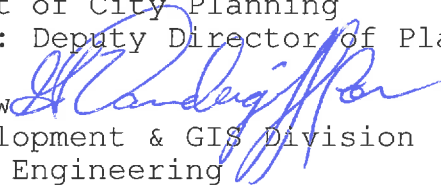


CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: February 18, 2020

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

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

Subject: **Private Street No. 1445**

Transmitted is a print of preliminary map of Private Street No. 1445 located at terminus of the public right-of-way for Sarbonne Road and providing private street access to 830,888 and 900 Sarbonne Road.

The map proposes to establish legal and physical access for 3-parcels of land via private easement as describe and shown on the Private Street Map stamp dated January 7, 2020.

An existing public sewer may be available within the existing sanitary sewer easement located in the northeasterly portions of the subject parcels. The construction of house connection sewer and mainline sewers may be required to serve each parcel. These parcels 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.

Note: The private street map is proposing to close (construct gate house and gates) at the private street entrance at terminus of Sarbonne Road a public street. Planning Department shall request the Fire Department to review and comment regarding this closure and the proposed gate.

The 830 Sarbonne Road has sufficient public street frontage however the applicant is proposing the driveway access from this proposed private street in order to avoid any possible legal issues during the building permit process.

In the event you approve the Private Street No.1445 as shown on the map stamp dated **January 7, 2020** then please include the following City Engineer conditions.

1. That a minimum 24-foot wide private street easement be provided for the new private street from adjoining the 900 Sarbonne Road to Sarbonne Road (public street) including a private street

turning area at the terminus all on an alignment satisfactory to the West Los Angeles District Engineering Office. A copy of recent Property Title Report shall be submitted for the above private street easement. **(This condition will be cleared by Land Development Section)**

2. That a public street turning area be dedicated within the private property at the terminus of Sarbonne Road public street. This turning area (on an alignment satisfactory to the City Engineer) shall be adjoining the proposed private street gate.
Above condition will be cleared by Land Development Section.
3. That the applicant process a Private Street Name Establishment through the Bureau of Engineering for City Council approval.
4. That the owners of the property record a Covenant and Agreement stating that they will maintain the private street free and clear of obstructions and keep the private street in a safe condition for vehicular use at all times.
Above condition will be cleared by Land Development Section.
5. That the private street be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code (Private Street Regulations).
Above condition will be cleared by Land Development Section.
6. That a copy of the private street easement be submitted to the City Engineer (Land Development Group of the Bureau of Engineering) for approval. An additional copy shall be submitted to the West Los Angeles District office of the Bureau of Engineering B-permit Section. (Recent title policy should be submitted as evidence for the private street easements).
Above condition shall be cleared by West Los Angles Engineering District.
7. That prior to final approval of the private street, proposed names for private streets shall be approved by the City Engineer. Any street name that would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency shall be disapproved.
Above condition will be cleared by Land Development Section.
8. That the West Los Angeles District office of the Bureau of Engineering shall review and approve the necessary house

connection sewers for all 3-parcels in this private street application.

Above condition shall be cleared by West Los Angeles Engineering District.

9. That public drainage easement be dedicated on alignment satisfactory to the City Engineer.

Above condition shall be cleared by West Los Angeles Engineering District.

10. That the following improvements be constructed under permit in conformity with plans and specifications approved by the City Engineer or that the construction be suitably guaranteed satisfactory to the City Engineer. (All of the following conditions should be cleared by the West Los Angeles Engineering District Office):

- a) Improve the proposed private street from adjoining the parcel to the intersection with Sarbonne Road (public street) by construction of a suitable surfacing to provide a 20-foot wide minimum roadway (**a minimum 20-foot wide roadway shall be maintained adjoining any proposed guard house**) including concrete curb and integral gutter including any **suitable improvement of the turning area** and necessary removal and reconstruction of the existing improvements all satisfactory to the West Los Angeles District Office.
- b) If necessary construct mainline and house connection sewers to serve each parcel satisfactory to the West Los Angeles District Office.
- c) Suitable construction of the public turning area at the terminus of Sarbonne Road (public street)

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.