

Frequently Asked Questions (FAQs) for Encroachments on Los Angeles County Right-of-Way

The County may, at its discretion, allow certain private improvements to be constructed/remain within the County right of way subject to street plan/permit issuance and the signature, notarization, and recordation of a Covenant and Agreement by Owner Regarding Encroachments Within the Public Right of Way. Applicants should be advised that approval of such private improvements does not grant the property owner a permanent right to maintain the improvements within the County right of way. The County may require, at a later date when the County decides with or without cause, the property owner to remove the private improvements at the owner's sole cost and expense when necessary to accommodate future street widening, roadway improvements, reconstruction, maintenance, drainage improvements, utility work, or other improvements within the County right of way. Accordingly, applicants should carefully consider the potential for future improvements to the roadway and understand that any private improvements permitted within the right of way may ultimately need to be removed at the owner's expense.

1. New Privately Maintained Landscaping within County right of way

New landscaping within County right of way is permitted if the landscaping remains below 3.5 feet in height at maturity, does not obstruct any sidewalk or roadway, and does not cause line of sight issues.

To obtain approval, you must submit a street plan showing:

- the location of the proposed landscaping
- irrigation equipment, if needed
- a list of proposed plant species

A landscape covenant (that will need to be signed, notarized, and recorded) will also need to be completed acknowledging that the property owner is responsible for maintaining the landscaping and irrigation equipment located within the County right of way.

A road construction permit is required prior to installation.

2. New Street Trees within County right of way

The installation of new trees within County right of way may be requested through a tree planting request. See the following website for more information: [Parkway Trees - Tree Planting - LA County Public Works](#).

Requests for privately installed trees within the County right of way may be considered on a case-by-case basis by Public Work's Road Maintenance Division. If approved, a street plan and road construction permit will be required prior to installation. The street plan will need to show the species of trees (approved by Road Maintenance Division) and comply with all the minimum setback requirements from the following link:

[TreeSpacingRequirements1.png \(600×859\)](#)

All trees within County right of way are maintained by Road Maintenance Division, private maintenance is not permitted.

3. Removal of existing trees within County right of way

Removal of parkway trees will require the submittal of a street plan for review and approval. The County Engineer and Tree Superintendent will determine if the parkway tree removal is approved. County policy requires planting one parkway tree per approved parkway tree removal. The Tree Superintendent will review the site to determine if it meets tree planting requirements and determine a replacement tree planting species and size.

4. New and existing privately maintained fences/walls within County right of way

New fencing or walls are not permitted within County right of way unless required for the feasibility of the project (retaining walls, etc.) and approved by PW.

Existing fences or walls within County right of way may be reviewed on a case-by-case basis. To request consideration of an existing fence or wall, a street plan showing the location, dimensions, height, and construction details of the existing improvement will be required.

A covenant will be required to acknowledge private maintenance and liability for the existing fence or wall.

If the existing fence or wall was previously permitted, provide all documentation.

Existing fences or walls exceeding 3.5 feet in height or causing line of sight issues, will not be approved.

5. New privately maintained steps within County right of way.

New steps within County right of way may be considered on a case-by-case basis based on project feasibility and site conditions.

A street plan will be required showing the location, dimensions, grades, and construction details of the proposed steps. Approval will be subject to County review to ensure compliance with applicable safety and right of way standard. Once approved, a road construction permit will be required.

6. Like for like improvements in County right of way

Replacement in kind for like-for-like improvements within County right of way may be considered on a case-by-case basis. A street plan showing the proposed work will be required for County review and approval. Once the plan is approved, a road construction permit will be required prior to construction.

7. Driveway Approach and Drainage Devices in County right of way standards:

For all County standards related to driveway approaches or drainage devices (curb or parkway drain) please see the following sheets below.

Please note that the standards provided in the link are intended for streets with urban improvements, such as sidewalks, curbs, and gutters. Altadena contains numerous streets that do not have these urban improvements; therefore, the standards provided in the link may not be applicable to all locations.

In such cases, please have an engineer prepare a proposed design for Land Development Division's review that is consistent with County standards to the extent feasible. The County engineer will provide direction regarding the appropriate design approach.

Altadena fire rebuild – Street plan review

A street plan is only required when proposing road improvements within the public right of way. This includes proposing a new driveway, modifications such as widening the existing driveway, or other improvements such as curb or parkway drains.

