



Luciralia Ibarra <luciralia.ibarra@lacity.org>

FW: BOE - Land - VTT Comment for Crossroads

4 messages

Kyndra Joy Casper <kcasper@linerlaw.com>

Tue, Jun 14, 2016 at 6:05 PM

To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

From: Alejandro Huerta [mailto:alejandro.huerta@lacity.org]**Sent:** Thursday, May 12, 2016 9:00 AM**To:** Kyndra Joy Casper**Cc:** Stephanie Eyestone-Jones**Subject:** BOE - Land - VTT Comment for Crossroads

Attached.

Alejandro A. Huerta

Environmental Analysis • Major Projects

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**Land_BOE_VTTComment.pdf**

88K

Luciralia Ibarra <luciralia.ibarra@lacity.org>

Tue, Jun 14, 2016 at 6:19 PM

To: Charlie Rausch <charlie.rausch@lacity.org>, Simon Pastucha <simon.pastucha@lacity.org>, Jon Foreman <jon.foreman@lacity.org>

I am learning that BOE is no longer considering subsurface vacations under alleys and rights of way. We have processed these before and I am wondering if either of you have any knowledge as to why that might be before reaching out to them. See condition no. 11 of the attached BOE report for reference.

Thank you!

-Luci

[Quoted text hidden]



Luciralia Ibarra | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

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Jon Foreman <jon.foreman@lacity.org>

Wed, Jun 15, 2016 at 10:39 AM

To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Cc: Charlie Rausch <charlie.rausch@lacity.org>, Simon Pastucha <simon.pastucha@lacity.org>

Hi Luci,

This is news to me. Have you seen this type of condition before or could it be unique to Las Palmas Avenue?

Jon

[Quoted text hidden]

—
Jon Foreman, Senior City Planner

City of Los Angeles, Department of City Planning

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Los Angeles, CA 90012

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jon.foreman@lacity.org

Your first stop for most City Planning questions regarding your property will usually begin at the Development Service Center (DSC). Click the following link for DSC contact information: <http://www.planning.lacity.org/PublicCounter.html>

In addition, two City Planning Department on-line systems can provide a variety of information – Zoning Information and Map Access Systems (ZIMAS) and Planning Case Tracking System (PCTS). ZIMAS provides a property's zoning designation, potential hazard zones, County Assessor's data, and economic development incentives among other information. It can be accessed at zimas.lacity.org. PDIS provides a summary of information regarding cases that were submitted to the Planning Department and can be accessed at <http://www.planning.lacity.org/pdiscaseinfo/>

Luciralia Ibarra <luciralia.ibarra@lacity.org>

Wed, Jun 15, 2016 at 10:55 AM

To: Jon Foreman <jon.foreman@lacity.org>

Cc: Charlie Rausch <charlie.rausch@lacity.org>, Simon Pastucha <simon.pastucha@lacity.org>

I understand that BOE is now denying above and subsurface vacations. This is the first that I've seen it. I just wanted to make sure I wasn't missing anything before reaching out to Edmund.

[Quoted text hidden]

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: April 12, 2016

To: Mr. Michael LoGrande, Director
Department of City Planning
Attention: Deputy Advisory Agency

From: Edmond Yew
Land Development Group & GIS Division
Bureau of Engineering

Subject: Vesting Tentative Tract Map No. 73568

Transmitted is a print of vesting tentative map of Tract Map No. 73568 located at 12300 6665-6689 Sunset Boulevard in Council District No.13.

This map has been filed for a street merger, and airspace subdivision purposes.

There are existing sewers available in the streets adjoining the subdivision. The construction of main line and house connection sewers will be required to serve the tract. This tract will connect to the public sewer system and will not result in violation of the California Water Code. I therefore recommend that you make the necessary determination.

I recommend that the vesting tentative map of Tract No. 73568 be approved, subject to the standard conditions issued by your department and the following special conditions:

1. That the City Department of Transportation in a letter to City Engineer shall determine that the Las Palmas Avenue merger area is not necessary for future public street.
2. In the event that Department of Transportation has no objection to the street merger then portion of the Las Palmas Avenue within the tract property and as shown on the vesting tentative map stamp dated October 8, 2015 be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:

- a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
- b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

Note: The Advisory Agency hereby finds that the dedications to be merged are unnecessary for present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.

3. That any surcharge fee in conjunction with the street merger request be paid.
4. That complete geometric street plans be submitted to the Department of the Transportation for review and approval for newly dedicated alignment of Las Palmas Avenue replacing the portion being merged (VACATED) with this tract.
5. That 5-foot wide strips of land be dedicated along Las Palmas Avenue adjoining Ground Lots No.2 and No.5 to complete 30-foot wide half public right-of-ways including 15-foot radius property line returns at the intersections with Selma Avenue.
6. That a 60-foot wide public right-of-way be dedicated for the new proposed Las Palmas Avenue based on local street standards on an alignment satisfactory to the Department of Transportation and the Central District Engineering Office including 20-foot radius property line returns at the intersection with Sunset Boulevard.
7. That 7-foot wide strips of land be dedicated along McCadden Place adjoining the tract to complete a 60-foot wide public right-of-way including 15-foot radius property line returns at the intersection with Selma Avenue.
8. That a 20-foot radius property line return be dedicated at the intersection of Highland Avenue and Selma Avenue adjoining the tract.
9. That a Covenant & Agreement be recorded stating that Certificate of Occupancy not to be issued for any development within proposed Ground Lots 1,2 and 3 unless the newly proposed portion of Las Palmas Avenue has been constructed and inspected in a manner satisfactory to the City Engineer.

10. That any existing drainage, sewer facilities and other public utility facilities within the existing portion of Las Palmas Avenue proposed to be vacated/merged by this map be maintained in service and not to be removed until all necessary facilities have been constructed, inspected and accepted into service within suitable easements in a manner satisfactory to the City Engineer.
11. That no sections (above or below grade) of any lots including airspace lots shall encroach onto proposed Las Palmas Avenue public right-of-ways.
12. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve McCadden Place being dedicated and adjoining (on both sides) subdivision by the construction of additional concrete sidewalks to complete 12-foot full width concrete sidewalks with tree wells.
 - b) Improve Las Palmas Avenue being dedicated and adjoining the Ground Lot No.2 and Ground Lot No.5 of subdivision by the construction of additional concrete sidewalks to complete 13-foot full width concrete sidewalks (on both sides) with tree wells.
 - c) Improve newly dedicated 60-foot wide Las Palmas Avenue Public right-of-way by the construction of the followings:
 - (1) Concrete curbs, concrete gutters, and 10-foot concrete sidewalks with tree wells.
 - (2) Suitable surfacing to join the existing pavement and to provide a 40-foot wide roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.
 - d) Construct the necessary mainline sewer within the newly dedicated Las Palmas Avenue satisfactory to the Central Engineering District.

- e) Construct any necessary drainage systems satisfactory to the Central Engineering District.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

Enc.

cc: Central Group Engineering District Office