

Office of the City Engineer

Los Angeles, California

To The Honorable Coduncil

Of the City of Los Angeles

September 7, 2021

Honorable Members:

C.D. No. 13

SUBJECT:

Final Map of Tract No. 74749

RECOMMENDATIONS:

Approve the final map of Tract No. 74749, located at 3400-3420 North Fletcher Drive, 3047-3059 West Avenue 34, northerly of Marguerite 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. 74749.
2. Unnumbered file for Tract No. 74749.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 74749 was conditionally approved by the Advisory Agency on February 1, 2019 for a maximum of eighteen (18) small lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354.

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 February 1, 2022.

The owner and surveyor for this subdivision are:

Owner

SC Group 3400 Fletcher, LLC
10153 Riverside Drive, Unit 100
Toluca Lake, CA 91602

Surveyor

Brandon Hahn
28368 Constellation Road, Unit 300
Santa Clarita, CA 91350

Report prepared by:
Permit Case Management Division

Respectfully submitted,



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

BM/eg
Q:Tr. 74749