

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

August 10, 2016

Honorable Members:

C.D. No. 13

SUBJECT:

Final Map of Tract No. 72899

RECOMMENDATIONS:

Approve the final map of Tract No. 72899, located at 1146-1152 North Beachwood Drive southerly of Lexington Avenue and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$ 13,720.00 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. 72899.
2. Unnumbered file for Tract No. 72899.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The Advisory Agency conditionally approved the vesting tentative map of Tract No. 72899 on October 3, 2014 for a maximum of 12 small lots for the purposes of a Small Lot Subdivision.

This map was approved by the City Council on appeal on February 4, 2015. At that time the decision of the Advisory Agency, dated October 3, 2014 was upheld and the Advisory Agency Report and Findings were adopted.

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 in the amount of \$ 43,505.00 and registering a copy of the Covenant and Agreement (document No. 20150438527) stating that this site has been approved for 12 units. The property is being developed at a density no greater than 11 dwelling units. If any additional units are developed, the required fees will be paid to the Department of Recreation and Parks. Transmitted Subdivision Improvement Agreement and Contract with attached security documents guarantees construction of the required improvements for all units of this final map. 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, 2017.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

VIM Enterprise LLC
2707 E. Valley Boulevard, Suite 311
West Covina, CA 91792

Report prepared by:
Land Development and GIS Division

Dale Williams
Civil Engineer
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EY/ms
Q:Tr. 72899

Surveyor

Mark Danielson/Danielson Surveying
13741 Foothill Boulevard, Suite 200
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Respectfully submitted,



Edmond Yew
Land Development and GIS Division
Bureau of Engineering