

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

July 12, 2024

Honorable Members:

Council District No. 14

SUBJECT:

Final Map of Tract No. 73755.

RECOMMENDATIONS:

Approve the final map of Tract No. 73755, located at 812 Chestnut Avenue, easterly of Hough Street.

FISCAL IMPACT STATEMENT:

The subdivider has paid a fee of \$9,064 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. 73755.
2. Unnumbered file for Tract No. 73755.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The tentative map of Tract No. 73755 was conditionally approved by the Deputy Advisory Agency on June 2, 2016, for a maximum of five (5) small lots for the purposes of a Small Lot Subdivision.

The Deputy Advisory Agency certified that Mitigated Negative Declaration ENV-2016-199-MND reflects the independent judgment of the lead agency, determined that this project would not have a significant effect upon the environment if the identified impacts are mitigated to a less than significant level, and have incorporated said mitigations onto the project's Conditions of Approval.

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 security documents guarantee construction of the required public improvements.

Pursuant to California Government Code Section 66458, Council shall, at its next regular meeting after it receives the map, approve the map if it conforms to all the conditions of approval of the tentative map. If the map does not conform, Council shall disapprove the map. If Council does not approve or disapprove the map within the prescribed time, or any authorized extension thereof, and the map conforms to all requirements and rulings, it shall be deemed approved, and the clerk of the legislative body shall certify or state its approval thereon. 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 June 2, 2019. The subdivider has made a timely filing of the final map prior to the expiration date.

The owner and engineer for this subdivision are:

Owner

Shu Liu
9167 Ardendale Avenue
Los Angeles, CA 91775

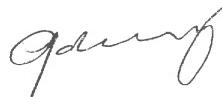
Surveyor

Jack Lee / Cal Land Engineering
576 East Lambert Road
Brea, CA 92821

Report prepared by:
Permit Case Management Division

Michael Soto, P.E.
Civil Engineer
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Respectfully submitted,

 for

Hui Huang, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering