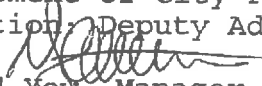


CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: May 9, 2017

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

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

CPC-2017-3251

Subject: Vesting Tentative Tract Map No. 74531

Transmitted is a print of vesting tentative map of Tract Map No. 74531 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 subdivision layout is generally satisfactory as submitted.

That proposed below and above the grade encroachments into the proposed sidewalk easement shall be approved by the Planning Department.

There is an existing sewer available in the street 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.

I recommend that the vesting tentative map of Tract No. 74531 be approved, subject to the 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. 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.
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. Also the proposed below and above the grade encroachments into the proposed sidewalk easement shall be approved by the Planning Department

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 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.
5. 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.
6. 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.
7. 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 or Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3448.

Enc.

cc: Central Engineering District Office

