

Office of the City Engineer

Los Angeles, California

To The Honorable Council
Of the City of Los Angeles

November 12, 2015

Honorable Members:

C. D. No. 2

SUBJECT:

Final Map of Tract No. 72257

RECOMMENDATIONS:

Approve the final map of Tract No. 72257 located at 4411 North Lemp Avenue, lying westerly of Lemp Avenue and southerly of Landale Street and accompanying Subdivision Improvement Agreement and Contract with attached security documents.

FISCAL IMPACT STATEMENT

The Subdivider has paid a fee of \$8,720.00 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. 72257.
2. Unnumbered file for Tract No. 72257.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The tentative map of Tract No. 72257 was conditionally approved by the Advisory Agency on March 7, 2014 for a maximum eight lots pursuant to the Small Lot Subdivision Ordinance 176,254.

This map was appealed by the applicant. On April 10, 2014, the South Valley Area Planning Commission approved the tract map on appeal. In its approval, the South Valley Area Planning Commission granted the appeal in part and adopted modified Findings and Conditions of Approval.

The conditions of approval for the tract map have been fulfilled including payment of the Recreation and Parks Fee of \$28,456.00. 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 10, 2017.

The subdivider and surveyor for this subdivision are:

Owner

HSA Real Estate Investment, LLC
Attn: Yehudah Fersht
5330 Bluebell Avenue,
Valley Village, CA 91607

Surveyor

Rosell Surveying & Mapping, Inc.
Attn: David T. Rosell
3505 Cadillac Avenue, Building 0-108
Coast Mesa, CA 92626

Report prepared by:

Land Development & GIS Division

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Civil Engineer
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Respectfully submitted,


Edmond Yew
Land Development & GIS Division
Bureau of Engineering