitable surfacing, 2-foot longitudinal concrete gutter including the construction of the alley intersection at Hesby Street to the latest BOE Standards and turning area be fully improved prior to the removal of existing alley, all satisfactory to the Valley Engineering Office.
- (2) The replacement alley shall be kept open for public use and shall remain free and clear of obstructions at all times.
- (3) Hesby Street: A concrete curb, and 12-foot full-width concrete sidewalk with tree wells. Suitable surfacing to join the existing pavements and to complete an 18-foot-wide half roadway. Any necessary removal and reconstruction of existing improvements. The necessary transitions to join the existing improvements.
- (4) Lankershim Boulevard: A concrete curb, integral concrete gutter, and a 15-foot concrete sidewalk with tree wells. Suitable surfacing to join the existing pavements

and to complete a 40-foot-wide half roadway. Any necessary removal and reconstruction of existing improvements. The necessary transitions to join the existing improvements.

Note: Street trees exist along Lankershim Boulevard and denial of their removal could impact the ability to widen Lankershim Boulevard. Should the Board of Public Works deny the removal of street trees, then improve Lankershim Boulevard being dedicated and adjoining the subdivision with the following:

- a. Removal and replacement of existing concrete curb, gutter at existing location and full-width concrete sidewalk up to the new property line including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
 - b. Close the alley being merged at the intersection of Hesby Street with the construction of a new full height curb, and 12-foot full-width concrete sidewalk with tree wells together with any necessary removal and construction of existing improvements satisfactory to the City Engineer.
 - c. Construct any necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
 - d. That Board of Public Works approval be obtained, prior to the recordation of the final map, the removal of any tree in the existing or proposed right-of-way area associated with improvements requirements outlined herein. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for removal of such trees.
2. **Street Lighting.** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: two (2) on Lankershim Boulevard, one (1) on Hesby Street, and remove and reinstall 50' of conduit in alley west of Lankershim Boulevard.