

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

September 12, 2018

Honorable Members:

C.D. No. 3

SUBJECT:

Final Map of Tract No. 73177

RECOMMENDATIONS:

Approve the final map of Tract No. 73177, located at 20600-20620 West Roscoe Boulevard, northerly of Lanark Street and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$28,762.00 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. 73177.
2. Unnumbered file for Tract No. 73177.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The tentative map of Tract No. 73177 was conditionally approved by the Advisory Agency on June 11, 2015 for a maximum of 79 lot subdivision creating 77 new small lots for the purposes of a Small Lot Subdivision.

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

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 June 10, 2026.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Meritage Homes of California, Inc.
1250 Corona Point Court, Suite 210
Corona, CA 92879

Surveyor

Kurt R. Troxell
16795 Von Karman, Suite 100
Irvine, CA 92606

Report prepared by:
Land Development & GIS Division

Respectfully submitted,



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Civil Engineer
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Edmond Yew
Land Development & GIS Division
Bureau of Engineering

EY/wh
Q:Tr. 73177