

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

December 5, 2018

Honorable Members:

C.D. No. 14

SUBJECT:

Final Map of Tract No. 74684

RECOMMENDATIONS:

Approve the final map of Tract No. 74684, located at 1118 N. Avenue 56 northerly of York Boulevard and accompanying Subdivision Improvement Agreement and Contract with 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 No. 74684.
2. Unnumbered file for Tract No. 74684.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 74684 was conditionally approved by the Advisory Agency on April 14, 2017 for a maximum of twenty (20) small lots for the purposes of a Small Lot Subdivision.

This final map proposes to merge a portion of Avenue 56 within the tract boundaries with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government code.

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 April 14, 2020.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Shea Homes Limited Partnership
655 Brea Canyon Road
Walnut, CA 91789

Surveyor

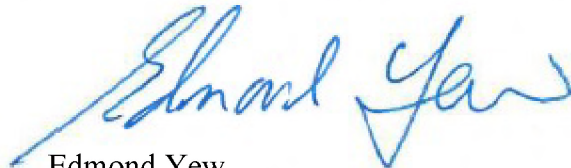
Jeff Voorheis
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Report prepared by:
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EY/ms
Q:Tr. 74684

Respectfully submitted,



Edmond Yew
Land Development & GIS Division
Bureau of Engineering