

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

September 29, 2023

Honorable Members:

C.D. No. 14

SUBJECT:

Final Map of Tract No. 82765

RECOMMENDATIONS:

Approve the final map of Tract No. 82765, located at 100, 110, 114 S. Boyle Avenue, southerly of First Street and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$14,080.00 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. 82765.
2. Unnumbered file for Tract No. 82765.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 82765 was conditionally approved by the Advisory Agency on January 22, 2020 for a maximum of one (1) master ground lot and four (4) airspace lots for a maximum of 44 residential apartment units and 7,500 square feet of ground floor commercial. The map was subsequently modified to re-configure the map lot layout and was conditionally approved by the Advisory Agency on August 7, 2023 for a maximum of one (1) master ground lot and four (4) airspace lots for a maximum of 44 residential apartment units and 6,821 square feet of ground floor commercial.

This final map proposes to merge the portions of First Street and Boyle Avenue 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. In accordance with provisions of Sections 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency found, based on the independent judgement of the decision maker, after consideration of the whole administrative record, the project was assessed in the previously certified Environmental Impact Report, Case No. ENV-2018-999-EIR, SCH No. 1997061065; certified on September 17, 1998; and pursuant to CEQA Guidelines Section 15162 and 15164, and as supported by the Addendum dated January 2019 that no major revisions to the EIR are required and no subsequent EIR or negative declaration is required for approval of 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 vesting tentative map approval is January 22, 2029.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

City of Los Angeles  
Los Angeles Housing Department  
1200 west 7<sup>th</sup> Street, 1<sup>st</sup> Floor  
Los Angeles, CA 90017

Surveyor

Armando Dupont  
411 Jenks Circle, Suite 205  
Corona, CA 92880

Report prepared by:  
Permit Case Management Division

Michael Soto, P.E.  
Civil Engineer  
Phone (213) 808-8595

Respectfully submitted,



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

BM/lh