

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

October 6, 2020

Honorable Members:

C.D. No. 15

SUBJECT:

Final Map of Tract No. 71886-03

RECOMMENDATIONS:

Approve the final map of Tract No. 71886-03, located at 26900 Western Avenue, northerly of Westmont Drive and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$14,064.00 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. 71886-03.
2. Unnumbered file for Tract No. 71886-03.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

This map comprises the third unit of the tentative map of Tract No. 71886 that was approved by the Advisory Agency on April 17, 2014 for 239 Lots for a residential development consisting of the construction of 208 single-family residences and 470 residential condominium units. The map was subsequently modified to 239 Lots for a residential development consisting of 205 single-family residences and 492 residential condominium units, and a total of 1,934 parking spaces.

The Advisory Agency has determined that this project will have a significant effect on the environment. On March 4, 2014, the Los Angeles City Council certified the Environmental Impact Report No. ENV-2005-4516-EIR (State Clearing House No. 2010101082). The Los Angeles City Council in its approval action of the EIR adopted the EIR Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program.

The conditions of approval for the tract map have been fulfilled. 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 April 17, 2025.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Surveyor

SoCal San Pedro SPV 1, LLC
6363 Wilshire Boulevard, Suite 600
Los Angeles, CA 90048

Jerry Uselton/FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, CA 92606

Report prepared by:
Permit Case Management Division

Respectfully submitted,



Thein Crocker
Civil Engineer
Phone (213) 808-8595

Bert Moklebust, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

BM/ms
Q:Tr. 71886-03