

Office of the City Engineer

Los Angeles, California

To the Honorable Council

December 3, 2018

Of the City of Los Angeles

C. D. No. 6

Honorable Members:

SUBJECT:

Final Map of Vesting Tract Map No. 72797

RECOMMENDATIONS:

Approve the final map of Vesting Tract Map No. 72797 located at 9763 Vesper Avenue & 9768 North Cedros Avenue and accompanying Subdivision Improvement Agreement and Contract with attached security documents.

FISCAL IMPACT STATEMENT

The Subdivider has paid a fee of \$12,100.00 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 Vesting Tract Map No. 72797.
2. Unnumbered file for Vesting Tract Map No. 72797.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The Vesting Tentative Tract Map No. 72797 was conditionally approved by the Advisory Agency on June 3, 2016 for a maximum 25 lots, with 24 lots pursuant to Small Lot Subdivision per Ordinance No. 176,354. The vesting tentative map was subsequently modified to revise the setback matrix table to match the new revised map stamped dated March 23, 2017.

The Advisory Agency has determined that this project will not have a significant effect on the environment. Ordinance No. 184297 was adopted on May 19, 2016 by City Council under Council File No. 05-0535-S1, placing the parcel map area in the (T)(Q)RS-1 and (T)(Q)RD2-1 zones. Filing of the tract map will effectuate the rezoning of the tract map area.

The conditions of approval for the vesting 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 June 3, 2019.

The owner and surveyor for this subdivision are:

Owner

BCG Vesper Homes, LLC.
Attn: Aaron Mensch
12034 Nugent Drive
Granada Hills, CA 91344

Surveyor

Danny T. Davis
671 Via Alondra, Unit 804
Camarillo, CA 93012

Report prepared by:

Land Development & GIS Division

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Respectfully submitted,



Edmond Yew, Division Manager
Land Development & GIS Division
Bureau of Engineering