

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

November 29, 2021

Honorable Members:

C.D. No. 5

SUBJECT:

Final Map of Tract No. 69170

RECOMMENDATIONS:

Approve the final map of Tract No. 69170, located at 3600 South Empire Drive, southeasterly of Tabor Street and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$8,720.00 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. 69170.
2. Unnumbered file for Tract No. 69170.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 69170 was conditionally approved by the Advisory Agency on January 15, 2010 for a maximum six-unit (6) condominium conversion project with one of the units set aside / designated as a Low or Moderate income housing unit.

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

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 tract map approval was January 15, 2021. The Mayor's emergency order, which began on March 4, 2020, is still in effect and, therefore, this tentative tract 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

Empire Plaza Company, LLC
9440 Santa Monica Boulevard, Suite 401
Beverly Hills, 90210

Surveyor

Yoshiaki Miyamoto
5601 West Washington Boulevard
Los Angeles, CA 90016

Report prepared by:
Permit Case Management Division

Thein Crocker, P.E.
Civil Engineer
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BM/eg
Q:Tr. 69170

Respectfully submitted,



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