

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

December 2, 2015

Honorable Members:

C. D. No. 13

SUBJECT:

Final Map of Tract No. 63698

RECOMMENDATIONS:

Approve the final map of Tract No. 63698, located at 920-934 Western Avenue, lying southerly of easterly of Western Avenue and northerly of Lemon Grove.

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. 63698.
2. Unnumbered file for Tract No. 63698.

DISCUSSION:

The Advisory Agency conditionally approved the tentative map of Tract No. 63698 on August 24, 2006 the development of a maximum 36 residential condominium units. The tentative map was subsequently modified and approve on July 16, 2013 for the development of a maximum 49 residential condominium units.

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

Ordinance No. 177,115 adopted by the City Council October 25, 2005 under Council File No. 05-1754 placed the area of the tract map in the (T)(Q)RAS3-1VL. Filing the final map will effectuate the rezoning of the tract map area.

The conditions of approval for the parcel map have been fulfilled including payment of the Recreation and Parks Fee in the amount of \$235,807.00. Construction of the required improvements has been completed. 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 preliminary map approval is August 24, 2016.

The subdivider and surveyor for this subdivision are:

Subdivider

Western Lux, LLC  
Attn: Isaac Wise Cohanzad  
11601 Santa Monica Boulevard  
Los Angeles, CA 90025

Surveyor

Jack Little Company, Inc.  
Attn: Jack Little  
17621 Sherman Way  
Van Nuys, CA 91406

Report prepared by:

Dale Williams  
Civil Engineer

Phone (213) 202-3491

Respectfully submitted,



Edmond Yew  
Land Development & GIS Division

Bureau of Engineering

