

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

December 4, 2018

Honorable Members:

C.D. No. 7

SUBJECT:

Final Map of Tract No. 60913-06

RECOMMENDATIONS:

Approve the final map of Tract No. 60913-06, located at 16325 Silver Oaks Drive southerly of Nicklaus Drive and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$ 8,720.00 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. 60913-06.
2. Unnumbered file for Tract No. 60913-06.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

This map comprises the sixth unit of the tentative map of Tract No. 60913 that was approved by the Advisory Agency on September 9, 2004 for a maximum 550 residential condominium units. The map was subsequently modified to 20 lots for a new maximum 428-unit residential condominium.

The Advisory Agency has determined that this project will not have a significant effect on the environment.

This final map proposes to merge portions of the emergency access easements, public utility easements, sanitary sewer easements, and access roads within the tract boundaries with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government code.

The conditions of approval for the tract map have been fulfilled including registering copies of the Covenant and Agreements (document Nos. 06-1406683, 06-1406684, 06-1406685 and 06-1406686). 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 September 9, 2020.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Cascades Project Owner, LLC
1999 Avenue of the Stars, Suite 2850
Los Angeles, CA 90067

Surveyor

Jeff W. Nolan
Sikand Engineering Associates
15230 Burbank Boulevard
Van Nuys, CA 91411

Report prepared by:
Land Development and GIS Division

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EY/ms
Q:Tr. 60913-06

Respectfully submitted,



Edmond Yew
Land Development and GIS Division
Bureau of Engineering