SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 72921 FOR THE PROJECT LOCATED AT 1033 to 1035 ½ N. VISTA STREET

INITIATED BY: DEPARTMENT OF PUBLIC WORKS
(Jackie Rocco, Director of Public Works)
(Hany Demitri, City Engineer)

STATEMENT ON THE SUBJECT:
The City Council will consider approval of Final Tract Map No. 72921, a subdivision for a development consisting of four (4) new individual dwelling units, located at 1033 to 1035 ½ N. Vista Street.

RECOMMENDATIONS:
1) Make findings for the Final Tract Map as follows:
   a. That this project will not violate any of the provisions of Sections 66474, 66474.1, and 66474.6 of the Subdivision Map Act.
   b. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code.
   c. That the development of the property in the manner set forth on the subject division of land will not unreasonably interfere with the free and complete exercise of any public entity and/or public utility rights of way and/or easements within the subject division of land, pursuant to Section 66436(a)3A(i-viii) of the Subdivision Map Act.
2) Approve Final Tract Map No. 72921.
3) Instruct the City Clerk to endorse on the face of the map of Final Tract Map No. 72921 the certificate that embodies the approval of said map.

BACKGROUND / ANALYSIS:
This item consists of City Council approval of the Final Tract Map No. 72921, to subdivide a property into four new smaller parcels, each new parcel to contain a multi-story townhome dwelling unit for single-family ownership purposes. The subject property is located at 1033 to 1035 ½ N. Vista Street. This property is located on the west side of Vista Street, 300 feet north of Romaine Street. The Subdivision Map Act provides for City Council approval if the Final Tract Map is found to be in substantial compliance with the tentative map conditions. Review of the Final Tract Map indicates the project does indeed satisfy all requirements. Additionally, the City Attorney has reviewed and approved the project’s Covenants, Conditions and Restrictions (CC&Rs), which are required to include
provisions for the maintenance of the common use facilities. Therefore, this Final Tract Map is ready for City Council approval.

**CONFORMANCE WITH VISION 2020 AND THE GOALS OF THE WEST HOLLYWOOD GENERAL PLAN:**

This item is consistent with the Primary Strategic Goal(s) (PSG) and/or Ongoing Strategic Program(s) (OSP) of:

- OSP-9: Upgrade Existing Buildings & Infrastructure.

In addition, this item is compliant with the following goal(s) of the West Hollywood General Plan:

- H-3: Encourage a diverse housing stock to address the needs of all socioeconomic segments of the community.

**EVALUATION PROCESSES:**

This Final Tract Map has been reviewed and approved for mathematical accuracy, survey analysis, title information, and for compliance with the Subdivision Map Act by the Subdivision Mapping Section of the Los Angeles County Department of Public Works. Staff in the City’s Community Development Department and Department of Public Works have verified that the Final Tract Map is in compliance with the conditions of approval for the Tentative Tract Map.

**ENVIRONMENTAL SUSTAINABILITY AND HEALTH:**

The Green Building Ordinance ensures that projects that subdivide land, such as this project, are constructed using environmentally sustainable products and encourage green techniques and technology to be incorporated into the design.

**COMMUNITY ENGAGEMENT:**

Not applicable.

**OFFICE OF PRIMARY RESPONSIBILITY:**

DEPARTMENT OF PUBLIC WORKS / CITY ENGINEERING DIVISION

**FISCAL IMPACT:**

None. Prior to City Council approval of this Final Map, the property owner is required to pay the Quimby (Public Open Space) Fee in the amount of $21,519.55 which was paid on August 9, 2017.

**ATTACHMENT:**

None.