

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

October 12, 2021

Honorable Members:

C.D. No. 10

SUBJECT:

Final Map of Tract No. 70863

RECOMMENDATIONS:

Approve the final map of Tract No. 70863, located at 3183-3185 Wilshire Boulevard, easterly of Vermont Avenue.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$15,900.00 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. 70863.
2. Unnumbered file for Tract No. 70863.

DISCUSSION:

The vesting tentative map of Tract No. 70863 was conditionally approved by the Advisory Agency on April 10, 2009 for 32 airspace lots – one ground master lot (to include all market-rate apartments and all residential parking), five commercial / retail lots, two parking lots, one plaza lot, three subway / subway station lots, and 20 lots for affordable apartments.

In September of 1995, the Community Redevelopment Agency prepared and certified the Final Environmental Impact Report (FEIR) for the Wilshire Center / Koreatown Recovery Redevelopment Project under State Clearing House (SCH) No. 95-041016. In connection with the consideration of the subject Wilshire / Vermont Joint Development Project (Project), the Advisory Agency caused to be prepared the May 2003 Addendum to the certified FEIR, which evaluated the environmental impacts of the site specific Project. The Project is proposed for the MTA Wilshire / Vermont Red Line Station site, and a site in the block just to the east of the station, and consists of up to 448 residential apartments in six levels above a ground level containing up to 35,000 square feet of retail commercial space, three stories of subterranean parking containing 732 parking spaces, and the relocation of the existing MTA bus plaza.

The Conditions of Approval for the tract map have been fulfilled. The construction of the required public street improvements has been completed to the satisfaction of the City Engineer. 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 9, 2022.

The owner and surveyor for this subdivision are:

Owner

Los Angeles County Metropolitan
Transportation Authority
One Gateway Plaza, 22nd Floor (MS 99-22-2)
Los Angeles, CA 90012

Surveyor

Richard Sullivan
555 South Flower Street, Suite 4300
Los Angeles, CA 90017

Report prepared by:
Permit Case Management Division

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Respectfully submitted,



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

BM/bt
Q:Tr. 70863