

Office of the City Engineer  
Los Angeles, California

To The Honorable Council  
Of the City of Los Angeles

March 2, 2021

Honorable Members:

C.D. No. 6

SUBJECT:

Final Map of Tract No. 70004

RECOMMENDATIONS:

Approve the final map of Tract No. 70004, located at 9100 Telfair Avenue, northerly of Wicks Street 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. 70004.
2. Unnumbered file for Tract No. 70004.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 70004 was conditionally approved by the Advisory Agency on March 19, 2010 for a maximum of sixteen (16) single-family lots and one open-space lot in accordance with the Small Lot Subdivision Ordinance no. 176354.

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 March 18, 2021. The subdivider has made a timely filing of the final map prior to the expiration date.

The owner and surveyor for this subdivision are:

Owner

Adel K. and Virginia B. El-Sahn  
4444 Canoga Drive  
Woodland Hills, CA

Surveyor

Ryan C. Johnston  
20 East Foothill Boulevard, Suite 230  
Arcadia, CA 91006

Report prepared by:  
Permit Case Management Division

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Respectfully submitted,



Bert Mokleburst, P.E.  
Principal Civil Engineer  
Permit Case Management Division  
Bureau of Engineering

BM/bt  
Q:Tr. 70004