

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.11

SUBJECT:

Final Map of Parcel Map L.A No. 2014-0837

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A No. 2014-0837 located at 12303-12307 West Gorham Avenue lying along the westerly corner of the intersection of Gorham Avenue and Amherst Avenue and accompanying Subdivision Improvement Agreement and Contract with attached security documents.

FISCAL IMPACT STATEMENT

The Subdivider has paid a fee of \$ 11,720.00 for the processing of this final parcel map pursuant to Section 19.02(B) (3) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Parcel Map L.A No. 2014-0837.
2. Unnumbered file for Parcel Map L.A No. 2014-0837.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A No. 2014-0837 was conditionally approved by the Advisory Agency on July 10, 2014 for four new residential condominium units on two lots.

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

The conditions of approval for the parcel map have been fulfilled including payment of the Recreation and Parks Fee in the amount of \$9,746.00. Transmitted Subdivision Improvement Agreement and Contract with attached security documents guarantees construction of the require 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 parcel map approval is July 10, 2017.

The subdivider and engineer for this subdivision are:

Subdivider

Sassan Ohebsion
10366 Wilshire Boulevard, Unit 301
Los Angeles, CA 90024

Engineer

DHS & Associates, Inc.
Attn: Steve Nazemi
275 Centennial Way, Suite 205
Tustin, CA 92780

Report prepared by:
Land Development & GIS Division

Respectfully submitted,



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Civil Engineer
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Edmond Yew
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Bureau of Engineering