

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

August 19, 2019

Honorable Members:

C.D. No. 13

SUBJECT:

Final Map of Tract No. 74454

RECOMMENDATIONS:

Approve the final map of Tract No. 74454, located at 3966 W. Melrose Avenue, easterly of Virgil Avenue and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$9,064 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. 74454.
2. Unnumbered file for Tract No. 74454.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 74454 was conditionally approved by the Advisory Agency on April 18, 2017 for a maximum of 24 residential condominiums and one ground floor commercial 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 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 map approval is April 18, 2020.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Virgil Melrose, LP  
1619 W. Temple Street  
Los Angeles, CA 90026

Surveyor

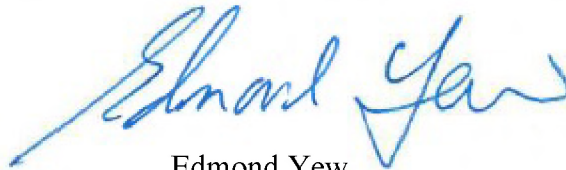
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Report prepared by:  
Land Development & GIS Division

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EY/ms  
Q:Tr. 74454

Respectfully submitted,



Edmond Yew  
Land Development & GIS Division  
Bureau of Engineering