



Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;

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**Revised map for VTT-73568**

6 messages

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**Georgic Avanesian** <georgic.avanesian@lacity.org>

Tue, Feb 21, 2017 at 1:58 PM

To: Planning Major Projects &lt;Planning.MajorProjects@lacity.org&gt;

BOE has received and reviewed the revised map for VTT-73568 stamp dated Feb. 7, 2017 and has no additional comments. All the recommendations reported to Planning for the original filing and attached herein shall be applied to this revised map.

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 **73568.doc**  
38K

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**Luciralia Ibarra** <luciralia.ibarra@lacity.org>

Tue, Feb 21, 2017 at 2:18 PM

To: Georgic Avanesian &lt;georgic.avanesian@lacity.org&gt;

Hi Georgic,  
There is a "12300" number in the address of your letter that is not attributed to this project. I'm guessing this is a typo.  
Can you confirm?  
Thank you,  
Luci

On Tue, Feb 21, 2017 at 1:58 PM, Georgic Avanesian <georgic.avanesian@lacity.org> wrote:

BOE has received and reviewed the revised map for VTT-73568 stamp dated Feb. 7, 2017 and has no additional comments. All the recommendations reported to Planning for the original filing and attached herein shall be applied to this revised map.

**Luciralia Ibarra, Senior City Planner**

Department of City Planning

Major Projects

(213) 978-1378

200 N. Spring St., 7th Floor, Room 750

Los Angeles, CA. 90012

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**Georgic Avanesian** <georgic.avanesian@lacity.org>

Tue, Feb 21, 2017 at 2:22 PM

To: Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;

You are right. See corrected copy.

[Quoted text hidden]

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**Luciralia Ibarra** <luciralia.ibarra@lacity.org>

Tue, Feb 21, 2017 at 2:23 PM

To: Georgic Avanesian &lt;georgic.avanesian@lacity.org&gt;

Thank you!

[Quoted text hidden]

3/9/2017

City of Los Angeles Mail - Revised map for VTT-73568

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: Alejandro Huerta <alejandro.huerta@lacity.org>

Tue, Feb 21, 2017 at 2:24 PM

[Quoted text hidden]

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

Tue, Feb 21, 2017 at 2:24 PM

Your message

To: Luciralia Ibarra  
Subject: Re: Revised map for VTT-73568  
Sent: 2/21/17, 2:22:38 PM PST

was read on 2/21/17, 2:24:17 PM PST

**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