

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

November 29, 2022

Honorable Members:

C.D. No. 5

SUBJECT:

Final Map of Tract No. 74076

RECOMMENDATIONS:

Approve the final map of Tract No. 74076, located at 1220-26 South Bedford Street, northerly of West Pico Boulevard and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$9,064.00 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. 74076.
2. Unnumbered file for Tract No. 74076.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 74076 was conditionally approved by the Advisory Agency on September 18, 2018 for the merger and resubdivision of two contiguous lots, into one (1) ground lot, in conjunction with construction, use, and maintenance of a proposed five (5) story, 20-unit residential condominium building.

This map was approved by the Central Los Angeles Area Planning Commission on appeal on November 13, 2018. In its approval, the Los Angeles City Planning Commission denied the appeal, and sustained the decision of the Deputy Advisory Agency. In approving the decision

of the Deputy Advisory Agency, the Central Los Angeles Area Planning Commission adopted the Conditions of Approval and Findings of the Deputy Advisory Agency.

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 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 vesting tentative map approval is March 18, 2029.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Marmar Bedford, LLC
493 S Roberson Blvd.
Beverly Hills, CA 90211

Surveyor

Cesar S. Bregaudit/Tala Associates
1916 Colby Avenue
Los Angeles, CA. 90025

Report prepared by:
Permit Case Management Division

Respectfully submitted,



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

BM/lh
Q:Tr. 74076