

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

November 6, 2018

Honorable Members:

C. D. No. 4

SUBJECT:

Final Map of Parcel Map L.A No. 2014-4297

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A No. 2014-4297 located at 5201-5207 N. Fulton Avenue, northerly of Magnolia Boulevard and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The Subdivider has paid a fee of \$8,981.60 for the processing of this final parcel map pursuant to Section 19.02(B) (3) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Parcel Map L.A No. 2014-4297.
2. Unnumbered file for Parcel Map L.A No. 2014-4297.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A No. 2014-4297 was conditionally approved by the Advisory Agency on March 5, 2015 for a maximum two single-family lots.

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

The conditions of approval for the parcel map have been fulfilled including payment of the Recreation and Parks Fee less the Dwelling Unit Construction Tax. 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 parcel map approval is March 4, 2026.

The owner and surveyor for this subdivision are:

Owner

Magnolia Premier Estates, Inc.  
7118 Valjean Avenue  
Van Nuys, CA 91406

Surveyor

Michael A. Kennada/Vertex Survey, Inc.  
28348 Constellation Road, Suite 800  
Santa Clarita, CA 91355

Report prepared by:  
Land Development & GIS Division

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Respectfully submitted,



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Land Development & GIS Division  
Bureau of Engineering