

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

March 17, 2022

Honorable Members:

C.D. No. 4

SUBJECT:

Final Map of Tract Map L.A. No. 72802

RECOMMENDATIONS:

Approve the final map of Tract Map L.A. No. 72802, located at 14130 and 14154 West Riverside Drive; 4715-4745 North Hazeltine Avenue, Easterly of Calhoun Avenue 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(B)(3) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract Map L.A. No. 72802.
2. Unnumbered file for Tract Map L.A. No. 72802.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The Advisory Agency conditionally approved the vesting tentative map of Tract No. 72802 on September 5, 2019 for the merger and resubdivision of the project site into two ground lots for residential and commercial condominium purposes for a mixed-use project (Reduced Alternative 5) containing 249 multi-family residential units and 27,470 square feet or commercial uses, and a haul route for the export of up to 152,870 cubic yards of soil. Reduced Alternative 5 is reflected on the revised Tract Map, stamp dated August 2, 2019.

The Advisory Agency has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-

2014-1362-EIR (State Clearinghouse Hose No. 2014071001), dated July 2016, and the Final EIR, dated August 2019(ICON Sherman Oaks Project EIR).

The Advisory Agency adopted the related and prepared ICON Sherman Oaks Project EIR Environmental Findings and the Mitigation Monitoring Program Prepared for the ICON Sherman Oaks Project EIR.

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 September 5, 2022.

The owner and surveyor for this subdivision are:

Owner

IMT Capital II Sherman Oaks LLC  
15303 Ventura Blvd  
Sherman Oaks, CA 91403

Surveyor

Robert Rogers  
700 S. Flower Street, Suite 2100  
Los Angeles, CA 90017

Report prepared by:  
Permit Case Management Division

Thein Crocker, P.E.  
Civil Engineer  
Phone (213) 808-8595

BM/ep  
Q:Tr. 72802

Respectfully submitted,



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