


CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: November 19, 2021

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

From: Bert Moklebust, Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

Subject: **Vesting Tentative Tract Map No. 83088**

Transmitted is a print of vesting tentative map of Tract Map No. 83088 stamp-dated March 19, 2020 located at 6450 Sunset Boulevard and 1413, 1417 & 1433 Cole Place in Council District 13.

This map has been filed for merger and re-subdivision to create (2) two ground lots and (12) twelve airspace lots for the construction of commercial purposes. Dedication and improvements in this report are based on the adopted LA Mobility Plan 2035. The applicant has requested for merger of public right-of-way on Wilcox Avenue, limited depth and height dedications along De Longpre Avenue and cut corner dedications on Sunset Boulevard, and waiver of dedication in the alley adjoining the subdivision.

If Planning Department and the Department of Transportation determine that the proposed excess right of way merger of Wilcox Avenue would not be in conflict with the Community Plan and would not impact traffic circulation then these proposed merger request can be granted.

There are existing sewers available in the streets adjoining the subdivision. The construction of 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. 83088, please include the engineering standard conditions issued by your department and the following special conditions:

1. That the City Department of Transportation in a letter to City Engineer shall determine that the merger area 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 area is consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan 2035.

3. In the event that Department of Transportation and Department of City Planning have no objections to the street merger, then the 10-foot excess right-of-way measured beyond the 35-foot centerline right-of-way of Wilcox Avenue excluding 15-foot by 15-foot or radius 20-foot cut corner at the intersection with Sunset Boulevard 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 Certified Survey Plan shall be submitted showing exact area to be merged for the final map processing)**:
 - 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.

Note: The Advisory Agency hereby finds that the dedications to be merged are unnecessary for present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.

4. That 5-foot wide strip of land be dedicated along De Longpre Avenue adjoining the tract to complete a 30-foot wide half right-of-way in accordance with Local Street Standards of LA Mobility Plan 2035.
5. That a 10-foot by 10-foot corner cut or 15-foot curve radius return be dedicated at the intersection of De Longpre Avenue and Cole Place.
6. That 5-foot wide strips of land be dedicated along the alley adjoining the subdivision to complete 10-foot wide half alley and 20-foot wide full-width alley adjacent to the Lot 8 of Lander Tract No.2.
7. That all the proposed tract map boundary lines be properly established in accordance with Section 17.07.D of the Los Angeles Municipal Code prior to the recordation of the final map satisfactory to the City Engineer (Survey Division).
8. 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.

9. That any surcharge fee in conjunction with the street and subsurface merger requests be paid.
10. 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.
11. 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.
12. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve the alley being dedicated and adjoining the subdivision by the construction of the following:
 - (1) Suitable surfacing to join the existing improvements to provide a 10-foot wide half alley and 20-foot wide full-width alley including longitudinal concrete gutter satisfactory to the City Engineer.
 - (3) Reconstruction of the alley intersections at Wilcox Avenue and Cole Place.
 - (4) Any necessary removal and reconstruction of existing improvements.
 - (5) The necessary transitions to join the existing improvements.
 - b) Improve Sunset Boulevard adjoining the subdivision by the reconstruction of full-width concrete sidewalk with tree wells and the repair and or replacement of any broken, off-grade concrete curb, gutter, and roadway pavement including necessary transition to join the existing improvements, satisfactory to the City Engineer.
 - c) Improve Wilcox Avenue adjoining the subdivision with the

repair and/or replacement of any broken, damaged/cracked or off-grade concrete curb, sidewalk, roadway pavement and the installation of tree wells including necessary transition to join the existing improvements, satisfactory to the City Engineer.

- d) Improve Cole Place adjoining the subdivision with the repair and/or replacement of any broken damaged/cracked or off-grade concrete curb, sidewalk, roadway pavement and the installation of tree wells including necessary transition to join the existing improvements, satisfactory to the City Engineer.
- e) Improve De Longpre Avenue being dedicated and adjoining the subdivision with the construction of a full-width concrete sidewalk with tree wells and the repair and/or replacement of any broken, damaged/cracked or off-grade concrete curb, gutter and roadway pavement including any necessary transition to join the existing improvements, satisfactory to the City Engineer.
- f) Construct any necessary mainline sewer satisfactory to the Central District B-Permit Engineering Office.

Any questions regarding this report should be directed to Quyen Phan of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8604.