

**Date** : 12/18/2018 3:59:38 PM  
**From** : "Georgic Avanesian"  
**To** : "Planning Major Projects"  
**Subject** : BOE report for VTT-74371  
**Attachment** : 74371.doc;

Attached please see BOE report for VTT-74371.

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Georgic Avanesian

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**CITY OF LOS ANGELES**  
INTERDEPARTMENTAL CORRESPONDENCE

Date: December 18, 2018

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. 74371

Transmitted is a print of vesting tentative map of Tract Map No. 74371 located 6430-6440 West Hollywood Boulevard in Council District No.13.

This map has been filed for public street merger and a 3-lot lots residential and commercial condominium purposes.

The tentative tract map is proposing to merge portions of existing right-of-way along Wilcox Avenue (Modified Avenue III).

A 5-foot wide public right-of-way dedication along Wilcox Avenue adjoining the tract is deferred at this time at the locations of the existing structures to remain.

Proposed merger area currently is not being used for public sidewalk area however variable area of the merger area shall be reserved as public sidewalk easement to complete a 15-foot wide public sidewalk construction per Modified Avenue III Standards of the LA Mobility Plan.

**If Planning Department and the Department of Transportation 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 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 vesting tentative tract map No.74371 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 is not necessary for current and future Public Street.
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 mergers then an excess street right-of-way beyond 35-foot measured from centerline of **Wilcox 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 maintaining existing facilities within the area being merged.
4. That variable width public sidewalk easement be provided within the merger area to complete a 15-foot wide concrete public sidewalk in accordance with **Modified Avenue III Standards of the LA Mobility Plan.**
5. That any surcharge fee in conjunction with the street merger requests be paid.
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 certified Survey Plan be submitted showing the area being merged including the proposed public sidewalk easement For the final map check.
9. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a) Improve Wilcox Avenue adjoining the subdivision by the construction of a new 15-foot full width concrete sidewalk with tree wells together with any necessary removal and construction of existing improvements.

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) 202-3448.

Enc.

cc: Central Engineering District Office