

ACCELERATED REVIEW PROCESS -C

Office of the City Engineer

Los Angeles, California

To the Honorable Council  
Of the City of Los Angeles

December 9, 2021

Honorable Members:

C. D. No. 11

SUBJECT:

Offer to Dedicate easement for street and alley purposes on 11821 West Texas Avenue.

- Right of Way No. 36000-10255

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RECOMMENDATIONS:

- A. That the petitioner's offer to dedicate the easement for street and alley purposes on 11821 West Texas Avenue substantially as shown on the attached Exhibit Map, be accepted.
- B. That the Board of Public Works be authorized to acquire the dedication.
- C. That a copy of the Council action on this project be forwarded to the Survey Division of the Bureau of Engineering for processing.
- D. That the notification of the time and place of the Public Works and Gang Reduction Committee to consider this matter to be sent to:
  1. Texas Westgate LP.  
11601 Santa Monica Blvd.  
Los Angeles, CA 90025

FISCAL IMPACT STATEMENT:

A fee of \$3,416.51 was paid for processing this report pursuant to Sections 7.3 and 7.41.1 of the Administrative Code. No additional City Funds are needed.

TRANSMITTALS:

1. Application dated April 24, 2019, from Texas Westgate LP.
2. Exhibit Map, location map.

DISCUSSION:

The petitioner, Texas Westgate LP., is offering to dedicate easement for street and alley

purposes on 11821 West Texas Avenue, over the properties substantially shown on the attached Exhibit Map.

The investigation fees required under Sections 7.3 and 7.41.1 of the Administrative Code have been paid by the petitioner.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that this project is exempt from the California Environmental Quality Act of 1970, pursuant to the categorical exemptions included in the City of Los Angeles Guidelines under Article III, Class 5(4).

