

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

August 26, 2021

Honorable Members:

C.D. No. 4

SUBJECT:

Final Map of Tract No. 73726

RECOMMENDATIONS:

Approve the final map of Tract No. 73726, located at 1408 and 1410 North Poinsettia Place, southerly of Sunset Boulevard and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$13,981.60 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. 73726.
2. Unnumbered file for Tract No. 73726.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 73726 was conditionally approved by the Advisory Agency on June 2, 2016 for a maximum of five (5) small lot homes for the purposes of a Small Lot Subdivision.

The Advisory Agency adopts Mitigated Negative Declaration ENV-2015-3586-MND as the environmental clearance and has determined that this project will not have a significant effect on the environment provided that the potential impacts identified are mitigated to a less than significant level through implementation of the Tract'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 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 June 1, 2025.

The owner and surveyor for this subdivision are:

Owner

1408 North Poinsettia, LLC  
25436 Cumberland Lane  
Calabasas, CA 91302

Surveyor

Yoshiaki Miyamoto  
5601 West Washington Boulevard  
Los Angeles, CA 90016

Report prepared by:  
Permit Case Management Division

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BM/bt  
Q:Tr. 73726

Respectfully submitted,



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