

Office of the City Engineer
Los Angeles, California

To The Honorable Council
Of the City of Los Angeles

March 23, 2021

Honorable Members:

C.D. No. 4

SUBJECT:

Final Map of Tract No. 78424

RECOMMENDATIONS:

Approve the final map of Tract No. 78424, located at 610, 614, 618 South Van Ness Avenue, northerly of Wilshire Boulevard 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 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. 78424.
2. Unnumbered file for Tract No. 78424.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 78424 was conditionally approved by the Advisory Agency on December 5, 2019 for a maximum of twelve (12) residential condominium units.

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. 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 5, 2022.

The owner and engineer for this subdivision are:

Owner

BBC Van Ness, LLC
555 Skokie Boulevard
Illinois, CA 60062

Report prepared by:
Permit Case Management Division

Thein Crocker, P.E.
Civil Engineer
Phone (213) 808-8595

BM/bt
Q:Tr. 78424

Engineer

Randall Greenwood
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301

Respectfully submitted,



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