

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

September 16, 2021

Honorable Members:

C.D. No. 13

SUBJECT:

Final Map of Tract No. 74169

RECOMMENDATIONS:

Approve the final map of Tract No. 74169, located at 1860, 1868 N. Western Avenue and 5440, 5446, 5448 W. Franklin Avenue, northerly of Hollywood Boulevard and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$14,064.00 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. 74169.
2. Unnumbered file for Tract No. 74169.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 74169 was conditionally approved by the Advisory Agency on March 31, 2017 for the merger and re-subdivision of the project site into a single ground lot and the merger of 4.5 feet of previously dedicated area along Franklin Avenue for a maximum of 96 dwelling units (including 41 density bonus units or 75% density bonus).

This map was approved by the Los Angeles City Planning Commission on appeal on February 8, 2018. In its approval, the Los Angeles City Planning Commission denied the appeals and sustained the determination of the Deputy Advisory Agency.

The Deputy Advisory Agency adopted Mitigated Negative Declaration ENV-2016-1955-MND and Errata dated March 23, 2017 as the environmental clearance and has determined that this project will not have a significant effect on the environment provided that the potential impacts identified are mitigated to a less than significant level through implementation of the Tract's Conditions of Approval.

This final map proposes to merge a portion of Franklin Avenue 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 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 was February 8, 2021. Pursuant to California AB 1561, this expiration date is to be extended an additional eighteen (18) months relative to the end of the local emergency period. The Mayor's emergency order, which began on March 4, 2020, is still in effect and, therefore, this tentative map approval is still deemed valid without the need of a time extension until the local emergency period ends.

The owner and surveyor for this subdivision are:

Owner

Western & Franklin, LLC
1725 21st Street
Santa Monica, CA 90404

Surveyor

Brandon M. Hahn
28368 Constellation Road, Unit 300
Santa Clarita, CA 91350

Report prepared by:
Permit Case Management Division

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BM/bt
Q:Tr. 74169

Respectfully submitted,



Bert Moklebust, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering