

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

June 7, 2021

Honorable Members:

C.D. No. 5

SUBJECT:

Final Map of Tract No. 70117

RECOMMENDATIONS:

Approve the final map of Tract No. 70117, located at 1614-1618 Hilts Avenue, southerly of Kinnard 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. 70117.
2. Unnumbered file for Tract No. 70117.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The tentative map of Tract No. 70117 was conditionally approved by the Advisory Agency on April 15, 2008 for a new maximum 12-unit residential condominium. Later, the Advisory Agency approved Modification on March 25, 2016.

The Deputy Advisory Agency certifies the Mitigated Negative Declaration No. ENV-2008-54-MND. The Advisory Agency has determined that this project would not have a significant effect on the environment provided that the potential impacts are mitigated to a less than significant level.

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 April 14, 2023.

The owner and surveyor for this subdivision are:

Owner

1614-1618 Hilts Development LLC  
936 E Green Street, Suite 108  
Pasadena, CA 91106

Surveyor

Erik Bowers  
17620 Sherman Way, #215  
Van Nuys, CA 91406

Report prepared by:  
Permit Case Management Division

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Civil Engineer  
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BM/bt  
Q:Tr. 70117

Respectfully submitted,



Bert Moglebust, Manager  
Permit Case Management Division  
Bureau of Engineering