

Appendix L  
5. BOE Comment Letter

**CITY OF LOS ANGELES**  
INTERDEPARTMENTAL CORRESPONDENCE

Date: May 31, 2018

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

From: Edmond Yew  
Land Development Group & GIS Division  
Bureau of Engineering

Subject: Vesting Tentative Tract Map No. 74550

Transmitted is a print of vesting tentative map of Tract Map No. 74550 located at 676 South Mateo Street in Council District No.14.

This map has been filed for new residential and commercial mixed used condominium purposes. The subdivision layout is generally satisfactory as submitted.

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 vesting tentative map of Tract No. 74550 then please include the engineering standard conditions issued by your department and the following special conditions:

1. That a 6-foot wide strip of land be dedicated along Mateo Street adjoining the subdivision to complete a 36-foot wide half right-of-way dedication in accordance with Avenue III Standards of LA Mobility Plan.
2. That a 9-foot wide strip of land be dedicated along Imperial Street adjoining the subdivision to complete a 34-foot wide half right-of-way dedication in accordance with Industrial Collector Street Standards of LA Mobility Plan.
3. That City council under Council File No.14-0499-S3 passed a motion instructing that private development off-site conditions be coordinated with the Active Transportation Program Cycle 3. (ATP). In the event that the dedications and improvements outlined herein are different from the ATP3 requirements then provide the dedications and improvements as required by the

ATP3. (this condition shall be cleared by Central District Engineering B-Permit Section).

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 the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a) Improve Mateo Street being dedicated and adjoining the subdivision by the construction of the following:
    - (1) A concrete curb, a concrete gutter, and a 13-foot full-width concrete sidewalk with tree wells.
    - (2) Suitable surfacing to join the existing pavements and to complete a 23-foot half roadway.
    - (3) Any necessary removal and reconstruction of existing improvements.
    - (4) The necessary transitions to join the existing improvements.
  - b) Improve Imperial Street being dedicated and adjoining the subdivision by the construction of the following:
    - (1) A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells.
    - (2) Suitable surfacing to join the existing pavements and to complete a 24-foot half roadway.
    - (3) Any necessary removal and reconstruction of existing improvements.
    - (4) The necessary transitions to join the existing improvements.

**Note:** Additional dedication and/or improvement on-site/off-site may be required per Active Transportation Program Cycle 3.

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) 202-3484.

Enc.

cc: Central Engineering District Office