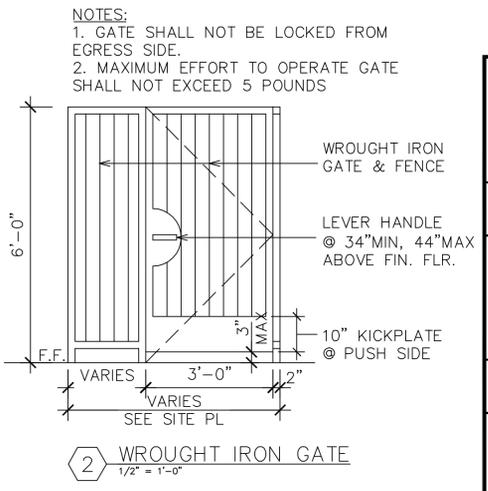
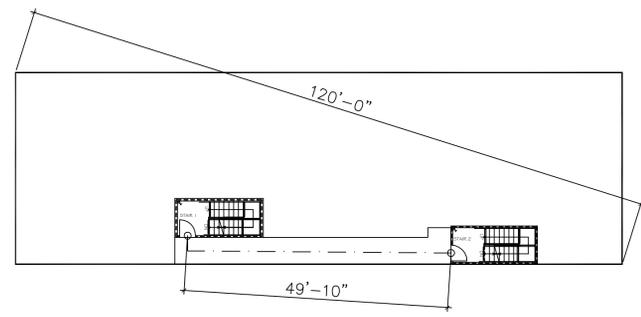
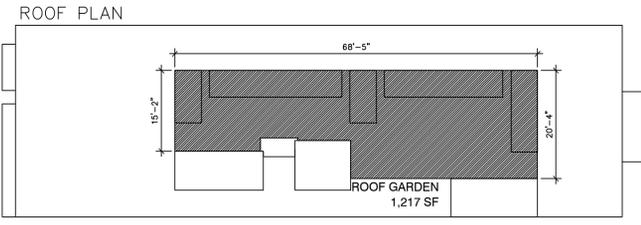
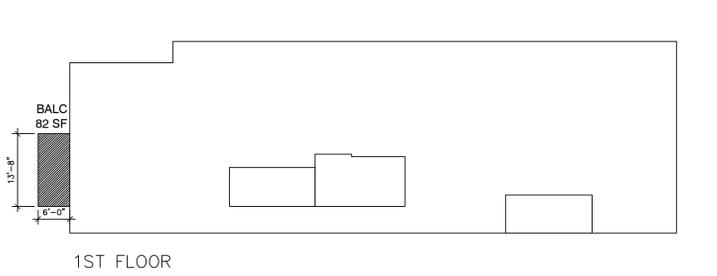
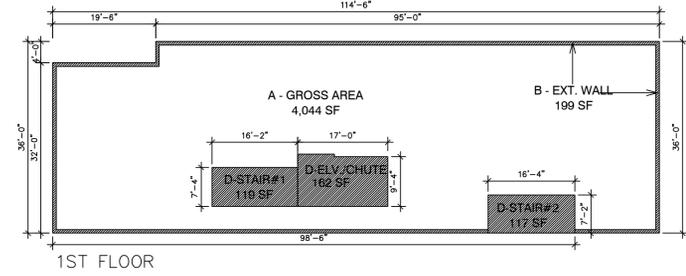
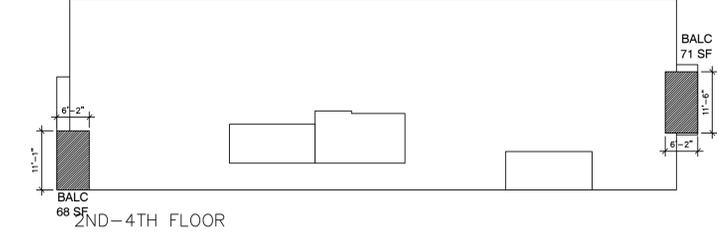
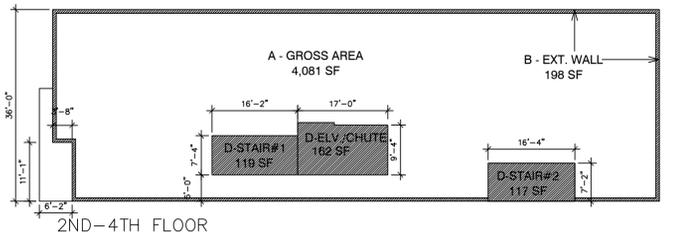
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "W. Knight".

William Knight, Acting Engineer of Surveys  
Survey Division  
Bureau of Engineering

dedrpt\_10255

cc: West Los Angeles District



**1 FLOOR AREA DIAGRAM**  
 NTS

FLOOR LEVEL	A	B	C	D	E
1ST FLOOR	4,044	199	47	3,798	3,400
2ND FLOOR	4,081	198	47	3,836	3,438
3RD FLOOR	4,081	198	47	3,836	3,438
4TH FLOOR	4,081	198	47	3,836	3,438
TOTAL AREA	16,287	792	188	15,306	13,714

