

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

September 1, 2015

Honorable Members:

C.D. No. 4

SUBJECT:

Final Map of Tract No. 62842

RECOMMENDATIONS:

Approve the final map of Tract No. 62842, located at 5500-5528 Wilshire Boulevard westerly of Dunsmuir 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. 62842.
2. Unnumbered file for Tract No. 62842.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The Advisory Agency conditionally approved the vesting tentative map of Tract No. 62842 on March 14, 2006 for a maximum new 125-unit condominium and 25 joint live/work units and the preservation and restoration of Desmond's Tower. The map was subsequently modified to a maximum new 125-unit condominium and 50 joint live/work units (50,000 square feet maximum) and the preservation and restoration of Desmond's Tower.

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

This final map proposes to merge the existing 15-foot storm drain and sewer easement northerly of 8th 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 in the amount of \$720,825.00. 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 March 14, 2016.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

AERC Desmond's Tower, LLC
2 Venture
Irvine, CA 92618

Report prepared by:
Land Development Group

Dale Williams
Civil Engineer
Phone: 213-202-3491

EY/ms
Q:Tr. 62842

Surveyor

Psomas/John Chiappe Jr.
555 South Flower Street, Suite 4400
Los Angeles, CA 90017

Respectfully submitted,



Edmond Yew, Manager
Land Development Group
Bureau of Engineering