

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

December 9, 2015

Honorable Members:

C. D. No. 10

SUBJECT:

Final Map of Tract No. 72168

RECOMMENDATIONS:

Approve the final map of Tract No. 72168 located at 901-903 South New Hampshire Avenue, lying southerly of James M. Wood Boulevard and westerly of New Hampshire 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. 72168.
2. Unnumbered file for Tract No. 72168.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The tentative map of Tract No. 72168 was conditionally approved by the Advisory Agency on July 9, 2013 for a new maximum 16-unit residential condominium.

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

Ordinance No. 182,786 adopted by the City Council on October 30, 2013 under Council File No. 13-1294 placed the area of the tract map in the (T)(Q)R4-2 Zone. Filing the final map will effectuate the rezoning of the tract map area.

The conditions of approval for the tract map have been fulfilled including payment of Recreation and Park Fee in the amount of \$86,256.00. 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 July 9, 2018.

The owner and surveyor for this subdivision are:

Owner

Y&Y New Hampshire, Inc.
Attn: Ji Sung Yun
3171 W. Olympic Boulevard, #525
Los Angeles, CA 90006

Surveyor

TKIM Associates
Attn: Taik Kim
2500 Wilshire Boulevard, Suite 1122
Los Angeles, CA 90057



Report prepared by:

Respectfully submitted,

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Bureau of Engineering

