

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: January 21, 2020 Revised report

To: Vince P. Bertoni, Director
Department of City Planning
Attention: Deputy Advisory Agency

From: Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Subject: Vesting Tentative Tract Map No. 74531 **REVISED MAP**

Transmitted is a print of revised vesting tentative map of Tract Map No. 74531 stamp dated January 21, 2020 located 1033-1057 South Olive Street in Council District No.14.

This map has been filed for an airspace subdivision for residential and commercial mixed-use purposes. **The revised tentative tract map Stamp dated January 21, 2020 also requested limited above and below grade mergers on Olive Street adjoining the tract and mergers including limited dedications along 11th Street.**

There are existing sewers available in the streets adjoining the subdivision. 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 revised vesting tentative map of Tract No.74531 stamp dated January 21, 2020 then please include the engineering standard conditions issued by your department and the following special conditions:

1. That a 2-foot wide strip of land be dedicated along 11th Street adjoining the tract to complete a 32-foot wide half right-of-way in accordance with Modified Collector standards of LA Mobility Plan. **Above 2-foot street dedication shall be limited to the Height of 40-feet measured above the adjacent finished sidewalk surface.** In addition, a 20-foot radius property line return or 15-foot by 15-foot property line cut corner be dedicated at intersection of 11th Street and Olive Street. **Above corner dedication shall be limited to the height of 40-feet above adjacent finished sidewalk grade and 10-feet below sidewalk finished grade.**

2. That a 3-foot wide sidewalk easement be provided along 11th Street adjoining the dedication stated above in accordance with Downtown Street Design Guide. **Above sidewalk easement shall be limited to 40-feet above adjacent finished sidewalk surface.**
3. That a 2.5-foot wide strip of land be dedicated along the alley adjoining the tract to complete a 10-foot wide half right-of-way.
4. That a portion of Olive Street adjoining the tract at a distance of 40-feet from the Olive Street center line and 40-feet above adjacent finished sidewalk grade and 10-feet below adjacent finished sidewalk grade 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 area 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 utility agencies cable companies and franchises maintaining existing facilities within the area being merged.
5. That a Covenant and Agreement be recorded satisfactory to the City Engineer binding the subdivider and all successors to the following:
 - a) That the owners shall be required to maintain all elements of the structure below the rights-of-way (Olive Street) in a safe and usable condition to the satisfaction of the City Engineer. The City shall be given reasonable access to the structure within and adjacent to the below street rights-of-way area for any necessary inspection, upon request during normal business hours. The City may request the owners to repair or replace damaged, defective or unsafe structural elements or to correct unacceptable conditions at the owner's expense if owner elects not to do so. Owner shall grant reasonable access to City's contractor to make said repairs.

- b) The owner shall be required to limit use and occupancy the structures below the rights-of-way for **parking use** only. **No combustible material** shall be stored in the merger area.
 - c) The owners shall obtain a B-permit from the City Engineer for any substantial structural modification below the street right-of-way area and for any structural modification areas and for any structural element outside said areas which provides lateral or vertical support to structures within the areas.
3. That the subdivider execute and record an agreement satisfactory to the City Engineer to waive any right to make or prosecute any claims or demands against the City for any damage that may occur to the proposed structure underneath the of public right-of-way (Olive Street) in connection with the use and maintenance operations within said right-of-way.
 4. That any surcharge fee in conjunction with the street merger request be paid.
 5. That a Certified Survey Plan showing detail below grade information for the structure being merged be submitted for the Final Map check purposes.
 6. That portion of the 11th Street adjoining the tract at a distance of 30-feet from the 11th Street center line and 40-feet above adjacent finished sidewalk and as shown on the revised map stamp dated January 21, 2020 (except not including the 28-foot from the center line) 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:
 7. 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.
 8. 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.
9. 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.
10. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- a) Improve 11th Street being dedicated and adjoining the subdivision by the removal of existing sidewalk and construction of a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvement.
 - b) Improve Olive Street being adjoining the subdivision by the removal and reconstruction of the existing sidewalk to provide new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvement.
 - c) Improve the alley being dedicated and adjoining the tract by the removal and reconstruction of the existing improvements to provide a new 20-foot and 17.5-foot wide alley with 2-foot wide longitudinal concrete gutter including the alley intersection with 11th Street all satisfactory to the Central District Engineering Office.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.