

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

November 26, 2019

Honorable Members:

C.D. No. 15

SUBJECT:

Final Map of Tract No. 71886-01

RECOMMENDATIONS:

Approve the final map of Tract No. 71886-01, located at 26900 S. Western Avenue, northerly of Westmont Drive and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$41,842.00 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. 71886-01.
2. Unnumbered file for Tract No. 71886-01.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

This map comprises the first unit of the tentative map of Tract No. 71886 that was approved by the Advisory Agency on April 17, 2014 for 239 Lots for a residential development consisting of the construction of 208 single-family residences and 470 residential condominium units. The map was subsequently modified to 239 Lots for a residential development consisting of 205 single-family residences and 492 residential condominium units, and a total of 1,934 parking spaces.

This final map proposes to merge the storm drain easement within the tract boundaries with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government code.

The Advisory Agency has determined that this project will have a significant effect on the environment. On March 4, 2014, the Los Angeles City Council certified the Environmental Impact Report No. ENV-2005-4516-EIR (State Clearing House No. 2010101082). The Los Angeles City Council in its approval action of the EIR adopted the EIR Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program.

The conditions of approval for the tract map have been fulfilled. 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 April 17, 2025.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

SoCal San Pedro SPV 1, LLC
6363 Wilshire Boulevard, Suite 600
Los Angeles, CA 90048

Surveyor

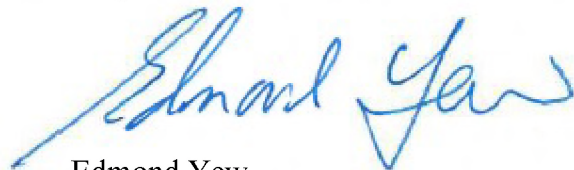
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Report prepared by:
Land Development & GIS Division

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EY/ms
Q:Tr. 71886-01

Respectfully submitted,



Edmond Yew
Land Development & GIS Division
Bureau of Engineering