

**CITY OF LOS ANGELES**  
INTERDEPARTMENTAL CORRESPONDENCE

Date: November 17, 2014

To: Mr. Michael LoGrande, 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. 72370

Transmitted is a print of vesting tentative map of Tract Map No. 72370 lying located at 8148-8150 Sunset Boulevard in Council District No.4.

This map has been filed for a 1-master lot and 10-lots airspace for residential and commercial subdivision purposes. The subdivision layout is satisfactory as submitted.

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.

I recommend that the vesting tentative map of Tract No. 72370 be approved, subject to the standard conditions issued by your department and the following special conditions:

1. That a 2-foot wide strip of land be dedicated along Crescent Heights Boulevard adjoining the tract to complete a 52-foot wide half right-of-way in accordance with Major Highway Standards including a 98-foot radius property line return at the intersection with Sunset Boulevard.
2. That a 2-foot wide strip of land be dedicated along Sunset Boulevard adjoining the tract to complete a 52-foot wide half right-of-way including a 20-foot radius property line return at the intersection with Havenhurst Drive.
3. 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.

4. 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.
5. 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.
6. That all existing public utility easements be correctly shown On the final map.
7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a) Improve Sunset Boulevard and Crescent Heights Boulevard being dedicated and adjoining the subdivision by the construction of additional concrete sidewalks within the newly dedicated areas to complete full-width sidewalks with tree wells including any necessary transitions to join the existing improvement

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) 202-3484.

Enc.

cc: Central Engineering District Office