**STREET DEDICATION**

**OPEN SPACE REQUIRED**  
 (8 X 175) = 1,400 SF

**OPEN SPACE PROVIDED**  
 PRIVATE OPEN SPACE (50 SF X 7) = 350 SF  
 ROOF GARDEN = 1,217 SF

**TOTAL** = 1,567 SF

**2 EXIT DISTANCE DIAGRAM**  
 NTS

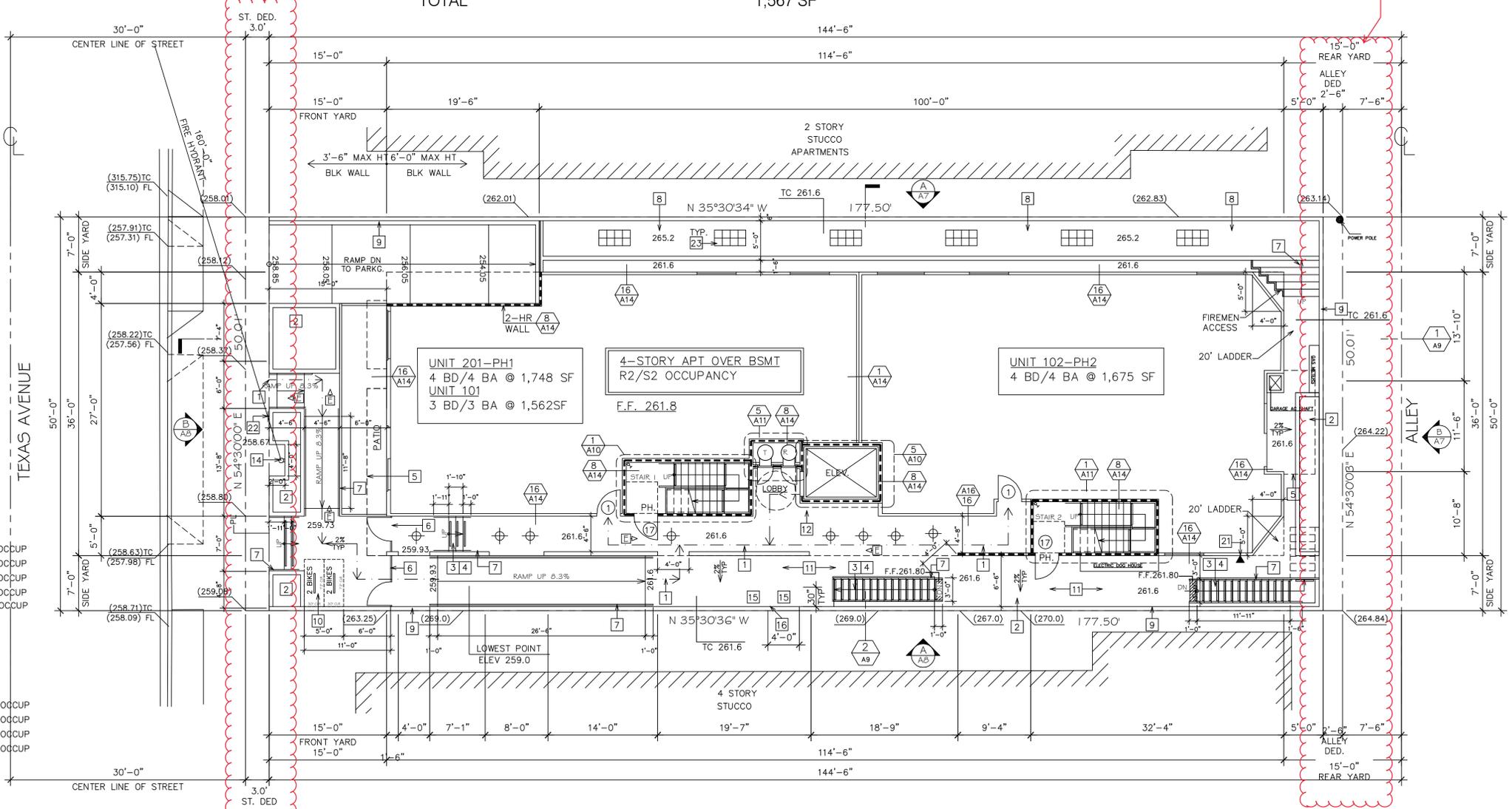
**ALLEY DEDICATION**

- SITE REFERENCE NOTES:**
- ADA PATH OF TRAVEL
  - NON-FILTRATION PLANTER
  - CONCRETE STAIRS/STEPS - SEE D4r TREADS 1 1/2" MIN., RISERS 4"-7" TYP.
  - WARNING STRIPE & HANDRAIL EXTENSIONS AS PER 11A-6A/D4r
  - LINE OF BALCONY ABOVE
  - 6'-0" HIGH W.I. GATE & FENCE, SEE 2/A2
  - 42" HIGH WROUGHT IRON RAILING
  - STORMWATER/FILTRATION PLANTER
  - 6'-0" HIGH CMU WALL @ PROPERTY LINE
  - SHORT TERM BICYCLE PARKING - SEE 2/A3
  - 100% OF HARDSCAPE TO BE UNCOLORED CONCRETE w/ SMOOTH CEMENT FINISH and w/ SOLAR REFLECTANCE OF AT LEAST 0.30 AS DETERMINED PER ASTM E918 or ASTM C1549.
  - MAILBOXES. SEE DET 6/D5r
  - WEATHER BASED IRRIGATION CONTROLLER SEE SHEET A2X
  - FIRE DEPARTMENT CONNECTION
  - 2'-6"x4" MIN. WHEEL CHAIR REFUGE. THIS AREA TO BE IN ACCORDANCE w/ SECTION 1007.7.3 THRU 1007.7.6
  - PROVIDE INSTRUCTIONS AND TWO-WAY COMMUNICATION PER SECTIONS 1007.6.3 & 1007.6.4
  - INVERTER & METERING EQUIPMENT FOR SOLAR POWER SYSTEM
  - EXIST. CURB BREAK TO BE REMOVED -INSTALL NEW CURB, GUTTER AND SIDEWALK
  - CONC. APRON PER CITY STD.
  - 42" HI MAX. PLANTER
