

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

June 11, 2019

Honorable Members:

C.D. No. 1

SUBJECT:

Final Map of Tract No. 70452

RECOMMENDATIONS:

Approve the final map of Tract No. 70452, located at 1545 N. San Fernando Road, westerly of Arvia Street and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$14,080.00 for the processing of this final tract map pursuant to Section 19.02(A) (2) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract No. 70452.
2. Unnumbered file for Tract No. 70452.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

This map compromises the Final unit of the vesting tentative map of Tract No. 70452 that was approved by the Advisory Agency on July 30, 2008 for eight ground lots and three airspace lots for a maximum 10 Joint Living and Work Quarter condominium units and 44 residential condominiums on ground Lot 1, 200 residential condominium units on ground Lot 2, 67 affordable rental units and one non-restricted manager's unit on ground Lot 3, 41 residential condominiums on ground Lot 4, and 107 affordable senior housing units and one non-restricted manager's unit and two commercial condominiums comprised of 29,400 square feet of retail on ground Lot 5.

The map was subsequently modified to a maximum 86 affordable rental units and one non-restricted manager's unit on ground Lot 1, 97 residential condominiums on ground Lot 2, 67 affordable rental units and one non-restricted manager's unit on ground Lot 3, 41 residential condominiums on ground Lot 4, and 16,991 square feet of retail space in airspace Lot 9, 12,409 square feet of retail space in airspace lot 10, and 107 affordable senior housing units and one non-restricted manager's unit in airspace Lot 11, where airspace Lots 9, 10, and 11 are located on ground Lot 5.

The Advisory Agency has determined that this project will not have a significant effect on the environment.

The conditions of approval for the tract map have been fulfilled including payment of the Recreation and Parks Fee less the Dwelling Unit Construction Tax and registering the Covenant and Agreements (document Nos. 20190476314 and 20190476475). Transmitted Subdivision Improvement Agreement and Contract with attached security documents guarantees construction of the required improvements. Upon approval by the Council, the final map will be transmitted to the County Engineer for filing with the County Recorder.

The expiration date of the tentative map approval is August 2, 2019. The subdivider has made a timely filing of the final map prior to the expiration date.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

The Los Angeles County Metropolitan
Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012

Surveyor

Joseph W. Wideman
David Evans And Associates, Inc.
25152 Springfield Court, Suite 350
Santa Clarita, CA 91355

Report prepared by:
Land Development & GIS Division

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EY/ms
Q:Tr. 70452

Respectfully submitted,



Edmond Yew
Land Development & GIS Division
Bureau of Engineering