

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

July 24, 2019

Honorable Members:

C.D. No. 13

SUBJECT:

Final Map of Tract No. 73859

RECOMMENDATIONS:

Approve the final map of Tract No. 73859, located at 642-646 North Commonwealth Avenue, southerly of Melrose Avenue 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. 73859.
2. Unnumbered file for Tract No. 73859.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 73859 was conditionally approved by the Advisory Agency on July 20, 2016 for a maximum of twelve (12) small lot homes for the purpose 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 July 20, 2025.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

600 Block Commonwealth, LLC
10153 Riverside Dr, Suite 1000
Toluca Lake, CA 91602

Surveyor

Brandon M. Hahn
28368 Constellation Rd., Suite 300
Santa Clarita, CA 91355

Report prepared by:
Land Development & GIS Division

Respectfully submitted,



Gregg Vandergriff
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Edmond Yew
Land Development & GIS Division
Bureau of Engineering

EY/wh
Q:Tr. 73859