

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

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Date: April 24, 2018

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

From: *Edmond Yew (for)*
Edmond Yew
Land Development Group & GIS Division
Bureau of Engineering

Revised Report

Subject: Revised Vesting Tentative Tract Map No. 73568

Transmitted is a print of revised vesting tentative map of Tract Map No. 73568 stamp dated April 20, 2018 located at 6665-6689 Sunset Boulevard in Council District No.13.

This revised tentative map has been filed to eliminate the proposed Las Palmas Avenue merger and the realignment dedication previously requested under the original tentative tract map and in addition requesting limited height and depth dedications along Las Palmas Avenue and McCadden Place.

The above requested public street limited dedications are not consistent with the current Bureau of Engineering polices being applied to all subdivisions. Following recommendations for limited dedications are based on Bureau of Engineering polices as stated herein.

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.

In the event you approve the vesting tentative map of Tract No. 73568 stamp dated April 20, 2018 then please include the engineering standard conditions issued by your department and the following special conditions:

1. That any fee deficit under Work Order No. E1908005 be paid.

2. That 5-foot wide strips of land be dedicated along Las Palmas Avenue adjoining the tract adjoining Ground Lots No.1, 2 and 4 to complete 30-foot wide half public rights-of-ways including 15-foot radius property line returns at the intersections with Selma Avenue and a 20-foot radius property line return at the intersection with Sunset Boulevard. **Above dedications shall be limited to depth of 10-foot below finished sidewalk surfaces and limited to 14-foot above finished sidewalk surfaces and all widths shall be limited to 4-foot measured from the new property lines.**
3. 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. **Above dedications shall be limited to depth of 10-foot below finished sidewalk surfaces and limited to 14-foot above finished sidewalk surfaces and all widths shall be limited to 4-foot measured from the new property lines.**
4. That a 20-foot radius property line return be dedicated at the intersection of Highland Avenue and Selma Avenue adjoining the tract.
5. That a revised Tentative Tract map shall be submitted showing the above limited dedications for review and approval only. No revised map fee or public hearing is necessary.
6. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
7. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
8. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.

NOT: Additional public street dedication may be required by DOT. See DOT conditions.

9. 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.1,2 and Ground Lot No.4 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 Selma Avenue adjoining subdivision by the reconstruction of the existing concrete sidewalk to provide a new full width concrete sidewalk with tree wells.
- d) Improve Sunset Boulevard and Highland Avenue adjoining the Ground Lot No.1,2 and Ground Lot No.4 of subdivision by the construction of additional concrete sidewalks to complete 13-foot full width concrete sidewalks (on both sides) with tree wells.

Note: Any street widening for above streets shall be in accordance with DOT requirements.

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

adjoining the Project.

See DOT Conditions.