

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

April 28, 2015

Honorable Members:

C.D. No. 3

SUBJECT:

Final Map of Tract No. 72312

RECOMMENDATIONS:

Approve the final map of Tract No. 72312, located at 20700-20848½ Nordhoff Street and 8900 De Soto Avenue and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$ 8,720.00 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. 72312.
2. Unnumbered file for Tract No. 72312.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The Advisory Agency conditionally approved the tentative map of Tract No. 72312 on December 19, 2013 composed of 5 lots, for a maximum of 17,200 square feet of commercial floor area, including 7,000 square feet for drive-thru uses, and 112,478 square feet industrial floor area.

The Advisory Agency has determined that this project will not have a significant effect on the environment.

Ordinance No. 183,130 adopted June 24, 2014 placed the tract map area in the (T)(Q)M2-1 zone, as approved by the Council under Council File No. 14-0608. Filing of the final map will effectuate the rezoning of the tract map area.

The conditions of approval for the tract map have been fulfilled. The tract map is being developed for commercial and industrial purposes in the (T)(Q)M2-1 zone and is therefore exempt from the 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 19, 2016.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

OMP De Soto Industrial, LLC  
19300 Hamilton Avenue, Suite 200  
Gardena, CA 90248

Surveyor

Brian L. Thienes  
Thienes Engineering, Inc.  
14349 Firestone Boulevard  
La Mirada, CA 90638

Report prepared by:  
Land Development Group

Joseph Gnade  
Civil Engineer  
Phone: 213-202-3493

EY/ms  
Q:Tr. 72312

Respectfully submitted,



Edmond Yew, Manager  
Land Development Group  
Bureau of Engineering