

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

November 10, 2015

Honorable Members:

C.D. No. 3

SUBJECT:

Final Map of Tract No. 72271

RECOMMENDATIONS:

Approve the final map of Tract No. 72271, located at 8544-8654 North Winnetka Avenue southerly of Parthenia Street 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. 72271.
2. Unnumbered file for Tract No. 72271.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The Advisory Agency conditionally approved the vesting tentative map of Tract No. 72271 on March 26, 2014 for a new maximum 65-unit detached residential condominiums. The map processed concurrently with City Planning Case CPC-2013-2078-GPA-ZC-BL-ZV-SPR; based on the City Planning Commission's recommendation the City Council revised the design and layout of the project and approved a maximum 59 detached condominiums on one-lot (Lot 1) and five fee-simple single-family lots (Lots 2 through 6).

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 in the amount of \$ 246,515.00. 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 26, 2017.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

WH Winnetka 60, LLC
21080 Centre Point Parkway, Suite 101
Santa Clarita, CA 91350

Surveyor

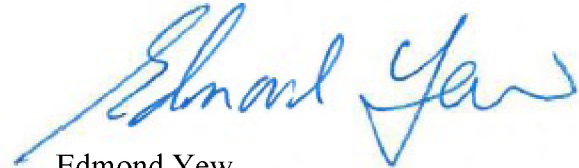
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Thousand Oaks, CA 91361

Report prepared by:
Land Development and GIS Division

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EY/ms
Q:Tr. 72271

Respectfully submitted,



Edmond Yew
Land Development and GIS Division
Bureau of Engineering