

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

December 6, 2018

Honorable Members:

C.D. No. 5

SUBJECT:

Final Map of Tract No. 73853

RECOMMENDATIONS:

Approve the final map of Tract No. 73853, located at 514 N. Sweetzer Avenue northerly of Rosewood Avenue 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 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. 73853.
2. Unnumbered file for Tract No. 73853.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 73853 was conditionally approved by the Advisory Agency on August 5, 2016 for a maximum of eight (8) small lot homes 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 October 3, 2019.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Sweetzer Ventures, LLC
P.O. Box 12467
Los Angeles, CA 90295

Surveyor

Bryan Gentry/Gentry Surveying Co.
255 E. Easy Street, Unit B
Simi Valley, CA 93065

Report prepared by:
Land Development & GIS Division

Dale Williams
Civil Engineer
Phone: 213-202-3491

EY/ms
Q:Tr. 73853

Respectfully submitted,



Edmond Yew
Land Development & GIS Division
Bureau of Engineering