

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

December 5, 2018

Honorable Members:

C. D. No. 9

SUBJECT:

Final Map of Parcel Map L.A No. 2014-3308

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A No. 2014-3308 located at 1227 W. 27th Street easterly of Orchard Avenue and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The Subdivider has paid a fee of \$9,064.00 for the processing of this final parcel map pursuant to Section 19.02(B) (3) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Parcel Map L.A No. 2014-3308.
2. Unnumbered file for Parcel Map L.A No. 2014-3308.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The Advisory Agency conditionally approved the preliminary Parcel Map L.A. No. 2014-3308 on July 20, 2016 for a maximum of four parcels, with a single-family dwelling on each parcel, pursuant to the Small Lot Subdivision Ordinance No. 176,354.

This map was approved by South Los Angeles Area Planning Commission on appeal on November 21, 2017. In its approval, the South Los Angeles Area Planning Commission granted the appeal in part and sustained in part the decision of the Advisory Agency. In its approval the

South Los Angeles Area Planning Commission adopted amended Findings and modified Conditions of Approval.

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

The conditions of approval for the parcel map have been fulfilled including payment of the Recreation and Parks Fee less the Dwelling Unit Construction Tax. 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 parcel map approval is July 20, 2019.

The owner and surveyor for this subdivision are:

Owner

Ursa 2684 Orchard Ave., LLC
10573 W. Pico, #213
Los Angeles, CA 90064

Surveyor

Reynaldo T. De Rama
Tala Associates
1916 Colby Avenue
Los Angeles CA 90025

Report prepared by:
Land Development & GIS Division

Dale Williams
Civil Engineer
Phone (213) 202-3491

Respectfully submitted,



Edmond Yew
Land Development & GIS Division
Bureau of Engineering