  - IRRIGATION CONTROLLER. SEE 1/A115
  - INSTALL ACCESSIBLE SIGNAGE PER D7r
  - INSTALL 12"x12"x2" CONCRETE STEPPING STONES FOR FIRE RESCUE LADDERS BENEATH BEDROOM ESCAPE WINDOWS

- LEGEND**
- 1-HR WALL
  - 2-HR WALL - SEE 8/A14
  - CLASS 1 - 4" STANDPIPE W/ 2 1/2" OUTLET
  - EXIT SIGN - SEE NOTES F13&14/A1
  - WATER CURTAIN SEE 3/A4, TYP.
  - EXIST. GRADE
  - FINISHED GRADE
  - WEATHER BASED IRRIGATION CONTROLLER SEE SHEET A15
  - ELEVATION MONUMENT TO BE ESTABLISHED AND VERIFIED PRIOR TO FOUNDATION EXCAVATION
  - PH PANIC HARDWARE

**GRADE PLANE**  
 PLANNING  
 LOWEST POINT EL. 259.00

**BUILDING**  
 259.08+258.01+263.14+264.84/4=261.26



**ZONING FLOOR AREA**  
 (NET FLOOR AREA \* W/BALCONIES LESS ELEVATOR, STAIRS, ENCLOSED SHAFTS & OPEN TO SKY OPEN SPACE)

1ST FLR (3,845 SF - 445 SF) 3,400 SF  
 2ND FLR (3,883 SF - 445 SF) 3,438 SF  
 3RD FLR (3,883 SF - 445 SF) 3,438 SF  
 4TH FLR (3,883 SF - 445 SF) 3,438 SF  
 TOTAL 13,714 SF

\*= EXCLUDES AREA OF EXTERIOR WALLS

**BUILDING FLOOR AREA**  
 (NET FLOOR AREA INCL. BALCONIES, ELEV., STAIRS & ENCLOSED SHAFTS LESS OPEN TO SKY OPEN SPACE)

1ST FLR (3,845 SF - 47 SF) 3,798 SF/200=19 OCCUP  
 2ND FLR (3,883 SF - 47 SF) 3,836 SF/200=19 OCCUP  
 3RD FLR (3,883 SF - 47 SF) 3,836 SF/200=19 OCCUP  
 4TH FLR (3,883 SF - 47 SF) 3,836 SF/200=19 OCCUP  
 GARAGE AREA 5,952 SF/200=30 OCCUP  
 TOTAL 21,258 SF

