Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles July 30, 2019

Honorable Members: C.D. No. 11

SUBJECT:

Final Map of Tract No. 73387

RECOMMENDATIONS:

Approve the final map of Tract No. 73387, located at 11750 W. Wilshire Boulevard, southwesterly of Stoner Avenue 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. 73387.

2. Unnumbered file for Tract No. 73387.

3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 73387 was conditionally approved by the Advisory Agency on October 21, 2016 for 1 master lot and 4 airspace lots.

This map was approved by the Los Angeles City Planning Commission on appeal on November 17, 2016. In its approval, the Los Angeles City Planning Commission denied the appeal in part and sustained in part the decision of the Deputy Advisory Agency. In approving the decision of the Deputy Advisory Agency, the Los Angeles City Planning Commission adopted the modified Conditions of Approval and Findings.

The Advisory Agency has determined that this project will have a significant effect on the environment. On November 17, 2016, the Los Angeles City Planning Commission adopted and certified that the Environmental Impact Report (FEIR) ENV-2013-3747-EIR (State Clearing House No. 2014031014) had been completed in compliance with CEQA. The Los Angeles City Planning Commission in its approval action of the FEIR adopted the Project Environmental Findings, Mitigation Monitoring Program and Statement of Overriding Considerations.

This final map proposes to merge a portion of the sanitary sewer easement within the tract boundaries with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government code.

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. 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 October 21, 2019.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Douglas Emmett, 1995, LLC
1299 Ocean Avenue, Suite 1000
Santa Monica, CA 90401

Surveyor

Richard Sullivan/PSOMAS
555 S Flower Street, Suite 4300
Los Angeles, CA 90071

Report prepared by:
Land Development & GIS Division

Respectfully submitted,

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Edmond Yew
Land Development & GIS Division
Bureau of Engineering

EY/ms
Q:Tr. 73387