Street improvements submittal requirements

1. Street improvement plans must clearly show:

- Property lines
- Dimensions and labels for centerline to right of way, centerline to curb, parkway width, and sidewalk width
- Location of proposed improvement(s)
- Existing improvements within the public right of way, including existing water meters or other utilities
- Provide TC/FL elevations

2. Driveway approach details:

- Location and width of proposed driveway(s)
- Add a construction note for the proposed driveway per SPPWC STD. plan 110-2, Type B per detail and section, subject to change depending on the existing property frontage conditions
- Driveway wing widths: use 3 ft for an existing 6-inch curb and 4 ft for an existing 8-inch curb, subject to change depending on the existing property frontage conditions. Residential driveway should be constructed with 4-inch PCC over a 6-inch CAB. See standard plan for reference.
- Cross section for the proposed driveway; if there is a driveway relocation, provide a cross section for the driveway closure
- Maintain 2 feet of clearance from any street utilities
- If an existing driveway is being closure or portion of it, a driveway closure cross section is required.

3. Curb drain details:

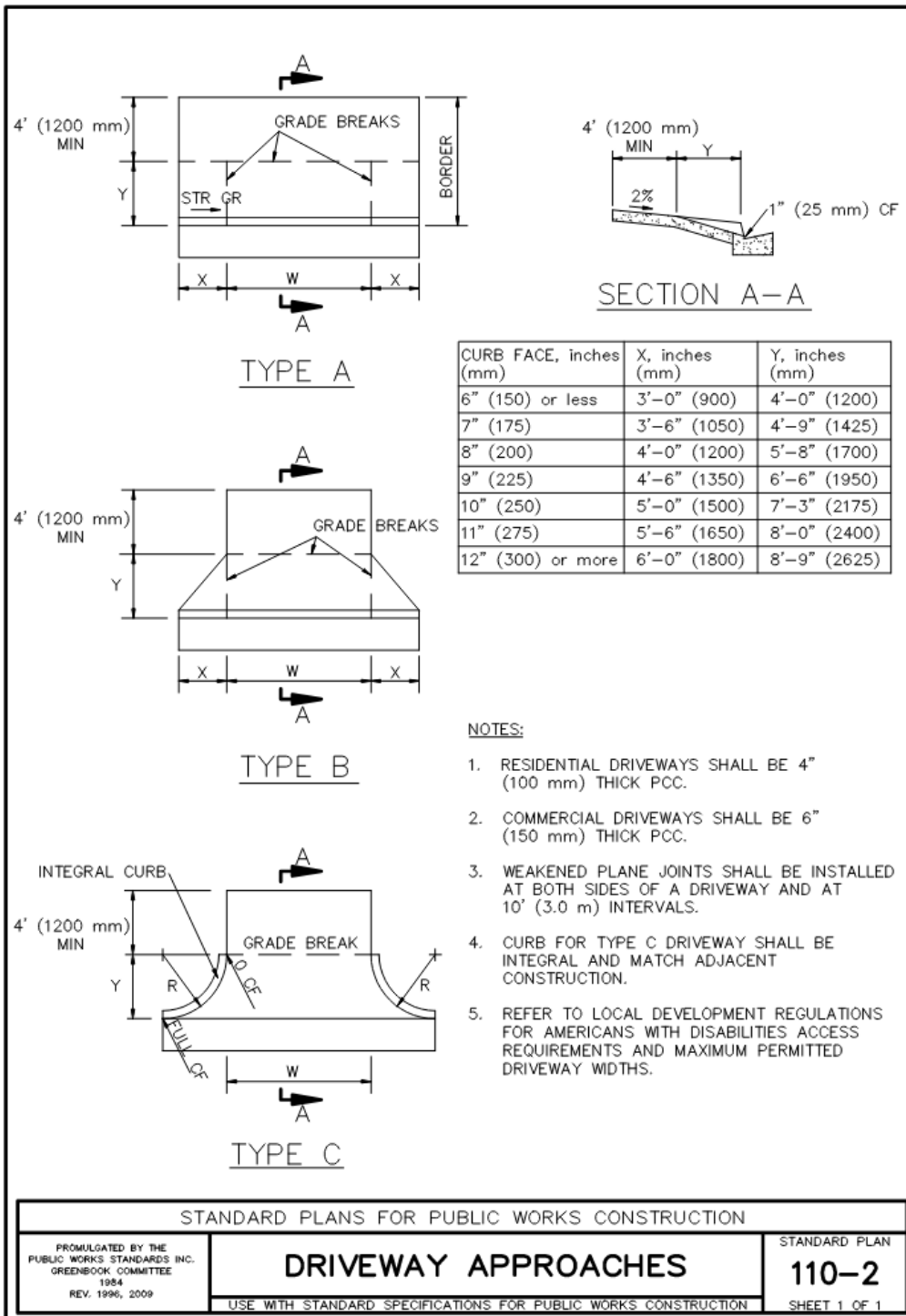
- Location of the proposed drain
- Design flow rate (cfs), slope, pipe material, and number of pipes

