

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

September 14, 2022

Honorable Members:

C.D. No. 11

SUBJECT:

Final Map of Tract No. 72298

RECOMMENDATIONS:

Approve the final map of Tract No. 72298, located at 12101 W. Olympic Boulevard, westerly of Bundy Drive and accompanying Subdivision Improvement Agreement and Contract with security documents..

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$15,180.00 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. 72298.
2. Unnumbered file for Tract No. 72298.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 72298 was conditionally approved by the Advisory Agency on March 24, 2016 for 10 airspace lots for the development of a mixed-use development consisting of 516 residential units, 99,000 square feet of retail floor area, 200,000 square feet of creative office floor area, and subterranean parking.

The Advisory Agency has determined that this project will have a significant effect on the environment. On December 20, 2016, the City Council adopted the Environmental Impact Report (EIR) ENV-2012-3063-EIR (State Clearing House No. 2013031057). The City Council, in its approval action of the EIR adopted the Mitigation Measures and Statement of Overriding Consideration contained therein.

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 is March 24, 2031.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Philena Investment Holdings, LLC  
12101 W. Olympic Boulevard  
Los Angeles, CA 90064

Surveyor

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

Report prepared by:  
Permit Case Management Division

Respectfully submitted,



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Civil Engineer  
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Principal Civil Engineer  
Permit Case Management Division  
Bureau of Engineering

BM/ms  
Q:Tr. 72298