

Office of the City Engineer

Los Angeles, California

To the Honorable Council

December 4, 2018

Of the City of Los Angeles

C. D. No. 13

Honorable Members:

SUBJECT:

Final Map of Tract Map No. 73980

RECOMMENDATIONS:

Approve the final map of Tract Map No. 73980 located at 5330 West Loma Linda Avenue, and accompanying Subdivision Improvement Agreement and Contract with attached security documents.

FISCAL IMPACT STATEMENT

The Subdivider has paid a fee of \$9,064.00 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 Map No. 73980.
2. Unnumbered file for Tract Map No. 73980.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The tentative Tract Map No. 73980 was conditionally approved by the Advisory Agency July 1, 2016 for a new maximum 8-unit residential condominium.

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 vesting tentative map approval is July 1, 2019.

The owner and surveyor for this subdivision are:

Owner

Loma Linda Condominium, LLC
Attn: Kevin Zhang
80 South Lake Avenue, Suite 660
Pasadena, CA 91101

Surveyor

Tkim Engineers
Attn: Taik Kim
3000 West 6th Street, Suite 303
Los Angeles, CA 90020

Report prepared by:

Land Development & GIS Division

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Respectfully submitted,



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