- Add a construction note for the proposed curb drain per LA County Standard per SPPWC STD. plan 150-4, case # or Cored curb drain detail. Note should include “TO BE PRIVATELY MAINTAINED.” See standard plans below.
- Per cored curb drain detail, pipe size should be based on the existing curb height. use a 3-inch pipe for a 6-inch curb and a 4-inch pipe for an 8-inch curb
- Show the dimension from the property line to the proposed drain.
- Maintain 2 feet of clearance from any street utilities

Please note that additional comments may be added depending on the conditions of the property frontage and the proposed improvements within the public right of way. Example plans attached can be used as references.

In the future, if you propose improvements within the public right of way, you will need to apply for a street plan review by visiting EPICLA: <https://epicla.lacounty.gov/SelfService/#/home>. In the application assistant, select apply. In the search field, type street plan and click apply. Complete the required steps, including adding the project location, plan details, and your contact information. You may skip additional information if needed. Once your application is submitted, you will receive an EIMP plan case number. This means your application was successfully created and a plan checker will later be assigned to your case.

Driveway Approaches SPPWC 110-2 TYPE B:



PROPOSED N'LY R/W

EXISTING N'LY R/W

10'

7'

3'

6"

9.5'

2%

1"

PCC

6" CAB

6" CAB

4" AC (C2-PG 64-10)

8" TRENCH BACKFILL SLURRY (270-E-500)

1'

