

## **Appendix FEIR-23**

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Correspondence from BOE dated June 14, 2021

**CITY OF LOS ANGELES**  
INTERDEPARTMENTAL CORRESPONDENCE

Date: July 14, 2021

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

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

Subject: Vesting Tentative Tract Map No. 83387

Transmitted is a print of vesting tentative map of Tract Map No. 83387 dated March 21, 2021, located at 7700, 7716, 7718 and 7800 West Beverly Boulevard in Council District No.4.

This map has been filed for merger and re-subdivision of land to create a 3-lots subdivision purposes, 7-foot right of way merger along Fairfax Avenue and a waiver request for dedication and improvements along The Grove Drive. The subdivision layout is general satisfactory; however, additional public street dedication is recommended herein to comply with Mobility Plan 2035 adopted by City Planning Commission.

**Note: Portion of the proposed Ground Lot 1 as shown on the tentative map is located in the unincorporated Los Angeles County. The applicant proposes to annex this portion to the City of Los Angeles.**

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 the vesting tentative map of Tract No. 83387 then please include the Engineering standard conditions issued by your department and the following special conditions:

1. That the final map shall not be recorded until the annexation to the City of Los Angeles is completed.
2. In the event that the applicant does not pursue the annexation, a revised tentative map shall be submitted to Advisory Agency for review and approval.

3. That a **3-foot wide** strip of land be dedicated along The Grove Drive adjoining the tract to complete a 33-foot wide half public right-of-way in accordance with Collector Street standards of LA Mobility Plan 2035.
4. That a **20-foot radius** property line return be dedicated at the intersection with Beverly Boulevard and Fairfax Avenue.
5. That the City Department of Transportation shall approve the roadway narrowing along Fairfax Avenue prior to the recordation of the final map. In the event the roadway narrowing is not approved by the City Department of Transportation, Condition 6, 7, 8 and 9 shall not be applicable.
6. That the City Department of Transportation in a letter to City Engineer shall determine that the proposed merger and street narrowing would not impact traffic circulation and that the proposed merger areas along Fairfax Avenue are not necessary for existing public street use. **The proposed merger will result in roadway narrowing of Fairfax Avenue meeting the current standards of Avenue II of the Mobility Plan 2035. The Department of Transportation shall approve this roadway narrowing.**
7. That Department of the City Planning in a letter to the City Engineer also determine that the proposed street merger area and narrowing of the roadway is consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.
8. In the event that Department of City Planning and the Department of Transportation have no objection to the street merger along Fairfax Avenue, then a 7 feet measured beyond the property line of the adjoining tract including radius property line return at the intersection with Fairfax Avenue and Beverly Boulevard 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 because 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 public 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.

9. That any surcharge fee in conjunction with the street merger request be paid.
10. 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.
11. 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.
12. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a) Improve Beverly Boulevard adjoining the subdivision with the repair of concrete sidewalk with tree wells, repair of concrete curb and gutter and including any necessary removal and reconstruction of existing improvements.
  - b) Improve The Grove Drive being dedicated and adjoining the subdivision by the construction of a 13-foot wide concrete sidewalk with tree wells, repair of concrete curb and gutter and including any necessary removal and reconstruction of existing improvements.
  - c) If the public street merger and roadway narrowing are not approved by LADOT, improve Fairfax Avenue adjoining the subdivision with the repair of concrete sidewalk with tree wells, repair of concrete curb and gutter and including any necessary removal and reconstruction of existing improvements.
  - d) If the public street merger and roadway narrowing are approved by LADOT and Department of City Planning, then improve Fairfax Boulevard being merged and adjoining the subdivision by the construction of the following:
    - (1) A concrete curb, a concrete gutter, and a 15-foot full-width concrete sidewalks with tree wells including around the property line return.
    - (2) Suitable surfacing to join the existing pavement to provide a 28-foot half roadway.

- (3) Any necessary removal and reconstruction of existing improvements.
- (4) The necessary transitions to join the existing improvement all satisfactory to the City Engineer.
- e) Construct any necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

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

cc: Central Engineering District Office