

Office of the City Engineer
Los Angeles, California

To The Honorable Council
Of the City of Los Angeles

December 4, 2015

Honorable Members:

C. D. No. 5

SUBJECT:

Final Map of Tract No. 63567

RECOMMENDATIONS:

Approve the final map of Tract No. 63567 located at 10269 Santa Monica Boulevard lying northwesterly of Santa Monica Boulevard and northeasterly of Warnall Avenue and accompanying Subdivision Improvement Agreement and Contract with attached 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. 63567.
2. Unnumbered file for Tract No. 63567.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The Advisory Agency conditionally approved the tentative map of Tract No. 63567 was approved on February 17, 2006 for the development of a maximum 16 residential condominium units and 1 commercial condominium unit. The tentative map was subsequently modified and approved on April 29, 2014 for a maximum of 19-unit residential condominium.

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

Ordinance No. 177,933 adopted by the City Council September 20, 2006 under Council File No. 06-1381 placed the tract map area in the (T)(Q)RAS4-1VL. 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 \$9,112.00. 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 preliminary map approval is February 17, 2016.

The owner and surveyor for this subdivision are:

Owner

CCSO, LLC
Attn: Mahyar Barin
5366 Collingwood Circle
Calabasas, CA 91302

Surveyor

Jack Little Company
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