**SCHOOL FFF FLOOR AREA**  
 (GROSS FLOOR AREA W/ BALCONIES LESS ELEVATOR, STAIRS, ENCLOSED SHAFTS & OPEN TO SKY OPEN SPACE)

1ST FLR (4,044 SF - 445 SF) 3,599 SF/200= 18 OCCUP  
 2ND FLR (4,081 SF - 445 SF) 3,636 SF/200= 18 OCCUP  
 3RD FLR (4,081 SF - 445 SF) 3,636 SF/200= 18 OCCUP  
 4TH FLR (4,081 SF - 445 SF) 3,636 SF/200= 18 OCCUP  
 TOTAL 14,507 SF

DATE	ISSUED FOR	DATE	REVISIONS

**ROBERT JAMES TAYLOR**  
**ARCHITECT**  
 1416 STAMFORD DRIVE GLENDALE, CA 91208 (818) 247-3495

**JOB TITLE**  
 11821 TEXAS AVENUE

**SHEET TITLE**  
 SITE PLAN

**PROJECT NUMBER**

**SHEET NUMBER**  
 A2

**Application for Dedication of Easement**  
**Case Reference Number 201900190**

Applicant Information	
Full Name:	<b>Texas Westgate LP</b>
Address:	<b>11601 Santa Monica Bl</b>
City	<b>Los Angeles</b>
State	<b>CA</b>
Zip	<b>90025</b>
Phone	<b>310-914-5555</b>
Fax	
Email	<b>don@wisemanresidential.com</b>

Owner Information	
Full Name:	<b>Texas Westgare LP</b>
Address:	<b>11601 Santa Monica Blvd</b>
City	<b>Santa Monica</b>
State	<b>CA</b>
Zip	<b>90025</b>
Phone	<b>310-914-5555</b>
Fax	
Email	<b>title05.la@ortc.com</b>

Property Information	
Job Address:	<b>11821 W. Texas Ave</b>
Building Permit Application No.	<b>18010-10000-06303</b>
R/W No.	<b>36000-10255</b>
Tract	<b>Artesian Tract</b>
Block	<b>45</b>
Lot	<b>26</b>
Arb.	

Project Information (if applicable)	
Project Title	
Project Engineer (if City project)	
Project Engineer Title (if City project)	
Work Order or I.D.O. (if City project)	
B-Permit Number (if applicable)	
Work Description	

Dedication Information	
<b>The Area to be dedicated is for:</b>	
<b>YES</b>	Street
<b>YES</b>	Alley
<b>NO</b>	Sidewalk
<b>NO</b>	Sanitary Sewer
<b>NO</b>	Storm Drain
<b>NO</b>	Other Explain

<b>The area dedicated is located at:</b>	
Engineering District	<b>WEST LOS ANGELES</b>
Planning District	
Council District Number	<b>11</b>
District Map Number	<b>129B145-1034</b>
Thomas Guide Page and Grid	<b>631-J5</b>

Description of Dedication	<b>3' along Texas Ave and 2.5' along alley</b>
Reason for Dedication	<b>LADOT Dedication Requirements</b>

The dedication is required by:	
<b>NO</b> R3 - Hwy Dedication	
<b>NO</b> CPC	Planning Number
<b>NO</b> ZA	Planning Number
<b>YES</b> DOT	
<b>NO</b> Hillside Ordinance	
<b>NO</b> Voluntary Dedication	
<b>NO</b> Other	Explain

**BOE Counter Comments:**  
 Alley dedication was required by LADOT.

**Survey Comments:**  
 The alley dedication will make this a non R-3 because it needs approval from council. Also update R/W number to 36000 for a voluntary dedication.

**Real Estate Comments:**  
 No Comments.

Mapping Comments:

No Comments.