

CONDITIONS FOR EFFECTUATING TENTATIVE (T) CLASSIFICATION REMOVAL

(As Modified by the City Planning Commission at its meeting of March 27, 2025)

Pursuant to LAMC Section 12.32 G, 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:

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:

1. As a 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. **Dedications and Improvements.** 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. That, a revised map be submitted for information purposes only, prior to the submittal of the final map not showing proposed Lot 3 over the Saticoy Street public right-of-way and the delineation of all required street dedications and easements. This map will be used for final map checking purposes.
 - b. No dedications or street improvements shall be required along the subject property's street frontage on the north side of Cohasset Street.
 - c. That, along the west side of Saticoy Street adjoining the subdivision, a 20-foot wide future street be accepted by the final map.
 - d. That, additional sidewalk easements be provided across the driveways to comply with ADA requirements along Chaminade Avenue and Keswick Street adjoining the subdivision.
 - e. That, the subdivider obtain a revocable permit with the Valley District Office of BOE for the proposed pedestrian bridge over Saticoy Street.

REVOCATION DISCLAIMER FOR SIGNIFICANT IMPROVEMENTS: Vacation of the right-of-way to construct the improvements was not preferred at this time, and a Revocable Permit is recommended in lieu. While the improvements are not required as a development Condition of Approval, and given that the improvements constitute significant private encroachments into the public right-of-way, the City recognizes that the improvements would generally remain in place indefinitely. As such, this permit is not being issued with the intent of revocation in the foreseeable future. Any consideration of revocation of permit will primarily be triggered by the failure of the permittee to properly maintain the improvements and thereby hinder the safety of other facilities or users of the right-of-way. Notice, and the opportunity to rectify any deficiencies, will be provided prior to any permit revocation consideration. Lastly, revocation of this R-permit would be considered by the Board of Public Works.

- f. That the subdivider make a request to the Valley District Office of BOE to determine the capacity of existing sewers in this area.

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. 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. Street lighting improvements may be required satisfactory to the Bureau of Street Lighting (BSL). The applicant should contact BSL for further information 213-847-1551.

The Department of Transportation (LADOT) may have additional requirements for dedication and improvements. The applicant should contact LADOT for further information regarding traffic signals, signs, and equipment at 213-482-7024.

Regarding any conflicts with any power poles, the applicant should contact the Department of Water and Power at 213-367-2715.

Regarding any conflicts with fire hydrants, the applicant should contact the Fire Department Hydrants and Access Unit at 213-482-6543.

3. **Street Trees.**

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is 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. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. 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 been paid for tree plantings. The sub divider 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.

4. **Street Lighting.** Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District. Construct new street lights: one (1) on Cohasset St, and one (1) on Keswick St. If street widening per BOE improvement conditions, relocate and upgrade street lights: four (4) on Cohasset St, three (3) on Chaminade Ave, seven (7) on Saticoy St, two (2) on Woodlake Ave.

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 instrument excluding the Bureau of Engineering conditions, 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.