

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):

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.

a) Dedication Required:

Cahuenga Boulevard (Modified Avenue II) – No dedications required.

La Mirada Avenue (Local Street) – No dedication required.

Lexington Avenue (Local Street) – A 5-foot wide strip of land along the property frontage of Lots 5 and 6 of TR 774 to complete a 30-foot half right-of-way in accordance with Local Street standards of Mobility Plan 2035.

b) Improvements Required:

Cahuenga Boulevard – Repairs and/or replace any broken, damaged, cracked, off-grade concrete curb, gutter, sidewalk and roadway pavement including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer. Reconstruct curb ramp(s) per BOE standards and Special Order 01 1020 satisfactory to the City Engineer. Close all unused driveways with full height curb, gutter and concrete sidewalk.

La Mirada Avenue – Removal and replacement of existing concrete curb, gutter at existing location and a full-width concrete sidewalk with tree wells or a minimum 5-foot concrete sidewalk and landscaping of the parkway adjacent to the new property line. Repair any broken or off-grade roadway pavement, close all unused driveways, and

reconstruct curb ramp(s) per BOE standards and Special Order 01-1020 satisfactory to the City Engineer.

Lexington Avenue – Construct additional surfacing to provide an 18-foot wide half roadway with concrete pavement, integral concrete curb, 2-foot gutter, an ADA compliant access ramp at the intersection with Cahuenga Boulevard and a 12-foot wide concrete sidewalk with tree wells or a minimum 5-foot wide concrete sidewalk with landscaping of the parkway. These improvements should suitably transition to join the existing improvements.

Note: There are street trees along Lexington Avenue. Denial of their removal could impact the ability to widen the roadways. Should the Urban Forestry Division of the Bureau of Street Services deny the removal of street trees, then improve these streets being dedicated along the property frontages with the following:

(i) **Lexington Avenue** – Removal and replacement of existing concrete curb, gutter at existing location and a full-width concrete sidewalk with tree wells or a minimum 5-foot concrete sidewalk and landscaping of the parkway adjacent to the new property line. Repair any broken or off-grade roadway pavement, close all unused driveways, and reconstruct curb ramp(s) per BOE standards and Special Order 01-1020 satisfactory to the City Engineer.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than $\frac{1}{4}$ 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 $\frac{1}{8}$ 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 $\frac{1}{4}$ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than $\frac{1}{8}$ 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. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Trees: That Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy of the development project for the removal of any tree in the existing or proposed public right-of-way. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.

Removal of street trees is required in conjunction with the street widening for this project. Please include the tree removal issue in your public hearing notice for this application.

Notes: Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

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

Refer to the Department of Water and Power regarding power pole (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (213) 482-6543.

Contact the Department of Transportation regarding any conflicts with traffic signals, parking spaces, meters, traffic signs, colored curbs, or traffic control devices (213) 482-7024.

- c) Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk or through curb drains connected to the catch basins.
- d) Sewer lines exist in Cahuenga Boulevard, La Mirada Avenue and Lexington Avenue. Extension of the 6-inch house connection laterals to the new property line will be required. All Sewer Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit at (213) 482-7030.
- e) An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7030.
- f) Submit parking area and driveway plans to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

3. Bureau of Street Lighting.

- a. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on La Mirada Ave., two (2) on Lexington Ave., and two (2) on Cahuenga Blvd.