

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

September 3, 2026

Honorable Members:

Council District No. 11

SUBJECT:

Final Map of Tract. No. 73891

RECOMMENDATIONS:

Approve the final map of Tract No. 73891, located at 11460 West Gateway Boulevard, southerly of Pico Boulevard and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT:

The subdivider has paid a fee of \$9,064.00 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. 73891.
2. Unnumbered file for Tract No. 73891.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The tentative map of Tract No. 73891 was conditionally approved by the Deputy Advisory Agency on June 27, 2017, for a one-lot subdivision, including the merger and vacation of a public alley right-of-way to create 129 residential condominiums. This decision was subsequently appealed.

On July 27, 2017, the Los Angeles City Planning Commission denied the appeal. The City Planning Commission determination was further appealed to the Los Angeles City Council, however, the City lost jurisdiction over the appeal, therefore the City Planning Commission's decision was adopted as final.

The Deputy Advisory Agency certifies Mitigated Negative Declaration ENV-2015-4087-MND reflects the independent judgment of the lead agency, and determined that this project would not have a significant effect upon the environment if the identified impacts are mitigated to a less than significant level and have incorporated said mitigations onto the project's Conditions of Approval.

This final map proposes to merge the alley right-of-way which lies northerly and runs NE/S thru property within the tract boundaries with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government Code. The conditions of approval for the tract map have been fulfilled including payment of the Recreation and Parks Fee. Transmitted Subdivision Improvement Agreement and Contract with security documents guarantee construction of the required public improvements.

Pursuant to California Government Code Section 66458, Council shall, at its next regular meeting after it receives the map, approve the map if it conforms to all the conditions of approval of the tentative map. If the map does not conform, Council shall disapprove the map. If Council does not approve or disapprove the map within the prescribed time, or any authorized extension thereof, and the map conforms to all requirements and rulings, it shall be deemed approved, and the clerk of the legislative body shall certify or state its approval thereon. 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 August 4, 2029.

The owner and engineer for this subdivision are:

Owner

Onni Pico Blvd, LLC
1031 S Broadway, Suite 400
Los Angeles, CA 90015

Surveyor

Brandon M. Hahn
28368 Constellation Road Unit 300
Valencia, CA 91355

Report prepared by:
Permit Case Management Division

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Respectfully submitted,


box SIGN 4PZRZYR-42PWZ7WX

Hui Huang, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering