

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

March 20, 2021

Honorable Members:

C.D. No. 14

SUBJECT:

Final Map of Tract No. 74239-01

RECOMMENDATIONS:

Approve the final map of Tract No. 74239-01, located at 1240 S. Figueroa Street (1240-1260 S. Figueroa Street), northerly of Pico Boulevard and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$20,840.00 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. 74239-01.
2. Unnumbered file for Tract No. 74239-01.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 74239 was conditionally approved by the Advisory Agency on February 9, 2018 for the merger and resubdivision of a 1.22 acre site into 18 lots (2 master ground lots and 16 airspace lots). In January 2020, the Project Applicant requested the ability to construct the two-tower hotel project in two phases using multiple Final Maps. Therefore, the Deputy Advisory Agency issued the letter of clarification dated March 10, 2020 that accepted the applicants request.

The Advisory Agency has determined that this project will have a significant effect on the

environment. On February 9, 2018, the Advisory Agency certified the Environmental Impact Report No. ENV-2016-2594-EIR (State Clearing House No. 2016121063). The Advisory Agency in its approval action of the EIR adopted the EIR Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program.

This final map proposes to merge the portions of Pico Boulevard, a 15 feet wide subsurface portion of the alley easterly of Figueroa St, below an upper limit of 4 feet below the finished alley surface, and an excess right of way intersection of Pico Blvd and Figueroa Street 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. 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 February 9, 2021. However, per communication with the Department of City Planning Dated May 12, 2021 “the project approvals for the Fig+Pico hotels are all extended for a period of 10 years, until 2028, per the Development Agreement”. Therefore, this tentative map approved is still deemed valid.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Downtown Live, LLC
Lightstone DTLA, LLC
1633 Westwood Boulevard
Los Angeles, CA 90024

Surveyor

Richard Sullivan
555 S. Flower Street, Suite 4300
Los Angeles, CA 90017

Report prepared by:
Land Development & GIS 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/eg
Q:Tr. 74239-01