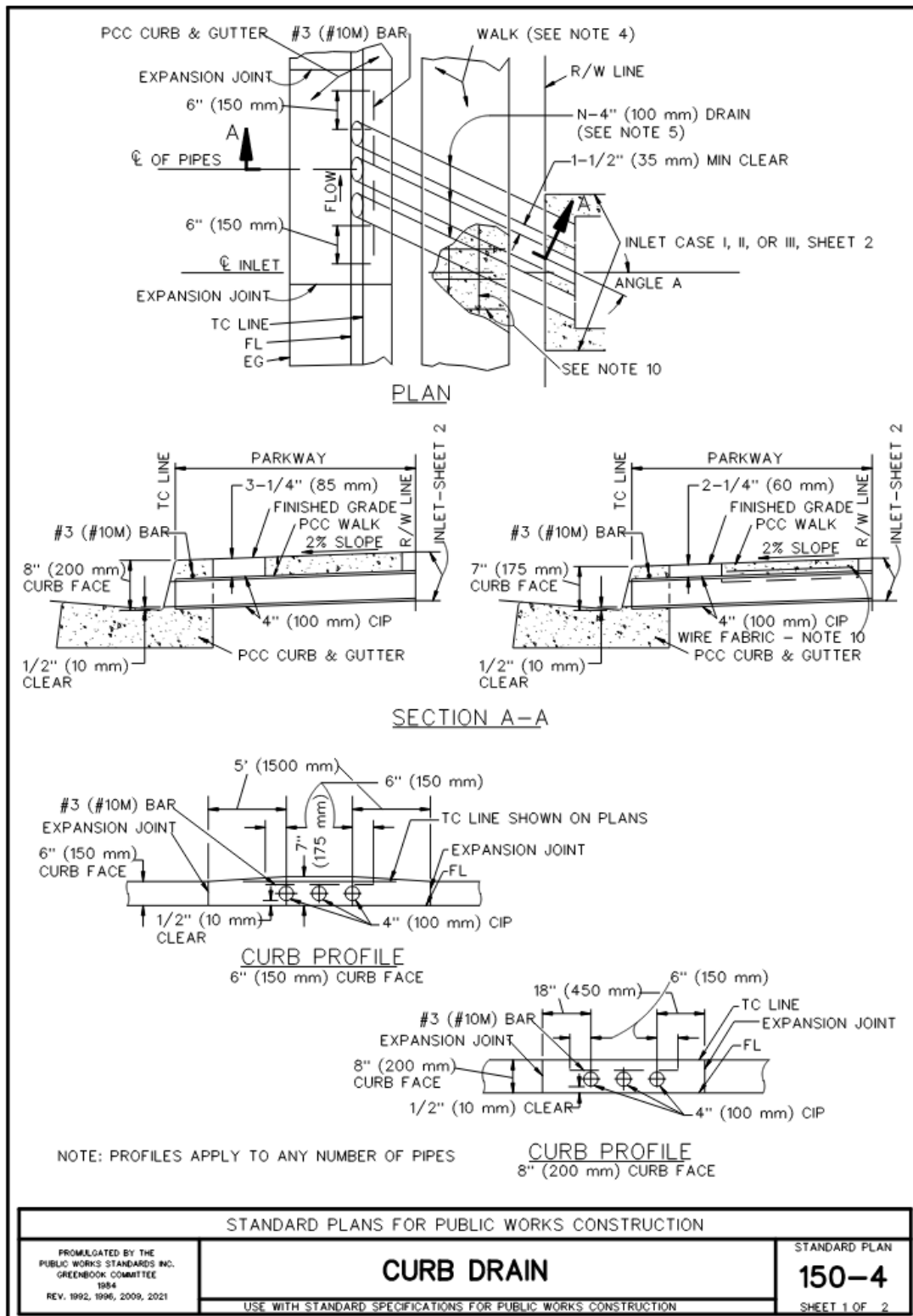
SAWCUT AND JOIN

EXISTING AC PAVEMENT

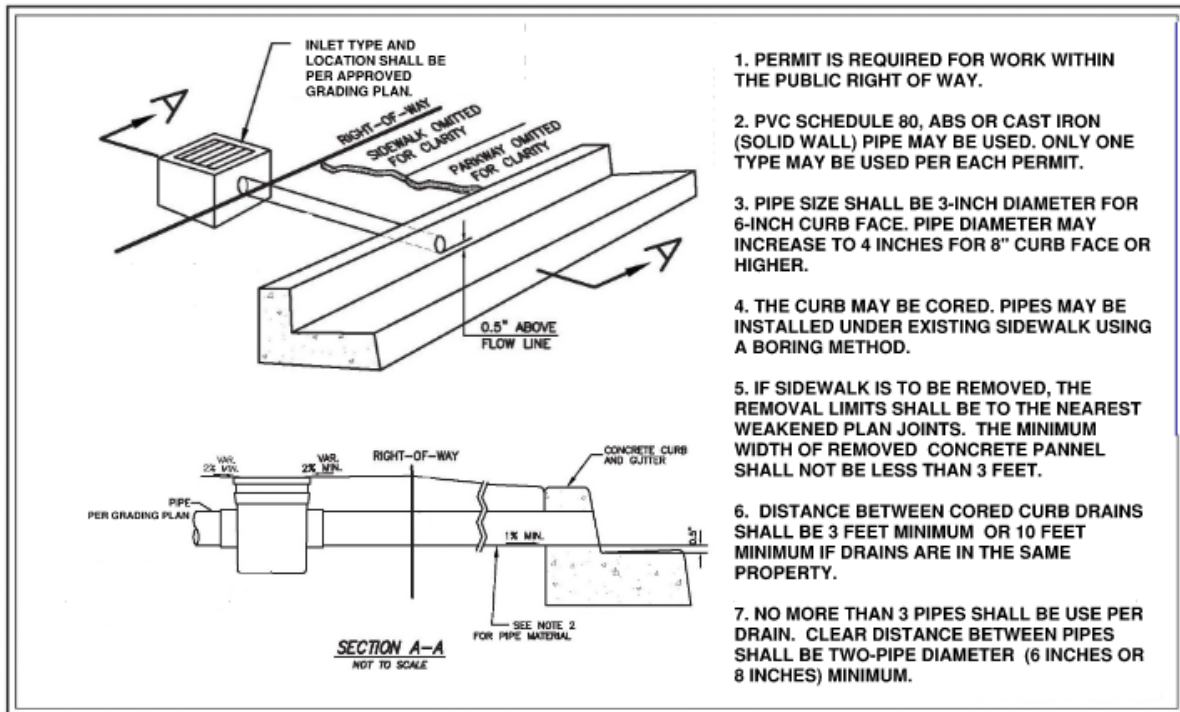
CITY OF WEST COVINA
COUNTY OF LOS ANGELES

TYPICAL DRIVEWAY CLOSURE
CROSS SECTION
SCALE: NOT TO SCALE

Curb Drain SPPWC STD. 150-4



Cored Curb Drain Detail



**CORED CURB DRAIN DETAIL
(TO BE PRIVATELY MAINTAINED)**