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**Sent time:** 08/06/2020 08:57:56 AM  
**To:** Planning Major Projects <Planning.MajorProjects@lacity.org>  
**Cc:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Subject:** BOE report for VTT-82152 revised maps  
**Attachments:** 82152-rev.doc

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Attached please see BOE revised report that can be used for both VTT-82152 revised maps.

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**CITY OF LOS ANGELES**  
INTERDEPARTMENTAL CORRESPONDENCE

Date: August 05, 2020 **REVISED REPORT**

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

From: Bert Moklebust, Manager  
Permit Case Management Division  
Bureau of Engineering

Subject: Revised Vesting Tentative Tract Map No. 82152

Transmitted is a print of revised vesting tentative map of Tract Map No. 82152 stamp dated July 10, 2020 and July 27, 2020 located 1745 North Vine Street.

This map has been filed for public street and public alley mergers and airspace subdivision.

The portion of the proposed alley merger area is **not satisfactory** to the City Engineer. Revised alley merger area shall be submitted to Bureau of Engineering for review and approval prior to recordation of final map.

**This report superseded any previous report from City Engineer.**

The tentative tract map is proposing to merge portions of existing rights-of-way along both sides of Vine Street, Yucca Street, Argyle Avenue and portion of the alley turning area adjoining the tract property. However, the tentative tract map is also proposing to rededicate above public sidewalk merger areas as **public sidewalk easements** to the City.

1. Vine Street currently has 15-foot wide sidewalks on both sides adjoining the tract property.
2. Yucca Street currently has 10-foot wide sidewalk adjoining the tract property.
3. Argyle Avenue currently has 12-foot wide sidewalk adjoining the tract property.

**If Planning Department and the Department of Transportation**

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**determine that the merger would not be in conflict with the Community Plan and would not impact traffic circulation then these proposed merger requests can be granted.**

There are existing sewers 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 revised vesting tentative tract map No.82152 stamp dated July 10, 2020 then following special conditions and the Standard Conditions be included as part of your approval.**

1. That the City Department of Transportation in a letter to City Engineer shall determine that the merger areas are not necessary for current and future Public Street purposes.
2. That Department of the City Planning in a letter to the City Engineer also determine that the proposed merger areas are consistence with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.
3. In the event that Department of Transportation and Department of City Planning have no objections to the street merger then 5-foot wide sidewalk areas measured from the property lines along both sides of Vine Street adjoining the tract 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 utility agencies, cable companies and franchises maintaining existing facilities within the area being merged.
4. That 5-foot wide public sidewalk easements be provided on the final map within the 5-foot wide merger areas along both sides of Vine Street adjoining the tract including a 15-foot radius easement line return at the intersection with Yucca Street.
5. In the event that Department of Transportation and Department of City Planning have no objections to the street merger then an approximately 3-foot wide sidewalk area measured from the property line along Yucca Street adjoining the tract 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 utility agencies, cable companies and franchises maintaining existing facilities within the area being merged.
6. That a 3-foot wide public sidewalk easement be provided on the final map within the 3-foot wide merger area along Yucca Street adjoining the tract.
7. In the event that Department of Transportation and Department of City Planning have no objections to the street merger then a 4-foot wide sidewalk area measured from the property line along Argyle Avenue adjoining the tract 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 utility agencies, cable companies and franchises maintaining existing facilities within the area being merged.
8. That a 4-foot wide public sidewalk easement be provided on the final map within the 4-foot wide merger area along Argyle Avenue adjoining the tract.
9. In the event that Department of Transportation and Department of City Planning have no objections to the alley merger then portion of the existing alley turning area adjoining the tract be permitted to be merged with the remainder of the tract map on a layout satisfactory to the City Engineer 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 alley 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.
10. That any surcharge fees in conjunction with the street mergers and alley merger requests be paid.
11. That certified Survey Plans be submitted showing the areas being merged for the final map check.
12. 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.
13. 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.
14. 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.
15. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Ivar Avenue and Argyle Avenue adjoining the subdivision by the construction of new 2-foot wide integral concrete curbs and gutters together with any necessary removal and construction of existing improvements.
  - b. Construct any new driveways along Vine Street in accordance with Hollywood Walk of Fame Specifications and details satisfactory to the City Engineer and Department of Transportation.
  - c. Improve the alley adjoining the subdivision by removal and reconstruction of any existing bad order sections including reconstruction of the alley intersection with Argyle Avenue all satisfactory to the City Engineer.

- d. Improve Yucca Street adjoining the subdivision by removal and reconstruction of any existing bad order concrete curb, gutter and sidewalk all satisfactory to the City Engineer.
- e. Repair and/or replace any damaged/cracked or off-grade concrete curb, gutter, existing terrazzo sidewalk, and AC pavement along both sides of Vine Street adjoining the tract in accordance with Hollywood Walk of Fame specifications and details satisfactory to the City Engineer.

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.