

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

July 12, 2019

Honorable Members:

C.D. No. 14

SUBJECT:

Final Map of Tract No. 66892

RECOMMENDATIONS:

Approve the final map of Tract No. 66892, located at 1200 S. Figueroa Street, northeasterly of Pico Boulevard and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$ 11,639.40 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. 66892.
2. Unnumbered file for Tract No. 66892.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The tentative map of Tract No. 66892 was conditionally approved by the Advisory Agency on December 13, 2007 for a maximum 648 residential condominiums and 26 commercial condominiums consisting of 23,000 square feet of retail/entertainment/restaurant uses. The map was subsequently modified to a maximum 648 residential condominiums and 26 commercial condominiums consisting of 48,000 square feet of retail/entertainment/restaurant uses and four signage condominium uses.

This final map proposes to merge a portion of air space area above the existing alley within the tract boundaries with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government code.

The Advisory Agency has determined that this project will have a significant effect on the environment. On November 12, 2014, the City of Los Angeles found that the previously adopted Environmental Impact Report ENV-2000-3577-EIR, certified on September 4, 2001, adopted Statement of Overriding Considerations, and subsequent Addenda to the Final EIR, together with the Addendum dated October 3, 2014 are adequate environmental clearance and comply with the California Environmental Quality Act.

The conditions of approval for the tract map have been fulfilled including payment of the Recreation and Parks Fee. 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 December 13, 2023.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Circa 1200 LLC
3470 Wilshire Boulevard, Suite 700
Los Angeles, CA 90010

Surveyor

Thomas Iacobellis/Iacobellis & Associates, Inc.
11145 Tampa Avenue, #15-B
Northridge, CA 91326

Report prepared by:
Land Development & GIS Division

Respectfully submitted,



Gregg Vandergriff
Senior Civil Engineer
Phone (213) 808-8874

Edmond Yew
Land Development & GIS Division
Bureau of Engineering

EY/ms
Q:Tr. 66892