

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

June 13, 2023

Honorable Members:

C.D. No. 5

SUBJECT:

Final Map of Tract No. 70935

RECOMMENDATIONS:

Approve the final map of Tract No. 70935, located at 10951-10955 W. Wilshire Boulevard and 1151-1175 S. Gayley Avenue, easterly of Veteran Avenue and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$13,860.00 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. 70935.
2. Unnumbered file for Tract No. 70935.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 70935 was conditionally approved by the Advisory Agency on July 2, 2010 for a maximum of either Option 1: 250-room hotel and 6,510 square feet of commercial use OR Option 2: 144 residential condominium units and 6,510 square feet of commercial use. The map was subsequently modified to a maximum of either Option 1: 250-room hotel and 6,510 square feet of commercial use OR Option 2: 144 residential condominium units and 6,510 square feet of commercial use OR Option 3: 250 apartments units and 6,510 feet of commercial use

This final map proposes to merge the portions of Gayley Avenue and existing alley within the tract

boundaries with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government code.

The Advisory Agency has determined that this project will have a significant effect on the environment. On December 8, 2010, the City Council certified the Environmental Impact Report (EIR) ENV-2008-2368-EIR (State Clearing House No. 2008081010). Subsequent Addendum No.1 dated October of 2012 and Addendum No.2 dated October of 2014 were prepared to analyze changes in the project. Based upon substantial evidence in the whole administrative record, the City finds, pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 that there have been no substantial changes to the project that would require major revisions to the EIR, therefore no additional environmental review is required for the project.

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 July 2, 2023.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Wilshire Gayley, LLC  
10877 Wilshire Boulevard, # 300  
Los Angeles, CA 90024

Surveyor

Daniel L. Rahe/PSOMAS  
555 South Flower Street, Suite 4300  
Los Angeles, CA 90071

Report prepared by:  
Permit Case Management Division

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Respectfully submitted,



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Principal Civil Engineer  
Permit Case Management Division  
Bureau of Engineering

BM/lh